

**TOWN OF CRESCENT
MINUTES FOR
TOWN PLAN COMMISSION MEETING
WEDNESDAY, MARCH 26, 2025
7:00P.M., 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, Jim Altenburg, Connie Anderson, Niina Baum, Jonathan Jacobson.
Absent: Lindsay Novak. There were three guests.

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

Approval of Minutes: Motion to approve minutes of the February 19, 2025 meeting made by Jacobson, second by Altenburg. **Aye:** all. **Nay:** none.
Motion carried.

Public Comment: None

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

Jacobson announced that he had a substantive meeting with Oneida County Zoning officials Karl Jennrich and Scott Ridderbush. The discussion started broad but then narrowed to the ongoing concern of our committee of how best to proactively protect certain areas and elements of our township where most residents would likely agree to such protections. Jacobson indicated that the best path forward would involve identifying the most critical and/or sensitive areas and then create an allowed use ordinance for them.

Altenburg made a suggestion that we could adopt the Oneida County Land Use Plan but reserve the right to add enhancements or create additional guidelines.

Holperin brought up the issue of the 2024 Annual Meeting wherein the attendees voted to recommend to the full board to remove a certain “future land use” map from the recently approved Comprehensive Land Use Plan. Holperin’s concern extended to whether that successful vote would prevent our committee from using any “future use” map going forward. A robust discussion followed wherein we looked up the minutes of that meeting, we discussed the many comments and concerns of the citizens (as recorded in the minutes), and we had other conversations that were general to that last annual meeting.

The next annual meeting is scheduled for about two weeks from this meeting date and we had a discussion of what might transpire and how we could best prepare for it this year. We agreed to hold another planning meeting (on April 3rd) before this upcoming annual meeting rather than after it.

[Ed. Note: Such meeting was subsequently cancelled and a different meeting time was offered by Chair Pazdernik, but after the upcoming annual meeting.]

Jacobson then introduced a sample worksheet that he had created as a talking point for an issue that we had addressed in more than one prior meetings, the creation of an introductory page to our Comprehensive Land Use Plan. We took time to read it and then had a good discussion. We viewed it as a possible tool to employ somewhere ahead. We are likely to bring this back for a more in-depth look at a near upcoming meeting.

At a prior meeting we had also discussed the utility of having a one or two-page text of imagery that effectively would be a letter to ourselves from the future. Such a letter would be describing what a future Town of Crescent looked like following a few decades of planned growth and where the successful execution of our Comprehensive plan had resulted in a well-developed township that had many attractive features for its residents. We

deemed such a letter to act as a good roadmap of how to get from here to there.

To that end, Jacobson introduced a rough draft of such a letter as a sample. It included about ten different short descriptives. Here is but one excerpt:

“Designated areas for commercial and larger multi-family (dwelling) units can help preserve our vast woodlands and open spaces appreciated by Crescent residents today and in the future.”

Discussion of this letter followed wherein we considered the substance and what more we should consider. It was agreed that we could spend time as a group perhaps working on ideas in between meetings and then bringing them in to share at a future meeting. We considered that this might be a supporting piece if we were to draft our own township ordinances in the future or if we were to adopt the Oneida County plan described above.

The discussion above also included the need to revisit what we could do to make the Highway 8 segment (that runs through our township and ultimately is the gateway to Rhineland) a more attractive roadway. Several areas of the highway were discussed. Holperin brought up that the local Rotary is investigating the possibility of planting some trees in the median east of the airport entrance, but that there is a long way to go on that.

Motion to Adjourn: Motion by Holperin to adjourn. Second by Altenburg.
Meeting adjourned at 8:25pm.