

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
Tuesday, February 27, 2024 – 6:00 P.M.**

Town Hall - 516 East Avenue North, Dresser WI

Virtual - Open Meeting via Microsoft Teams

To join via Teams: See Meetings, Notices/Agendas on www.townofosceola.com

Agenda Can Change Up to 24 Hours Prior to Meeting

MEETING AGENDA

1. **Call Meeting to Order**
2. **Verification of Meeting Posting**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Acceptance of Proposed Agenda**
6. **Approval of Minutes of Previous Meeting(s):** 11/28/2023 pp 1-2
7. **Public Comment**
8. **Old Business**
 - a. Review Year-To-Date Building Permit Requests p 3
 - b. Town Vision for Comprehensive Plan: Reviews/Updates
9. **New Business**
 - a. L. Duncanson re: Re-Title/Property division pp 4-6
 - b. Concept review of AEC subdivision pp 7-9
10. **Chair's Report**
11. **Commission Member Comments**
12. **Request for Future Meeting Agenda Items**
13. **Next Plan Commission Meeting – March 26, 2024**
14. **Adjournment**

Notice is hereby given that a quorum of the Osceola Town Board may be present at this meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. The Board will take no formal action at this meeting.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Clerk's office at (715)755-3060.

AFFIDAVIT OF POSTING: I hereby certify that this notice has been posted at the Dresser Post Office, the Town Hall, the First National Community Bank, the Town Web Site, and the Town Facebook site.

/s/ Dani Pratt, Clerk

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, NOVEMBER 28, 2023 – 6 P.M.**

MINUTES

The Plan Commission of the Town of Osceola held a meeting on Tuesday, November 28, 2023, at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER

Chair Utke called the meeting to order at 6:02 p.m.

VERIFICATION OF MEETING POSTING

Notice of the Plan Commission Meeting was posted at the Town Hall, the Dresser Post Office, First National Community Bank, the Town Website and the Town Facebook site.

PLEDGE OF ALLEGIANCE

Chair Utke led the group in the Pledge of Allegiance.

ROLL CALL

PRESENT: Chair Jeremy Utke, Dan Tronrud, Jim Berg, Warren Johnson, John Cronick, Cindy Thorman, and Kim Kaiser.

ABSENT: None

APPROVAL OF PROPOSED AGENDA

MOTION BY BERG / 2ND BY JOHNSON TO APPROVE THE AGENDA. MOTION CARRIED.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION BY JOHNSON / 2ND BY TRONRUD TO APPROVE THE TUESDAY, OCTOBER 24, 2023, MEETING MINUTES. MOTION CARRIED.

PUBLIC COMMENT

None - 0 in attendance, 0 online

OLD BUSINESS

A) REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS

For review only.

B) TOWN VISION FOR COMPREHENSIVE PLAN: REVIEWS / UPDATES

Kim Kaiser presented the updated language on the Utilities & Community Facilities section. Dan Tronrud worked with Stevens Engineering; the data has been made available from the 2020 Census and is ready to be inserted into the Comprehensive Plan. John Cronick has a few updates to do yet for the Intergovernmental Cooperation section. All the updates will be given to the Town Clerk to be merged and presented to the Town Board for approval.

NEW BUSINESS

A) POTENTIAL PROPERTY ANNEXATION FROM VILLAGE OF DRESSER TO TOWN OF OSCEOLA

The Plan Commission recommended that the property owner obtain documentation from the Village of Dresser that they are willing to give up the property. Once that information is available the property owner shall contact Polk County zoning to determine the next steps. If this "detachment" is approved by the Village of Dresser and is Okay'd by Polk County, then the property owner should come back to the Plan Commission for discussion. Chair Utke will email this information to the Town Board Chair to pass along to the property owner.

CHAIRMAN'S REPORT

None

COMMISSION MEMBER COMMENTS

None

FUTURE MEETING AGENDA ITEMS

Building Permits
Comprehensive Plan

NEXT PLAN COMMISSION MEETING

MEETING SET FOR DECEMBER 19, 2023, 6 PM

ADJOURNMENT

MOTION BY BERG /2ND BY JOHNSON TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 28TH DAY OF NOVEMBER 2023. MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 7:07 p.m.

Jim Berg, Plan Commission Member

TO BE APPROVED: February 27, 2024

Date	Name	Contractor	Address	Location of Building Permit	Permit Issued For	Permit Number
1/3/2024	J. Tempesta	Paul Herbst, Don	2058 100th Ave, Dresser	Same	Construction and Electri	TOS24-01
1/3/2024	L. Lange		1170 220th St, SCF	Same	Construction	TOS24-02
1/18/2024	Hugo	HPMD Enterprise	2487 89th Ave, Osc	Same	HVAC	TOS24-03
1/24/2024	Baert	HPMD Enterprise	2482 88th Ave, Osc	Same	HVAC	TOS24-05
2/21/2024	D. Wojcik		2376 84th Ave, Osc	Same	Construction, HVAC, Ele	TOS24-06



Linc Duncanson
2416 113th Avenue
Dresser WI 54009

EXISTING DRIVE

700' LENGTH
@16' WIDE

230'-8"

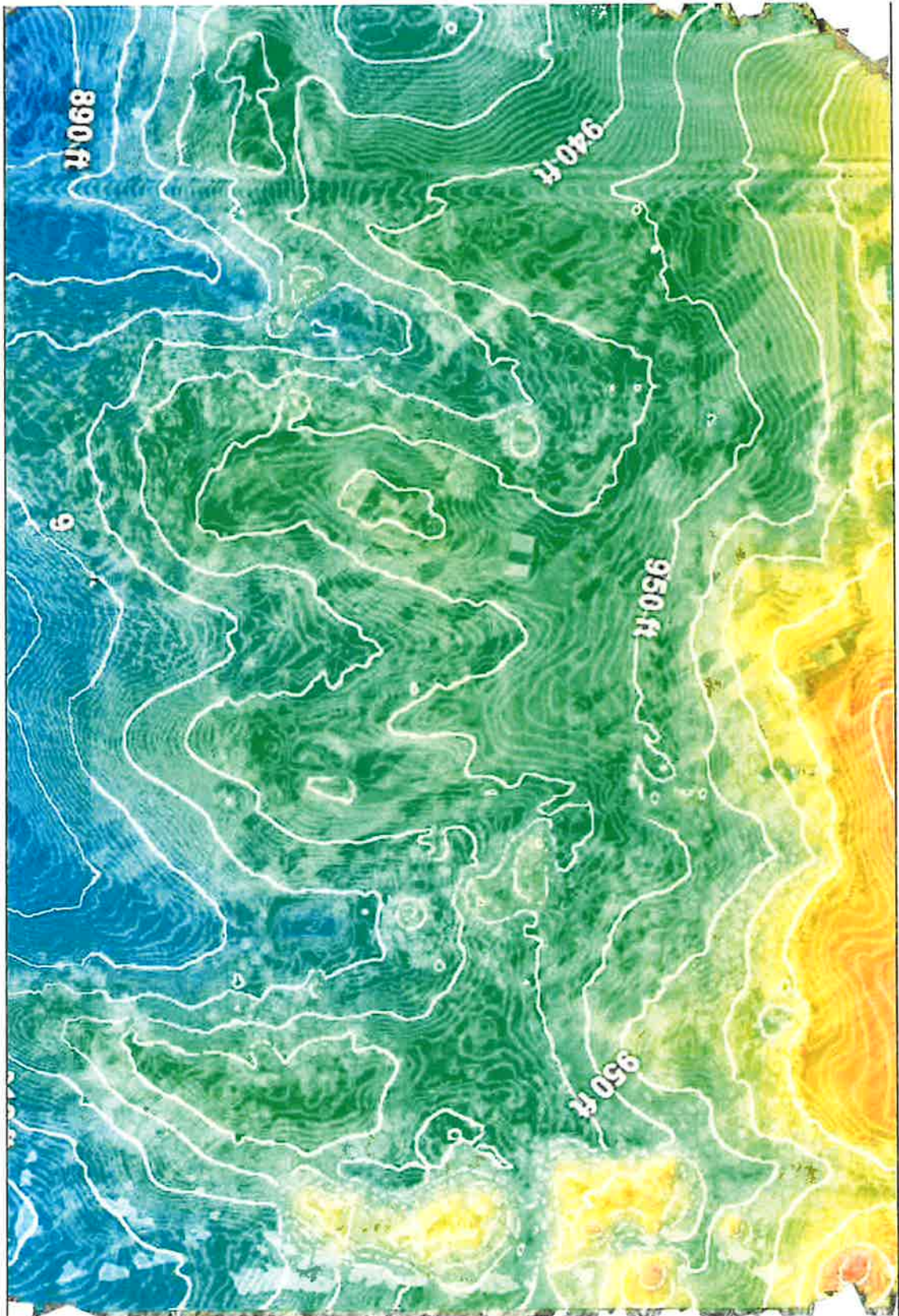
R68'

R241'-9"

174'-6"

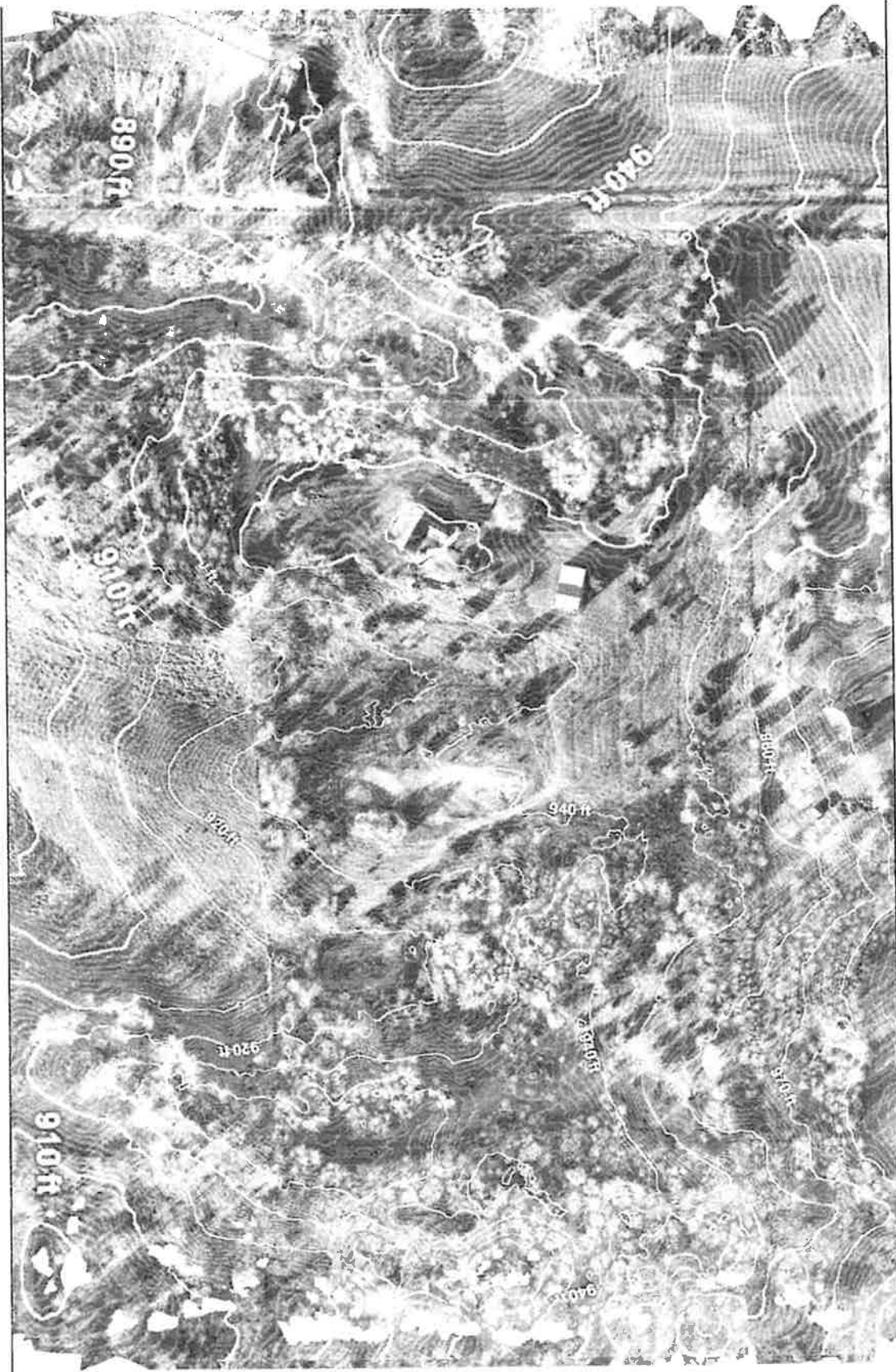
R115'-3"

PROPOSED
BUILDING
LOCATION



304ftus





299ftus



b

PARCEL: 042-00303-0000
 OWNER: JEFFERY J M
 2121 90TH AVE
 ZONED: RA-5

PARCEL: 042-00305-0000
 OWNER: JEFFERY J MASEK
 ZONED: RA-5

PARCEL: 042-00289-0000
 OWNER: SCARLET STONE
 LLC
 ZONED: RA-5

PARCEL: 042-00306-0000
 OWNER: HAAS SONS
 PROPERTY (25.11 AC)
 ZONED: RA-5

PARCEL: 042-00306-0000
 OWNER: DANIEL C BURCH
 & SUSAN M BURCH
 ZONED: RA-5



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
24007



J

Good morning Tim and Logan,

We have a client that is looking to rezone a piece of property in the Town of Osceola from RA-5 to R-1. The site is located on the north side of Lotus Lake and is currently a sand/gravel pit. I looked at the Town Comp plan and they have it listed as commercial for Future Land Use. For this to be rezoned would we need to go back to Town/County and have them change the Comp Plan to residential and then go for the rezone? Is this something that the County/Town would typically support? About 2/3rds of the area around the lake is already residential, in addition the subdivision to the SW is zoned the same RA-5 but has 1-acre lots.

Please advise,

