

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, JUNE 19, 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, Jonathan Jacobson, Lindsay Novak. Absent: Niina Baum. Additional attendees: Charles Oleinik, Surveyor.

Approval of the Agenda: Motion by Holperin, second by Jacobson. Aye: all. Nay: none. Motion carries.

Approval of the Minutes: Motion to approve Minutes of the May 22, 2024 meeting by Holperin (noting that a copy with specified corrections has already been submitted to Tracy Hartman), second by Altenburg. Aye: all. Nay: none. Motion carries.

Discussion/Decision: Preliminary two Certified Survey Maps of lands owned by Jodie Ledvia, owner and submitted by North Coast Surveying, Chales Oleinik, surveyor for the following property further described as; Part of the NW ¼ of the NE 1/4, Section 18, T36N, R8E, PIN CR 236-3, 3050 Crescent Road, Town of Crescent.

Surveyor Oleinik presented survey maps and supplemental information to the planning committee. The land owner is seeking to sub-divide the original approximate 9 1/2-acre property into one of about 1 ½ acre and the other just shy of 8 acres. Following a brief discussion and questions about the rationale, a motion was made to send a recommendation for approval to the full board. Motion from Jacobson, second by Altenburg. Ayes: All; Nays: None; motion carried.

Discussion/Decision: Town of Crescent Land Use Plan

Discussion centered on the process for moving forward as a committee and begin the work on “Goals, Objectives, Policies” that are at the end of each of the nine chapters of the comprehensive plan. Jacobson began the discussion with a suggestion that we start on Chapter 7, “Land Use”. There was a consistent focus on some elements of Chapter 7 during the time of drafting the comprehensive plan due to Town of Crescent’s “General Use” categorization. Therefore, it could make sense to start there and expand into other related chapters as a matter of direction. It was again noted that Town of Crescent is one of only a few townships designated as general use.

Novak suggested that she would like to do some research into other townships that had a similar designation (essentially no zoning) but that also experienced measurable growth. Pazdernik shared his story of living in Pewaukee in the 1990’s and the significant growth that he witnessed in that community. Jacobson indicated he’d like to look at how such growth evolved and share what he can find. Holperin suggested that since time has elapsed since the completion of the plan, it might make good sense to start on Chapter One (Demographics), with each of us reading through its entirety to re-familiarize us with the content. Further, we could then go through the end page of each of the nine chapters and pick out (individually) each of our top three preferences of “Objectives” to tackle first. We could then have a discussion of Chapter One, tally the preferences, and consider pursuing those in the order of priority by majority. Further discussion followed, and it was agreed that this would be the basis of the next meeting in July

A suggestion was also made that we include the allowance of time in future meetings for any citizen comments or concerns. This would require that we include “Citizens and Delegations” as a part of our normal agenda. Pazdernik said he will inform Tracy Hartman and make that part of the agenda going forward.

It was decided that the next meeting would be Wednesday, July 24th.

Motion to Adjourn: Motion made by Holperin, seconded by Novak. Ayes: all. Nays: none. Motion carried; meeting adjourned at about 7:48pm.