

**TOWN OF OSCEOLA  
PLAN COMMISSION  
REGULAR MONTHLY MEETING  
Tuesday, May 28, 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](http://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):** 02/27/2024 (amended) and 04/24/2024
- 7. Public Comment**
- 8. Old Business**
  - a. Review Year-To-Date Building Permit Requests
  - b. Comprehensive Plan Update from Town Board
- 9. New Business**
- 10. Chair's Report**
- 11. Commission Member Comments**
- 12. Request for Future Meeting Agenda Items**
- 13. Next Plan Commission Meeting – June 25, 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.  
/s/ Dani Pratt, Clerk

**TOWN OF OSCEOLA  
PLAN COMMISSION  
REGULAR MONTHLY MEETING  
WEDNESDAY, APRIL 24, 2024 – 6 P.M.**

**MINUTES**

The Plan Commission of the Town of Osceola held a meeting on Wednesday, April 24, 2024, 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, John Cronick, Cindy Thorman, and Kim Kaiser.

**ABSENT:** Warren Johnson

**APPROVAL OF PROPOSED AGENDA**

MOTION BY BERG / 2<sup>ND</sup> BY TRONRUD TO APPROVE THE AGENDA. MOTION CARRIED.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Cindy Thorman made a correction to the February 27, 2024, meeting minutes and added the sentence. "Cindy Thorman recused herself from discussions regarding the AEC development as she is an adjoining landowner."

MOTION BY TRONRUD / 2<sup>ND</sup> BY KAISER TO APPROVE THE TUESDAY, FEBRUARY 27, 2024 (WITH THE CORRECTION) AND TUESDAY, MARCH 26, 2024, MEETING MINUTES. MOTION CARRIED.

**PUBLIC COMMENT**

NONE - 6 in attendance, 0 online.

**OLD BUSINESS**

**A) REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS**

For discussion only.

**B) JOE GRANBERG, SURVEYOR FOR LINC DUNCANSON**

Discussion took place regarding the possible lot division. The Plan Commission was presented with a certified survey map and some soil test results. Other utilities are ready to be installed pending approval of the sub-division.

MOTION BY KAISER / 2<sup>ND</sup> BY BERG TO RECOMMEND THE TOWN BOARD APPROVE THE LOT DIVISION AS PRESENTED. MOTION CARRIED.

**C) TOWN VISION FOR COMPREHENSIVE PLAN: REVIEWS / UPDATES**

All available information was updated in the Comprehensive Plan. This final copy is ready for the Town Board to approve.

**D) AEC/HAAS QUARRY SUBDIVISION**

Cindy Thorman recused herself from discussions regarding the AEC development as she is an adjoining landowner.

Discussion took place regarding the re-zone request. Kim Kaiser has concerns about the property and the number of homes being proposed. Kaiser also has some concerns about the number of private wells and septic systems in a dense area. Dan Tronrud walked the property (with permission) and has concerns about the number of homes proposed in such a small area. Jim Berg also had some concerns about what the ground surface is like, the number of homes proposed along with the number of private wells and septic systems. This site is a former gravel pit, and it doesn't seem feasible to put 18 homes inside along with a road, retention ponds, etc.

MOTION BY KAISER / 2<sup>ND</sup> BY TRONRUD TO RECOMMEND THE TOWN BOARD DENY THE RE-ZONE REQUEST AS PRESENTED. MOTION CARRIED.

**NEW BUSINESS**

None

**CHAIRMAN'S REPORT**

None

**COMMISSION MEMBER COMMENTS**

None

**FUTURE MEETING AGENDA ITEMS**

Building Permits  
Comprehensive Plan update from Town Board  
Arden Construction Proposed Development

**NEXT PLAN COMMISSION MEETING**

MEETING SET FOR MAY 28, 2024, 6 PM

**ADJOURNMENT**

MOTION BY BERG / 2<sup>ND</sup> BY KAISER TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 24TH DAY OF APRIL 2024 MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:49 p.m.

---

Jim Berg, Plan Commission Member

**TO BE APPROVED:** May 28, 2024

**TOWN OF OSCEOLA  
PLAN COMMISSION  
REGULAR MONTHLY MEETING  
TUESDAY, FEBRUARY 27, 2024 – 6 P.M.**

**MINUTES**

The Plan Commission of the Town of Osceola held a meeting on Tuesday, February 27, 2024, at the Osceola Town Hall, Dresser, Wisconsin.

**CALL TO ORDER**

Chair Utke called the meeting to order at 6:00 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 JOHNSON / 2<sup>ND</sup> BY BERG TO APPROVE THE AGENDA. MOTION CARRIED.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

MOTION BY JOHNSON / 2<sup>ND</sup> BY KAISER TO APPROVE THE TUESDAY, NOVEMBER 28, 2023, MEETING MINUTES. MOTION CARRIED.

**PUBLIC COMMENT**

None - 6 in attendance, 1 online

**OLD BUSINESS**

**A) REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS**

For review only.

**B) TOWN VISION FOR COMPREHENSIVE PLAN: REVIEWS / UPDATES**

All available updates were received, and the former Town Clerk has merged everything together.

MOTION BY KAISER / 2<sup>ND</sup> BY BERG TO SUBMIT THE FINAL DRAFT OF THE COMPREHENSIVE PLAN TO THE TOWN BOARD FOR APPROVAL. MOTION CARRIED

**NEW BUSINESS**

**A) L. DUNCANSON RE: RE-TITLE / PROPERTY DEVISION**

The Plan Commission recommended that the property owner follow the checklist provided by the Town Clerk. Once the survey map has been completed bring it back to the Plan Commission for review. Once the checklist is completed, the Plan Commission can make a recommendation to the Town Board.

**B) CONCEPT REVIEW OF AEC SUBDIVISION**

For discussion only. The developer is purposing an 18-lot subdivision however current zoning only allows for 5 lots. The Plan Commission recommended that the developer start at the county level and a representative for the development attend a future Commission meeting. The town clerk will also investigate any fees the town may charge for the cost of the development.

*Amended 4-24-24 Cindy Thorman recused herself from discussions regarding the AEC development as she is an adjoining landowner.*

**CHAIRMAN'S REPORT**

None

**COMMISSION MEMBER COMMENTS**

None

**FUTURE MEETING AGENDA ITEMS**

Building Permits  
Comprehensive Plan update from Town Board  
Duncanson Lot Split  
AEC proposed development.

**NEXT PLAN COMMISSION MEETING**

MEETING SET FOR MARCH 26, 2024, 6 PM

**ADJOURNMENT**

MOTION BY BERG /2<sup>ND</sup> BY JOHNSON TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 27TH DAY OF FEBRUARY 2024 MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:35 p.m.

---

Jim Berg, Plan Commission Member

**Amended TO BE APPROVED:** May 28, 2024

**TOWN OF OSCEOLA  
PLAN COMMISSION  
REGULAR MONTHLY MEETING  
TUESDAY, FEBRUARY 27, 2024 – 6 P.M.**

**MINUTES**

The Plan Commission of the Town of Osceola held a meeting on Tuesday, February 27, 2024, at the Osceola Town Hall, Dresser, Wisconsin.

**CALL TO ORDER**

Chair Utke called the meeting to order at 6:00 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 JOHNSON / 2<sup>ND</sup> BY BERG TO APPROVE THE AGENDA. MOTION CARRIED.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

MOTION BY JOHNSON / 2<sup>ND</sup> BY KAISER TO APPROVE THE TUESDAY, NOVEMBER 28, 2023, MEETING MINUTES. MOTION CARRIED.

**PUBLIC COMMENT**

None - 6 in attendance, 1 online

**OLD BUSINESS**

**A) REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS**

For review only.

**B) TOWN VISION FOR COMPREHENSIVE PLAN: REVIEWS / UPDATES**

All available updates were received, and the former Town Clerk has merged everything together.

MOTION BY KAISER / 2<sup>ND</sup> BY BERG TO SUBMIT THE FINAL DRAFT OF THE COMPREHENSIVE PLAN TO THE TOWN BOARD FOR APPROVAL. MOTION CARRIED

**NEW BUSINESS**

**A) L. DUNCANSON RE: RE-TITLE / PROPERTY DEVISION**

The Plan Commission recommended that the property owner follow the checklist provided by the Town Clerk. Once the survey map has been completed bring it back to the Plan Commission for review. Once the checklist is completed, the Plan Commission can make a recommendation to the Town Board.

**B) CONCEPT REVIEW OF AEC SUBDIVISION**

For discussion only. The developer is purposing an 18-lot subdivision however current zoning only allows for 5 lots. The Plan Commission recommended that the developer start at the county level and a representative for the development attend a future Commission meeting. The town clerk will also investigate any fees the town may charge for the cost of the development.

*Amended 4-24-24: at the February Plan Commission Meeting Cindy Thorman recused herself from discussions regarding the AEC development as she is an adjoining landowner.*

**CHAIRMAN'S REPORT**

None

**COMMISSION MEMBER COMMENTS**

None

**FUTURE MEETING AGENDA ITEMS**

Building Permits  
Comprehensive Plan update from Town Board  
Duncanson Lot Split  
AEC proposed development.

**NEXT PLAN COMMISSION MEETING**

MEETING SET FOR MARCH 26, 2024, 6 PM

**ADJOURNMENT**

MOTION BY BERG /2<sup>ND</sup> BY JOHNSON TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 27TH DAY OF FEBRUARY 2024 MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:35 p.m.

---

Jim Berg, Plan Commission Member

**Amended TO BE APPROVED:** May 28, 2024

**Notice of Public Hearing  
Town of Osceola  
Polk County, WI**

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Town of Osceola on July 2, 2024, beginning at 6:30 pm at the Town of Osceola Town Hall, located at 516 East Ave No, Dresser, WI to consider action on an ordinance to adopt the *Town of Osceola Comprehensive Plan 2030*. The purpose of the public hearing is to accept public comments on the Town of Osceola Plan Commission's recommended version of the plan herein called the "Recommended Plan".

The public may view the "Recommended Plan" on the Town of Osceola website at: [www.townofosceola.com](http://www.townofosceola.com). A copy of the "Recommended Plan" is also available at the Town Hall. Interested parties may also obtain a copy of the plan by contacting the Town Clerk at 715-755-3060, ext. 1 or via email at [clerk@townofosceola.com](mailto:clerk@townofosceola.com).

During the Public Hearing, the public is invited to speak on the Recommended Plan. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 12 p.m. on July 2 comments will become part of the record. The Public Hearing shall be closed when all interested parties in attendance have had an opportunity to offer comment. Upon the close of the Public Hearing, comments will be considered by the Town Board and possible action on adoption of the plan by ordinance.

Dated this 29<sup>th</sup> day of May, 2024  
Dani Pratt, Clerk Town of Osceola