

**TOWN OF CRESCENT  
MINUTES FOR  
TOWN PLAN COMMISSION MEETING  
WEDNESDAY, FEBRUARY 19, 2025  
7:00P.M., CRESCENT TOWN HALL**

**Call to Order:** Chairman Pazdernik called the meeting to order at 7:03 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. Absent: Niina Baum, Lindsay Novak. No additional attendees.

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

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

**Public Comment:** None

**Discussion/Recommendation: Chapter 3 of Comprehensive Land Use Plan**

Discussion continued from where we left off in January, seeking a solution to protecting the townships interests from potentially unwanted enterprises, businesses, and developments that would most likely reflect a consensus from our citizenry.

Jacobson had a response from State of Wisconsin consultant Lynn Markham and shared with the group that if we should decide to draft an ordinance(s), if we describe what could be allowed, then we do not have to list what could or should be prohibited. That is, future development would either be considered

acceptable if on an approved list, but might need to go through a review process or face possible prohibition if not found on the same approved list. There was further discussion on that topic. It was recognized that there could be many variables on the “allowed” v “disallowed”.

Holperin shared information that he had found while in preparation for the night’s meeting. It could be very beneficial for our township to draft a short one, two, or at most, a three–page document that identifies what we want our township to look like in the not–so–distant future. It could be as simple as multiple bullet points and must be easily digestible. It could also be a precursor to a follow–on Ordinance (i.e. Presque Isle example). This short draft document could serve as a synopsis of the much longer plan in existence, but would get right to the point of how we see future development. The list of “goals, objectives, and policies” that was created by Jacobson two meetings ago might be a starting point for such a document.

At our January meeting it was suggested that we each come up with a list of our top five developments that we would not want to see come into our township. [This exercise was solely for the purpose of gaining more perspective and is not/should not be taken as a goal of the committee at this time.] There was much duplication, but the results centered on the following (in no particular order):

- |                                             |                             |
|---------------------------------------------|-----------------------------|
| 1. Adult–themed businesses or entertainment | 10. Storage buildings       |
| 2. Landfills/Gravel pits                    | 11. Meat packing            |
| 3. Hazardous waste incinerators             | 12. Dog Kennels             |
| 4. Auto salvage yards/piles of used tires   | 13. Internment facility     |
| 5. Single mobile home on a residential lot  | 14. Odor–producers          |
| 6. Nudist camp                              | 15. Noise producers         |
| 7. Casino                                   | 16. Processors of chemicals |
| 8. Livestock processing plant               |                             |
| 9. Transfer stations                        |                             |

Jacobson suggested a “Decision Tree” approach. We also discussed the possible merits of simply adopting the policies/ordinances of Oneida County,

something that all other surrounding townships have done except Sugar Camp and our township.

Anderson then shared some of the information contained within the very large volume of pages of the county. She illustrated portions of the 15 district conditions of the county.

We have arrived at a fork. Do we continue to try to develop protections that are unique to our township, or do we adopt the county document as our own like the other townships? We agreed to defer any decisions so that we can each have some time to review the county document, which can be found online. That is our next homework assignment.

Our next meeting is scheduled for Wednesday, March 26<sup>th</sup>.

**Motion to Adjourn:** Motion to adjourn by Holperin, seconded by Altenburg.  
Aye: all. Nay: none. Motion carried; meeting adjourned at 7:52 p.m.