

**NOTICE TO RESIDENTS
TOWN OF CRESCENT
MINUTES FOR TOWN BOARD MEETING
WEDNESDAY, SEPTEMBER 9, 2026
6:00 P.M., CRESCENT TOWN HALL**

Board Members Present: Grady Hartman, Chair; Jonathan Jacobson, Supervisor; Mike Pazdernik, Supervisor; Tracy Hartman, Clerk; Carla Fletcher, Treasurer.

Call to Order: Chairman Hartman called the meeting to order at 6:00 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. The Pledge of Allegiance was recited.

Approval of Agenda

Motion by Pazdernik to approve the agenda. Seconded by Jacobson. All aye. Motion carried.

Approval of Minutes

Motion by Pazdernik to approve the minutes from the Monthly Town Board Meeting of August 13, 2026. Seconded by Hartman. All aye. Motion carried.

Public Comment –

Lori Davis expressed concern with the noise level in her neighborhood for two days per year in August. Davis stated that they have called the Sheriff's Office, however, after the deputy leaves the music is turned back up. Davis stated that on the other side of the home the neighbor plays the radio very loudly and the base causes issues in her home.

Preliminary sixteen (16) lot County Plat of Crescent Crossing owned by Chance Halada, and submitted by Maines & Associates, Greg Maines, surveyor for the following vacant property further described as; Part of Government Lot1, Section 18, T36N, R8E, PIN-CR 235, Town of Crescent.

Public Comment:

- Terry Goldbach – Bible Camp Road – expressed concern with what the subdivision will look like and encouraged the board to keep in mind what type of home will be going in there. Goldbach stated that in that area there are homes that are upwards of \$800,000 and is concerned with mobile homes or similar going into that property. Encouraged the board to be sensitive to maintaining the value of the homes that are in that area. Goldbach would like the town to consider the road becoming a town road and not remaining a private road.
- Steve Hynek - 3088 Wausau Road – Expressed concern with the layout of the road. The proposed road is directly across from Hynek's driveway and he has concerns with the extra traffic across from his driveway. Hynek would like the road moved 40 feet to put it in a safer area.
- Donna Stone – 2976 Wausau Road – Expressed concern with the safety of the location of the proposed road and where mailboxes are going to go. Stone expressed concern with additional traffic needing to enter Highway 8.
- Tim Kilgore – 2940 Wausau Road – Kilgore requested that the board confirm that the appropriate permits and approvals are received. Kilgore expressed concern with the runoff plans and expressed concern with future land use and a lack of planned deed restrictions. Kilgore stated that there are concerns with traffic safety and the Wausau Road and Highway 8 intersection. Kilgore requested that there be more transparency on the plans.
- Kathleen Stifter – 3072 Wausau Road – Stifter expressed concerns with traffic safety in the area and the additional amount of cars that will be on that road. Stifter expressed concern with the runoff that will occur due to the construction.

- Pat Laska – 3047 Wausau Road – Agreed with previous comments and concerns expressed. Laska expressed concern with the timeline of this project. Laska expressed concern with the temporary road that was put into the property for logging.
- Katie Rusch - 2997 Wausau Road – Expressed concerns with the type of homes that will be put in the subdivision being proposed. Expressed concerns with the additional traffic that will be on Wausau Road.
- David Akin – 3000 Wausau Road – Expressed concerns with additional traffic entering and exiting Wausau Road and expressed concerns that the additional 16 lots will add septic systems that will add sewage to the area.

Chance Halada – Expressed agreement with comments made that there need to be deed restrictions on the type of housing. Halada stated that a surveyor recommended the road in the current location. Halada stated that he is being as transparent as possible and bringing items to the board prior to work being completed. Halada stated that he has received the necessary permits for logging and they are allowed to create a temporary road for that purpose.

Hartman stated that housing is needed in Oneida County and the Town of Crescent. Hartman stated that Hwy 8 – Wausau Road intersection is a concern, however, the town has no control over how the DOT handles the state highway. Hartman informed the board that what Halada is doing with logging is legal and the town has no control over the temporary driveway and the logging that is occurring. Hartman stated that the lot size is allowed under the current ordinance. Pazdernik asked Halada what projected lot costs are. Halada stated that he hasn't even started to research that cost. Pazdernik stated that he believes the road should be paved and there need to be some updates to the road agreement, there should be deed restrictions placed on the properties, encouraged a home owners association be created, encouraged the road is moved to better accommodate the neighbor and not cause issues with their property. Jacobson encouraged Halada to reassess the location of the road, agreed with other comments that there should be a consistent building plan for the lots and expressed surprise that there isn't a proforma on what the lots will cost. Jacobson expressed concern with the storm water drain-off.

- Cori Kettner – Wausau Road – Stated that there are two small ponds on the property and encouraged the board to make this a town road.

Hartman stated that the town has no authority over whether there are septic tanks or holding tanks. Hartman expressed concern with the safety of the current proposed location of the "driveway". Hartman recommended that the road be moved to the North of the proposed location. Hartman stated that the town does not control storm water runoff and that is handled by the DNR and the County. Discussion on how to proceed. Discussion regarding the logging that is occurring. Laska stated that subdivisions that were put on Mirror Lake fifty years ago were required to have a covenant and a paved road. Kilgore suggested that the town seek an attorney to review the process. Pazdernik would like the developer to return to the board with a plat map with a new road entrance laid out and would like to address the road maintenance agreement. Pazdernik would like to see deed restrictions presented. Jacobson agreed with concern with the road maintenance agreement and would like to see details in what would be included in a covenant. Jacobson would like to see this considered at the next meeting. Hartman expressed support for the driveway being moved to the North. Hartman would like to see this go back to the plan commission to take a deeper dive to review the concerns. Pazdernik stated that the plan commission meeting will be held on September 30th.

Administrative review - Tourist Rooming House application by Tyler Peterson, applicant and owner – Discussion regarding the application and who will be managing the property. Motion by Pazdernik to approve the permit as submitted. Seconded by Hartman. All aye; motion carried.

2027 Assessor Contract – Clerk Hartman presented the 2027 assessor contract at a cost of \$21,000. Motion by Jacobson to approve Mike Schnautz assessor contract for 2027 for \$21,000. Seconded by Pazdernik. All aye; motion carried.

Operator's License Applications – None

Driveway Application – Hartman asked the board if they wished to move forward with the Halada driveway application as discussed above. Jacobson expressed a desire to move this to the next meeting.

Future Meeting Dates and Agenda Items – October 14th 4:00 p.m. budget workshop, November 11th at 5:00 p.m. budget hearing with regular meeting to follow.

Review Correspondence – None

Approval of Vouchers/Adjourn - Motion by Pazdernik to approve vouchers as submitted. Seconded by Jacobson. All aye. Motion carried.

Hartman adjourned the meeting at 7:39 p.m.

Respectfully submitted,
Tracy Hartman
Municipal Clerk