

TOWN OF OSCEOLA
TOWN BOARD OF SUPERVISORS - REGULAR BOARD MEETING
Monday, December 2, 2024 – 6:30 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. Presentation and Approval of Bills pp 1-5
6. Acceptance of Proposed Agenda
7. Approval of Minutes of Previous Meeting: TBM 11-11-2024, Budget Hearing, TM and STBM 11-25-24 pp 6-13
8. Public Comment
9. Public Works Report p 14
10. Treasurer's Report pp 15-19
11. Clerk's Report p 20
12. Old Business
 - a) Consider Nuisance Properties
 - b) Consider Update on Simmon Drive Project p 21
 - c) Consider Emergency Road Bridge Grant Update
 - d) Consider ARIP Update
 - e) Consider Appraisal Services Contract pp 22-24
 - f) Update on Poplar Properties pp 25-26
 - g) Update on Civic Plus Recodification pp 27-28
 - h) Update Electronics Recycling Event: COM2 Case Study pp 29-31
13. New Business
 - i) Consider Budget Resolution 24-12-01 p 32
 - j) Consider Operator's License: Karen Paulzine Dollar General pp 33-34
 - k) Consider Reallocation of Monies into Reserve Account/Fund (Capital Highway Equipment)
 - l) Consider Building Inspector Final Inspection Process pp 37-40
 - m) Consider Skyline Drive Parcel pp 41-44
14. Chair's Report
15. Supervisors' Reports
 - a) Jon Cronick: Supervisor and Plan Commission Update
 - b) Tony Johnson
 - c) Tom Magnafici
 - d) Webley Weingarten
16. Committee Reports: Consideration/Review/Discussion
 - a) Finance
 - b) Media & Technology
 - c) Personnel
 - d) Public Works
17. Request for Future Meeting Agenda Items
18. Other December Board Meetings:
 - a) Monday Dec. 9, 2024 6:30 p.m. STBM (Closed, Employee Reviews)
19. Next Plan Commission Meeting – Tues., December 10, 2024, 6p.m.
20. Next Town Board Meeting – Mon., January 6, 2025 6:30p.m.
21. Public Works Committee Meetings – Thurs. December 12. 7:00a.m.
22. Adjournment

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

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities to have an equal opportunity to enjoy all Town programs and services. Anyone who requires an auxiliary aid or service for effective communication should contact the Clerk's office at (715)755-3060 no later than one (1) day ahead of the event.

AFFIDAVIT OF POSTING: I hereby certify that this notice has been posted at the Dresser Post Office, the Town Hall, and the Town Web Site.
 /s/ Dani Pratt, Clerk

Alerts

You have no unread alerts.

Accounts

<u>GENERAL FUND</u>	Available balance \$51,816.20	<u>Recent</u> ▼
<u>GENERAL MONEY MARKET ACCOUNT</u>	Available balance \$564,182.23	<u>Recent</u> ▼
<u>TAX RECEIPT ACCOUNT</u>	Available balance \$5,960.53	<u>Recent</u> ▼
<u>DRESSER TRAPROCK ASSURANCE</u>	Available balance \$15,157.34	<u>Recent</u> ▼
<u>ARPA</u>	Available balance \$81,590.85	<u>Recent</u> ▼
<u>PUBLIC WORKS CAPITAL</u>	Available balance \$161,946.58	<u>Recent</u> ▼

Pay or transfer

From account *

GENERAL FUND

To account *

GENERAL FUND

Date *

12/2/2024

 SELECT

Repeat...

Amount *

TOWN OF OSCEOLA
Check Detail
November 11 through December 2, 2024

Type	Date	Num	Name	Account	Original Amount
Check	11/13/2024	ACH	E. O. Johnson Co.	10004 - MidWest One Checking Account	-276.66
				51425 - Office Supplies	276.66
TOTAL					276.66
Check	11/15/2024	ACH	Xcel Energy	10004 - MidWest One Checking Account	-102.09
				51611 - Electric Utilities	102.09
TOTAL					102.09
Liability Check	11/15/2024	ACH	IRS	10004 - MidWest One Checking Account	-3,808.78
				21000 - Payroll Liabilities	1,226.00
				21000 - Payroll Liabilities	1,046.62
				21000 - Payroll Liabilities	1,046.62
				21000 - Payroll Liabilities	244.77
				21000 - Payroll Liabilities	244.77
TOTAL					3,808.78
Check	11/18/2024	ACH	AFLAC	10004 - MidWest One Checking Account	-257.32
				21000 - Payroll Liabilities	125.76
				21000 - Payroll Liabilities	71.76
				21000 - Payroll Liabilities	59.80
TOTAL					257.32
Check	11/21/2024	ACH	Kwik Trip	10004 - MidWest One Checking Account	-168.10
				53241 - Fuel	78.41
				53241 - Fuel	-1.38
				53241 - Fuel	91.07
TOTAL					168.10
Check	11/25/2024	ACH	MidWest One Bank	10004 - MidWest One Checking Account	-345.58
				53241 - Fuel	277.00
				53240 - Equipment Repairs & Maintenance	68.58
TOTAL					345.58
Liability Check	11/26/2024	ACH	Wisconsin Dept of Revenue	10004 - MidWest One Checking Account	-571.64
				21000 - Payroll Liabilities	571.64
TOTAL					571.64
Check	11/27/2024	ACH	Amazon	10004 - MidWest One Checking Account	-49.99
				51425 - Office Supplies	49.99
TOTAL					49.99
Check	11/27/2024	ACH	Amazon	10004 - MidWest One Checking Account	-66.00
				51425 - Office Supplies	66.00
TOTAL					66.00

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TOWN OF OSCEOLA
Check Detail
November 11 through December 2, 2024

Type	Date	Num	Name	Account	Original Amount
Liability Check	11/29/2024	ACH	Wisconsin Retirement System	10004 - MidWest One Checking Account	-1,801.58
				21000 - Payroll Liabilities	900.79
				21000 - Payroll Liabilities	702.29
				21000 - Payroll Liabilities	198.50
TOTAL					1,801.58
Check	11/29/2024	ACH	WI Dept of Justice	10004 - MidWest One Checking Account	-7.00
				51300 - Other Background Checks	7.00
TOTAL					7.00
Check	12/02/2024	ACH	Amazon	10004 - MidWest One Checking Account	-16.02
				51425 - Office Supplies	16.02
TOTAL					16.02
Check	12/02/2024	ACH	Waterman Sanitation	10004 - MidWest One Checking Account	-100.00
				51614 - Sanitation Expenses	100.00
TOTAL					100.00
Paycheck	11/22/2024	19684	Carlson, Janice	10004 - MidWest One Checking Account	-821.36
				51411 - Treasurer Wages	964.08
TOTAL					821.36
Paycheck	11/22/2024	19685	Gaffney, Joseph J	10004 - MidWest One Checking Account	-1,580.91
				53247 - Full-Time PW Wages	1,639.44
				53247 - Full-Time PW Wages	200.33
				53247 - Full-Time PW Wages	384.62
TOTAL					1,580.91
Paycheck	11/22/2024	19686	Pratt, Danielle RB	10004 - MidWest One Checking Account	-1,303.27
				51410 - Clerk Wages	1,367.28
				51410 - Clerk Wages	276.48
TOTAL					1,303.27
Paycheck	11/22/2024	19687	Raddatz, Todd A	10004 - MidWest One Checking Account	-1,843.66
				53245 - Supervisor PW Wages	2,312.75
				53246 - Supervisor PW OT Wages	1.31
				53245 - Supervisor PW Wages	461.54
TOTAL					1,843.66
Check	11/30/2024	19688	Arden Specialty LLC	10004 - MidWest One Checking Account	-219.25
				53240 - Equipment Repairs & Maintenance	205.27
				53240 - Equipment Repairs & Maintenance	13.98
TOTAL					219.25

TOWN OF OSCEOLA
Check Detail
November 11 through December 2, 2024

Type	Date	Num	Name	Account	Original Amount
Check	11/30/2024	19689	Brothers Country Mart LLC	10004 · MidWest One Checking Account	-200.00
				53241 · Fuel	200.00
TOTAL					200.00
Check	11/30/2024	19690	Connecting Point	10004 · MidWest One Checking Account	-625.40
				51435 · Website & Computer Expenses	503.00
				Computer/Emails	72.00
				Computer/Email	50.40
TOTAL					625.40
Check	11/30/2024	19691	Dresser Water & Sewer Utilities	10004 · MidWest One Checking Account	-94.43
				51613 · Water & Sewer Utilities	94.43
TOTAL					94.43
Check	11/30/2024	19692	James Eichten	10004 · MidWest One Checking Account	-279.00
				Gopher Bounty Expenses	279.00
TOTAL					279.00
Check	11/30/2024	19693	Jim Hoverman	10004 · MidWest One Checking Account	0.00
				Check Voided	0.00
TOTAL					0.00
Check	11/30/2024	19694	Industrial Safety, Inc.	10004 · MidWest One Checking Account	-332.95
				53242 · Garage Expenses	332.95
TOTAL					332.95
Check	11/30/2024	19695	Menards - St. Croix Falls	10004 · MidWest One Checking Account	-82.70
				51620 · Bldg Repairs & Maint	75.73
				53242 · Garage Expenses	6.97
TOTAL					82.70
Check	11/30/2024	19696	Monarch Paving Co.	10004 · MidWest One Checking Account	-1,314.76
				53236 · Road Maintenance & Repair	1,314.76
TOTAL					1,314.76
Check	11/30/2024	19697	Town of Alden	10004 · MidWest One Checking Account	-660.48
				53236 · Road Maintenance & Repair	660.48
TOTAL					660.48
Check	11/30/2024	19698	Village of Dresser	10004 · MidWest One Checking Account	-20.00
				Supplies	20.00
TOTAL					20.00
Paycheck	12/02/2024	19699	Cronick, Jon M	10004 · MidWest One Checking Account	-269.36

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TOWN OF OSCEOLA
Check Detail
 November 11 through December 2, 2024

Type	Date	Num	Name	Account	Original Amount
				Board Salaries	291.67
TOTAL					269.36
Paycheck	12/02/2024	19700	Johnson, Tony A	10004 - MidWest One Checking Account	-269.36
				Board Salaries	291.67
TOTAL					269.36
Paycheck	12/02/2024	19701	Lindh, Dale A	10004 - MidWest One Checking Account	-269.36
				Board Salaries	291.67
TOTAL					269.36
Paycheck	12/02/2024	19702	Weingarten, Webley W	10004 - MidWest One Checking Account	-269.36
				Board Salaries	291.67
TOTAL					269.36
Check	12/02/2024	19703	Brothers Country Mart LLC	10004 - MidWest One Checking Account	-99.50
				53241 Fuel	99.50
TOTAL					99.50
Check	12/02/2024	19704	Meyer Tree Service LLC	10004 - MidWest One Checking Account	-1,000.00
				53236 Road Maintenance & Repair	1,000.00
TOTAL					1,000.00

Approval of ACH payments from 11/12/2024 - 12/2/2024 and checks number 19684-19704 in the amount to f\$19,125.87 with check 19693 Voided

Jon Cronick _____

Tony Johnson _____

Dale Lindh _____

Tom Magnafici _____

Webley Weingarten _____

TOWN OF OSCEOLA
BOARD OF SUPERVISORS MEETING
Monday, November 11, 2024 — 6:30 p.m.

Meeting Minutes

The Board of Supervisors of the Town of Osceola met for a regular monthly meeting Monday, November 11, 2024, at 6:30 p.m. at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER: Chair Lindh called the regular meeting to order at 6:32 p.m.

VERIFICATION OF MEETING POSTING: Clerk Pratt confirmed that the notice was posted at the Town Hall, Dresser Post Office, and the Town website.

PLEDGE: Lindh led the Pledge of Allegiance to the United States Flag.

PRESENT: Chair Lindh, Supervisors Cronick, Johnson, Magnafici, and Weingarten.

PUBLIC ATTENDEES: Clerk Pratt, Treasurer Carlson, Gae Magnafici, Dianne Aarthun, Merle Aarthun, Denise Skjerven, Mark Skjerven, Mark Kozlak, David Thofern

CHECK PRESENTATION AND APPROVAL OF BILLS

A packet of check detail was provided by Treasurer Carlson.

MOTION BY CRONICK/WEINGARTEN TO APPROVE THE LIST OF FROM OCTOBER 7 – NOVEMBER 11, 2024, CHECKS AND ACH PAYMENTS 19610-19683, FOR A TOTAL OF \$154,068.15, CHECKS VOIDED ARE 19617 AND 19641. MOTION CARRIED.

ACCEPTANCE OF PROPOSED AGENDA

MOTION BY CRONICK/WEINGARTEN TO APPROVE THE AGENDA. MOTION CARRIED.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION BY JOHNSON/MAGNAFICI TO APPROVE THE 10/07/2024 REGULAR TOWN BOARD MEETING MINUTES, MOTION CARRIED

PUBLIC COMMENT

Mark Skjerven- Spoke to the Building Inspector not being in person for final inspection, stating that this is not the first time this has been brought by his comment to the board.

Denise Skjerven – Various Comments -Liked the set up of the Nov. 5 General Election, regarding the Simmon Drive Project, the Town should be paying for the project as agreed to. Light Pole on 220th, if installed, the property owners should be assessed for installation costs. The Treasurers Report appears to show over-spending by \$42,000 and revenues appear to be under by 67,309.00, \$110,609 shortfall. Suggesting we maintain the TEAMS recording, and Kudos to Warren Johnson for the number of gopher tails brought to the Town.

Mark Kozlak- A resident of the Eagle Ridge neighborhood. Stated the traffic at his intersection of M and 220th is a serious issue. The intersection is unmarked, and the County Highway Department should be doing a better job of installing reflectors, and blind intersection. He stated his opposition to installing a light pole at

the intersection of M and 220th. Commented on the problem of traffic at the corner of M and 220th, stating that a light is not needed, rather reflectors and other safety measures.

PUBLIC WORKS REPORT

Raddatz provided a detailed report of work efforts done throughout October.

TREASURER'S REPORT

Bank balances as presented. MOTION BY LINDH/CRONICK TO APPROVE THE TREASURER'S REPORT AS PRESENTED. MOTION CARRIED.

CLERK'S REPORT

Clerk Pratt gave a report on work activities during the month of October and provided some information on the November 5, 2024 General Election.

OLD BUSINESS

CONSIDER NUISANCE PROPERTIES

Webley reported on a property brought to the Town's attention. After doing a cursory viewing there are multiple vehicles that are likely unlicensed and non-working. A letter will be sent to the property owners at 747 220th asking them to comply with the nuisance ordinance.

CONSIDER UPDATE ON SIMMON DRIVE PROJECT

The Town is awaiting billing and invoices from the Village of Osceola. The town's agreement was for "up to \$64,427.86."

CONSIDER LIGHTPOLE AT M AND 220th

Supervisor Magnafici spoke to Polk Burnett Electric Cooperative. He learned that it would involve utilities locating, installing a pole, additional transformer to the pole and installing a transformer pole for a light pole. MOTION BY CRONICK/LINDH TO NOT INSTALL A LIGHT POLE AT COUNTY M AND 220th. MOTION CARRIED.

CONSIDER EMERGENCY ROAD BRIDGE GRANT UPDATE

Jan and Todd have worked with the County to get invoices and charges.

CONSIDER ARIP UPDATE

The 2nd application was submitted by the Treasurer and Town Chair, determination should come by December 30th.

UPDATE ON CIVIC PLUS RECODIFICATION

Clerk Pratt is working on compiling edits, an extension to provide them to Civic Plus by November 21st.

RECYCLING PROGRAM UPDATE

COM2 Recycling came to the Town Hall on November 9 with a truck. At least 50 vehicles came through and the residents recycled 9 pallets. The Town will plan to offer the event again in the future.

NEW BUSINESS

CONSIDER BUDGET RESOLUTION 24-11-01

MOTION BY LINDH/CRONICK TO APPROVE THE RESOLUTION AMENDING THE 2024 BUDGET- RESOLUTION 24-11-01. ROLL CALL VOTE. WEINGARTEN: YES, CRONICK: YES, LINDH: YES, JOHNSON: YES, MAGNAFICI: YES. MOTION CARRIED.

CONSIDER DISCONTINUING TEAMS MEETINGS FOR PUBLIC ACCESS

Discussion regarding the use of TEAMS was had, covering benefits and detriments.
MOTION BY LINDH/JOHNSON TO CONTINUE USE OF TEAMS MEETING. MOTION CARRIED.

CONSIDER NEW AGREEMENT WITH APPRAISAL SERVICE AND DATA PROCESSING SYS., INC.

The Assessment provider the Town has used sent a new contract for 2025-2027. After some discussion, it was suggested to get quotes from other certified assessors and make the determination on renewing the contract at the December Town Board of Supervisors Meeting.

CONSIDER November 5, 2024 Election

Clerk Pratt gave an overview of how the General Election went. The Town had 2055 voters turn out for the election, unofficial election results were posted. Minor equipment malfunction with the results tape, was able to be corrected on site and printed results tapes printed as should. Printers were used alongside the touch screen voting machines, paper ballots were printed and tabulated with the hand-filled ballots. The election officials received many positive comments from electors about having the election in the public Works garage.

CONSIDER LAKELAND COMMUNICATIONS REQUEST FOR PAYMENT OF BROADBAND INSTALLATION

In 2022 the Town received ARPA Funds, and the Town committed to funding \$80,000 to Lakeland Communications to bring broadband internet access to the Town.

MOTION BY CRONICK/JOHNSON TO RELEASE \$80,000 PAYMENT IN MATCHING FUNDS TO LAKELAND COMMUNICATIONS FOR BROADBAND EXPANSION GRANT PROJECT. MOTION PASSES.

CONSIDER DATE TO CONDUCT PERFORMANCE REVIEWS OF TOWN STAFF POSITIONS

Town staff annual review with Town Supervisors on December 9, these are closed meetings.

CHAIR'S REPORT: The County notified the Town of a parcel on Skyview Drive that is going up for auction. Dale is working with the County to see if the Town can be deeded the parcel.

SUPERVISORS' REPORTS

- a) Cronick – No October Plan Commission meeting, attended the close of the General Election and was pleased with how the
- b) Johnson – nothing to report
- c) Magnafici – nothing to report
- d) Weingarten – Pleased to hear how the General Election, interested in learning more about the process our Building Inspector follows.

COMMITTEE REPORTS

Finance – Budget Hearing is scheduled for Monday Nov. 25, 6:30p.m.

Media & Technology – nothing to report

Personnel – Staff Reviews on December 9, 2024

Public Works – Nothing to report

REQUEST FOR FUTURE MEETING AGENDA ITEMS

- Old Business: ARIP Grant Update, Emergency Bridge Grant, Civic Plus Recodification, Assessor Quotes, Simmons Drive

COMMUNITY MEETINGS BOARD MEMBERS ATTEND:

Next Plan Commission Meeting – Tues., Nov. 26, 2024, 6:00 p.m.
Next Town Board Meeting – Monday, Dec. 2, 2024, 6:30 p.m.
Public Works Committee Meetings Thurs. Dec. 12, 2024 7:00a.m.
Budget Hearing, Town Meeting and Special Town Board Meeting Monday Nov. 25, 6:30p.m.

ADJOURN

MOTION BY WEINGARTEN/JOHNSON TO ADJOURN THE TOWN BOARD MEETING, MONDAY, November 11, 2024. MOTION CARRIED. Meeting Adjourned at 7:43 p.m.

To be approved: December 2, 2024

Approved: _____

Town Clerk

TOWN OF OSCEOLA
PUBLIC BUDGET HEARING, SPECIAL TOWN MEETING, and
SPECIAL TOWN BOARD MEETING
Monday, November 25, 2024 — 6:30 p.m.

Meeting Minutes

The Board of Supervisors of the Town of Osceola met for a series of meetings on Monday, November 25, 2024, beginning at 6:30 p.m. at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER: Chair Lindh called the Special Town Board meeting to order at 6:30 p.m.

VERIFICATION OF MEETING POSTING: Clerk Pratt confirmed that the notice was posted at the Town Hall, Dresser Post Office, the First National Community Bank, the Town Web site.

PLEDGE: Lindh led the Pledge of Allegiance to the United States Flag.

PRESENT: Chair Lindh, Supervisors Cronick, Johnson.
Absent: Magnafici and Weingarten.

PUBLIC ATTENDEES: Clerk Pratt, Treasurer Carlson, Denise Skjerven, and Mark Skjerven.

VERIFICATION OF BUDGET HEARING POSTING AND VERIFICATION PUBLIC NOTICE REQUIREMENTS HAVE BEEN MET

Clerk Pratt confirmed that the Notice of Public Budget Hearing, the Notice of Special Town Meeting of the Electors, and the Notice of Special Town Board Meeting was posted at the Town Hall, Dresser Post Office, the First National Community Bank, the Town website on November 8, 2024.

EXPLAIN BUDGET HEARING AND VOTING PROCESS

Chair Lindh explained that Supervisor Cronick will cover the budget to give a better understanding of the budget items. Public comment and asking of questions will be available during the presentation of the budget. Lindh further explained that at the end of the Budget Hearing the Town electors have an opportunity to provide comments on Resolution 24-11-02 on whether or not to adopt the 2024 total Town tax levy (to be collected in 2025). If not accepted, there would be another motion on the levy adjustment.

PUBLIC BUDGET HEARING

Cronick went over the 2024 Municipal Levy Limit Worksheet which indicated last year's levy of \$852,277.00. There was then a net new construction adjustment of 1.1%, to get to an amount of \$861,992.00.

Taxes: General Property Taxes were \$852,277.00 for the 2024 budget and the 2025 budget amount is \$861,992.00, which is arrived at by using the 2024 Municipal Levy Limit Worksheet based on the net new construction. For 2025, there is no longer a mobile home tax collected and is now part of the real estate tax. Forest Crop/MFL The amount to be received is variable each year.

Intergovernmental Revenues: \$324,707.36

State Shared Revenue includes an amount increased by the State of Wisconsin, roughly \$2,000, a 1.6% increase, this can only be used for fire and rescue services or roads.

Fire Insurance Dues increased \$1,272.00, 5.9%, but this item is an 'in/out' type item for the Town, which means what amount is taken in goes to Allied Fire Services (reflected in the Expense section). [On a Town resident's homeowner's insurance, two percent of the premium taken gets sent to the State of Wisconsin. The State of Wisconsin gives the amount back to the Town, and the Town sends the amount to the Fire Department as its owed dues.]

In-Lieu-of Taxes, Conservation Land, and Forest Crop/MFL County Aid Remained the same

Intergovernmental Revenue (line 28) Remained the Same

Public Comment: Denise Skjerven – Commented that going into the referendum was going to be an increase to property taxes based of the diagrams in referendum materials. In reality, because the Town was re-evaluated property owners should have had an understanding that the new assessed values were going to be increased, and the mill rate would be going down.

Licenses and Permits: \$37,400.00

Building Permits and Fees reflects a higher amount than the 2024 budget by \$10,000.00 increase. The Town retains a small portion of this revenue as an administrative fee, but most of the revenue is otherwise paid to the building inspector in fees.

Public Comment: Denise Skjerven – Commented that the revenue number for building permits should be higher.

Intergovernmental Charges: The Fire Association Loan Repayment is another 'in/out' item. The Town receives the amount from the Fire Department to make the loan payment for the Dresser Station, as the loan is carried by the Town, since the Fire Department cannot borrow funds. The loan will be fully paid off in 2025.

Public Charges: The town is charging fees to pet owners for picking up animals to offset Animal Control fees.

Miscellaneous Revenue: Interest Income is budgeted for \$30,000.00 in interest income.

Total revenue budget for 2025 is estimated to be \$1,308,407.36, a 2.0% change from 2024

EXPENSES BUDGET

General Government: Total General Government for 2025 is \$204,660.00, a decrease of 2.3%.

Town Board: Minor changes and adjustments. The Town Chair will receive a pay increase in April of 2025.

Legal Fees: Legal fees increased 2.2%

Public Comment: Denise Skjerven - Inquiring why the Municode Budget for 2025 does not change from 2024. It was stated that remaining payments were due to Municode, according to the contract.

Clerk/Treasurer: There is allotment for potential 5% wage increases in 2025 for both positions, therefore SS, WRS, and FICA increases.

Public Comment: Denise Skjerven – Inquiring about the wage increase for Clerk and Treasurer being different than the original 2024 budget. Chair Lindh responded that due to staffing change, the salary rate change was after the 2024 budget hearing.

Elections: Expenses decreased for 2025 due to only having two elections.

Audit Services: The fee amount is a set cost to the Town for annual audit services by CliftonLarsonAllen.

Assessment of Property: On the assessor's contract, rates are dropped 35.1% for 2025, the Town is in compliance with the State and new reassessments are not needed.

Building Expenses: -1.2% decrease

Public Safety: \$213,114.00, a 0.1% increase covers EMS and Ambulance contracts.

Public Works: \$778,087.51, the budget increased 2.3%

Public Comment: Denise Skjerven – Inquiring on the wage increase for Public Works being different than the original 2024 budget. She commented that The Town should consider the amount of staffing and equipment the County has and compare to other similar municipalities. Chair Lindh responded that the salary rate change was after the 2024 budget hearing, the Town may increase wages for Public Works to meet County rate of pay, in an effort retain staff.

Health and Human Service: Maintained budget at \$5,400.00

Culture, Recreation, & Education: \$5,000.00 an increase of 11.1%

Park Expenses-Other: Park expenses increased to provide ADA portapotties.

Development and Planning: \$36,837.70, a 48.8% increase

Building Inspection Exp.: This is the estimated increase of \$12,000 based on building permits issued.

Planning Commission: No change

Office Equipment: no change for 2025

Fire Department Debt Services: \$50,308.00 This item is an 'in/out' item for the Town, which means what amount is taken in goes to Allied Fire Services (reflected in the Revenue section).

Reserve for Contingencies: This amount was kept at the same amount, \$15,000, for 2025 as it was for 2024. It is a reserve fund to assist with paying for unforeseen expenses.

Total Expenditures Budget for 2025 is estimated to be \$1,308,407.36, a 2.0%. change from 2024

Public Comment: Denise Skjerven – Asking about the estimated cash balance. It appears that there is a shortfall of -\$164,810. Treasurer Carlson stated that the balances were estimates, and the actual numbers are determined during the annual audit. Lindh and Cronick commented that there is an \$80,000 payment to Lakeland Communications, \$64,427.83 to the Town of Osceola for Simmon Drive, and no ARPA funds for 2025.

CONSIDER ADOPTION OF RESOLUTION 24-11-02 TO ADOPT THE 2024 TOTAL TOWN TAX LEVY TO BE PAID IN 2025 PURSUANT TO SECTION 60.10(1)(a)

MOTION MADE BY TONY JOHNSON, SECONDED BY JAN CARLSON TO ADOPT RESOLUTION 24-11-02 TO ADOPT THE 2024 TOTAL TOWN TAX LEVY TO BE PAID IN 2025 PURSUANT TO SECTION 60.10(1)(a) IN THE AMOUNT OF \$861,992.00

MOTION CARRIED WITH 7 AYE VOTES, 0 NAY VOTES, AND 0 ABSTAIN VOTES.

ADJOURNMENT OF PUBLIC BUDGET HEARING AND SPECIAL TOWN MEETING

MOTION BY JAN CARLSON, SECONDED By DANI PRATT TO ADJOURN THE PUBLIC BUDGET HEARING AND SPECIAL TOWN MEETING OF MONDAY, NOVEMBER 13, 2023. MOTION CARRIED. The meeting was adjourned at 7:23 p.m.

SPECIAL TOWN BOARD MEETING

Chair Lindh immediately proceeded to call to order the Special Town Board Meeting at 7:23 p.m.

VERIFICATION OF MEETING POSTING: Clerk Pratt confirmed that the notice was posted at the Town Hall, Dresser Post Office, and the Town Web Site.

PRESENT: Chair Lindh, Supervisors Cronick, Johnson,

PUBLIC ATTENDEES: Clerk Pratt, Treasurer Carlson, and Denise Skjerven and Mark Skjerven. There were no virtual attendees.

ACCEPTANCE OF PROPOSED AGENDA

MOTION BY JOHNSON/CRONICK TO ACCEPT PROPOSED AGENDA. MOTION CARRIED.

PUBLIC COMMENT

None.

CONSIDER RESOLUTION 22-11-03 TO ADOPT THE 2024 BUDGET FOR THE TOWN OF OSCEOLA

MOTION BY LINDH/JOHNSON TO ADOPT RESOLUTION 24-11-03 TO ADOPT THE 2025 BUDGET FOR THE TOWN OF OSCEOLA IN THE AMOUNT OF \$1,308,407.36 AND THE 2024 TOWN TAX LEVY TO BE COLLECTED IN 2025 PURSUANT TO WISCONSIN STATUTES SECTION 60.10(1)(a) WAS APPROVED IN THE AMOUNT OF \$861,992.00 BY THE MAJORITY OF THE TOWN OF OSCEOLA ELECTORS AT A SPECIAL TOWN MEETING ON NOVEMBER 25, 2024. MOTION CARRIED.

ADJOURNMENT OF SPECIAL TOWN BOARD MEETING

MOTION BY CRONICK/JOHNSON TO ADJOURN THE SPECIAL TOWN BOARD MEETING MONDAY, NOVEMBER 25, 2024. MOTION CARRIED. The meeting adjourned at 7:27 p.m.

To be approved: December 2, 2024

Approved: _____

Dani Pratt, Town Clerk

Town Of Osceola

Nov 2024

- 1.Setup for election
- 2.Grade roads hauled gravel on 68th 90th and parking lot at Dwight Lake.
- 3.Remove docks
- 4.Pickup and put out street signs
- 5.Pickup bathtub and mattress alongside road.
6. Take down tables and return from election
- 7.Dig ditch on 90th and clean culverts along 195th
- 8.Sanders and wings on trucks
9. Haul and mix sand, shed is 80%
- 10.Put out sand box in parking lot for residents
- 11.Called in for trees on 11/18 at 11pm uprooted from wind and the rain.
- 12.Wash And put batwing mower away
13. Mount deck back on arm mower and start mowing brush back.

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
 January through December 2024

	<u>Jan - Dec 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
Fines, Forfeits & Penalties				
Dog Pick-up Fees	150.00			
Total Fines, Forfeits & Penalties	<u>150.00</u>			
Licenses & Permits				
Driveway Permits	250.00	400.00	-150.00	62.5%
Liquor & Related Licenses	5,907.65	5,000.00	907.65	118.15%
Other Regulatory Permits	0.00	440.00	-440.00	0.0%
Zoning & Subdivision Fees	1,850.10			
44145 · Dog Licenses	2,179.00	2,500.00	-321.00	87.16%
44300 · Building Permits & Fees	29,518.92	20,000.00	9,518.92	147.6%
Total Licenses & Permits	<u>39,705.67</u>	<u>28,340.00</u>	<u>11,365.67</u>	<u>140.11%</u>
Miscellaneous Revenue				
48100 · Interest Income	55,348.99	30,000.00	25,348.99	184.5%
48111 · Miscellaneous Income	732.00			
48112 · Swing Mail Box Post	880.00			
Total Miscellaneous Revenue	<u>56,960.99</u>	<u>30,000.00</u>	<u>26,960.99</u>	<u>189.87%</u>
Mobile Home Fees				
41140 · Mobile Home Fees Collected	0.00	100.00	-100.00	0.0%
41141 · MH Lottery Credit	86.76			
Mobile Home Fees - Other	103.92			
Total Mobile Home Fees	<u>196.68</u>	<u>100.00</u>	<u>96.68</u>	<u>196.68%</u>
Tax Collections				
Forest Crop/MFL Taxes	5,819.63	3,000.00	2,819.63	193.99%
Personal Property Taxes	12,251.11			
Tax Overpayments	12,781.15			
41224 · Property Taxes	4,156,025.38	852,277.00	3,303,748.38	487.64%
Tax Collections - Other	0.00			
Total Tax Collections	<u>4,186,877.27</u>	<u>855,277.00</u>	<u>3,331,600.27</u>	<u>489.54%</u>
Tax Collections - Other				
41225 · Lottery Credit	28,007.56			
41226 · Property Tax Settlement-Schools	-2,250,775.54			
41227 · Property Tax Settlement-VoTech	-81,294.59			
41228 · Property Tax Settlement-County	-1,012,297.60			
41229 · Tax Collection Overpayments	-12,545.17			
Total Tax Collections - Other	<u>-3,328,905.34</u>			
41020 · Intergovernmental Revenue				
41003 · County-Rural Fire Numbers	525.00	500.00	25.00	105.0%

TOWN OF OSCEOLA

Profit & Loss Budget vs. Actual

January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
41004 · Fire Insurance Dues	21,728.03	21,728.03	0.00	100.0%
41005 · Forest Crop/MFL Aid	0.00	200.00	-200.00	0.0%
41007 · Highway Aids	172,597.42	172,597.00	0.42	100.0%
41008 · In Lieu of Tax - DNR Land	3,628.20	3,800.00	-171.80	95.48%
41009 · Municipal Services	113.19	110.00	3.19	102.9%
41010 · State Shared Revenue	118,800.35	118,821.67	-21.32	99.98%
Total 41020 · Intergovernmental Revenue	317,392.19	317,756.70	-364.51	99.89%
41230 · Intergovernmental Other Federal	0.00	900.00	-900.00	0.0%
43430 · Exempt Computer Aid	62.35	62.35	0.00	100.0%
450102 · Intergovernmental Charges				
Fire Assoc. Loan Repayment	50,308.15	50,308.00	0.15	100.0%
Total 450102 · Intergovernmental Charges	50,308.15	50,308.00	0.15	100.0%
Total Income	1,322,747.96	1,282,744.05	40,003.91	103.12%
Gross Profit	1,322,747.96	1,282,744.05	40,003.91	103.12%
Expense				
Adopt-A-Town Road	26.32			
Animal Warden				
Animal Warden Wages	450.00	500.00	-50.00	90.0%
Mileage & Expenses	360.02	400.00	-39.98	90.01%
54904 · Dog License to County	686.00	700.00	-14.00	98.0%
Total Animal Warden	1,496.02	1,600.00	-103.98	93.5%
Assessment of Property				
Assessor's Contract	41,720.00	41,720.00	0.00	100.0%
Publications	0.00	200.00	-200.00	0.0%
Total Assessment of Property	41,720.00	41,920.00	-200.00	99.52%
Audit Services	6,489.00	6,490.00	-1.00	99.99%
Building Expenses				
51611 · Electric Utilities	1,473.83	2,200.00	-726.17	66.99%
51612 · Gas Utilities	1,576.81	3,000.00	-1,423.19	52.56%
51613 · Water & Sewer Utilities	999.53	1,100.00	-100.47	90.87%
51614 · Sanitation Expenses	1,200.00	1,200.00	0.00	100.0%
51616 · Telephone/Internet	2,738.14	3,000.00	-261.86	91.27%
51620 · Bldg Repairs & Maint	1,445.12	5,000.00	-3,554.88	28.9%
51621 · Insurance	1,460.28	1,500.00	-39.72	97.35%
51625 · Operating Supplies	115.89	200.00	-84.11	57.95%
Total Building Expenses	11,009.60	17,200.00	-6,190.40	64.01%
Capital Equipment				
New Equipment	181,076.00			

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
January through December 2024

	<u>Jan - Dec 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Office Equipment	4,918.77	4,918.77	0.00	100.0%
Total Capital Equipment	185,994.77	4,918.77	181,076.00	3,781.33%
Capital Improvement				
Highway Cap Improve	0.00	5,000.00	-5,000.00	0.0%
Total Capital Improvement	0.00	5,000.00	-5,000.00	0.0%
Clerk & Treasurer				
51410 · Clerk Wages	32,314.20	31,528.00	786.20	102.49%
51411 · Treasurer Wages	19,876.38	21,289.00	-1,412.62	93.37%
51412 · Treasurer/Tax Collection	2,321.31	2,500.00	-178.69	92.85%
51413 · Retirement	2,229.68	2,144.00	85.68	104.0%
51414 · Mileage & Expenses	332.32	450.00	-117.68	73.85%
51422 · Employer Payroll Taxes	7.59			
51425 · Office Supplies	2,974.13	4,000.00	-1,025.87	74.35%
51426 · Postage	2,199.55	2,500.00	-300.45	87.98%
51435 · Website & Computer Expenses	10,410.46	10,500.00	-89.54	99.15%
51444 · Insurance	3,266.35	3,270.00	-3.65	99.89%
51460 · Dues & Training	1,289.26	2,000.00	-710.74	64.46%
Total Clerk & Treasurer	77,221.23	80,181.00	-2,959.77	96.31%
Consulting Fees	1,575.00	2,000.00	-425.00	78.75%
D-C/T Employee Health Insurance	0.00			
Debt Service				
58100 · Fire Station Principal Payment	45,618.83	45,618.68	0.15	100.0%
58101 · Fire Station Interest Payment	4,689.32	4,689.32	0.00	100.0%
Total Debt Service	50,308.15	50,308.00	0.15	100.0%
Deputy Clerk/Treasurer Monthly	0.00			
Elections				
Annual Machine Fees	2,030.39	3,500.00	-1,469.61	58.01%
Publications	682.09	1,110.00	-427.91	61.45%
Supplies	2,299.62	2,281.23	18.39	100.81%
51442 · Wages	9,383.34	10,000.00	-616.66	93.83%
Total Elections	14,395.44	16,891.23	-2,495.79	85.22%
Gopher Bounty Expenses	3,496.50	3,300.00	196.50	105.96%
Legal Fees				
Legal Fees Municode	6,224.50	8,500.00	-2,275.50	73.23%
Municipal Attorney Fees	2,812.00	7,000.00	-4,188.00	40.17%
51300 · Other Background Checks	392.00	454.00	-62.00	86.34%
Total Legal Fees	9,428.50	15,954.00	-6,525.50	59.1%
Local Cemetary Funding	2,000.00	2,000.00	0.00	100.0%

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
 January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Park Expenses				
Park Expenses - Misc & Other	4,077.00	4,500.00	-423.00	90.6%
Total Park Expenses	4,077.00	4,500.00	-423.00	90.6%
Planning Commission				
Computer/Emails	626.40	675.00	-48.60	92.8%
Per Diems				
Planning Commission	675.00			
Per Diems - Other	0.00	1,800.00	-1,800.00	0.0%
Total Per Diems	675.00	1,800.00	-1,125.00	37.5%
Postage Office Supplies & Pub	0.00	2,000.00	-2,000.00	0.0%
Publications	102.50	150.00	-47.50	68.33%
Planning Commission - Other	0.00	0.00	0.00	0.0%
Total Planning Commission	1,403.90	4,625.00	-3,221.10	30.36%
Public Safety				
Ambulance Contract (Osceola)	31,005.00	31,005.00	0.00	100.0%
Ambulance Contract (St. Croix)	4,635.00	5,000.00	-365.00	92.7%
Fire Department Contract	155,161.48	155,161.00	0.48	100.0%
Fire Dues to Department	21,728.03	21,728.03	0.00	100.0%
Total Public Safety	212,529.51	212,894.03	-364.52	99.83%
Public Works				
53235 - Highway Construction	438,730.66	461,344.00	-22,613.34	95.1%
53236 - Road Maintenance & Repair	25,085.30	30,000.00	-4,914.70	83.62%
53238 - Adopt-A-Town Road	0.00	120.00	-120.00	0.0%
53239 - Capital Highway Equipment	4,000.00	50,000.00	-46,000.00	8.0%
53240 - Equipment Repairs & Maintenance	23,216.91	23,000.00	216.91	100.94%
53241 - Fuel	11,575.04	22,000.00	-10,424.96	52.61%
53242 - Garage Expenses	5,328.33	5,000.00	328.33	106.57%
53243 - PW Cell Phone	1,087.09	1,200.00	-112.91	90.59%
53244 - Insurance	11,592.78	11,595.00	-2.22	99.98%
53245 - Supervisor PW Wages	66,611.52	70,968.00	-4,356.48	93.86%
53246 - Supervisor PW OT Wages	1,616.16	3,402.00	-1,785.84	47.51%
53247 - Full-Time PW Wages	53,134.48	56,990.07	-3,855.59	93.24%
53248 - Full Time PW OT Wages	1,438.41	2,608.93	-1,170.52	55.13%
53249 - Part-Time PW Wages	0.00	1,000.00	-1,000.00	0.0%
53250 - Retirement	8,473.26	9,144.00	-670.74	92.67%
53253 - Short Term Disability	1,578.72	2,100.00	-521.28	75.18%
53260 - Dues & Training	502.00	530.00	-28.00	94.72%
Public Works - Other	552.32			

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
 January through December 2024

	<u>Jan - Dec 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Public Works	654,522.98	751,002.00	-96,479.02	87.15%
Town Board				
Board Salaries	15,028.59	17,500.00	-2,471.41	85.88%
Computer/Email	813.60	800.00	13.60	101.7%
Dues & Training	2,563.80	2,712.00	-148.20	94.54%
Insurance	1,909.59	1,910.00	-0.41	99.98%
Office Supplies	156.86	500.00	-343.14	31.37%
Publications	1,045.69	2,000.00	-954.31	52.29%
Total Town Board	<u>21,518.13</u>	<u>25,422.00</u>	<u>-3,903.87</u>	<u>84.64%</u>
51800 · Payroll Expenses	15,584.50	15,995.00	-410.50	97.43%
52400 · Building Inspection Expense	26,368.92	18,000.00	8,368.92	146.40%
57000 · Bank Fees -	16.00			
57730 · Other Conservation Development (Other Conservation Development Outlay)	80,000.00			
59998 · Reserve for Contingencies	0.00	2,543.00	-2,543.00	0.0%
Total Expense	<u>1,421,181.47</u>	<u>1,282,744.03</u>	<u>138,437.44</u>	<u>110.79%</u>
Net Income	<u><u>-98,433.51</u></u>	<u><u>0.02</u></u>	<u><u>-98,433.53</u></u>	<u><u>-492,167,550.0%</u></u>

HIGHLIGHTS OF CLERK ACTIVITIES DONE THIS MONTH:

November:

TASKS			FURTHER COMMENTS
Meetings			Nov. 11- Town Board of Supervisors Nov. 25 – Budget Hearing, Town Meeting and Special Town Board Meeting
Town's Web Page and Social Media			Updates as needed – election results, recycling event,
Public Walk-in/calls/emails			Various: animal complaints, public records requests burn permits (we have 106YTD), building permits (59), voter registrations.
Training			WEC online trainings
Elections			
Other			

Clerk

From: ChairLindh
Sent: Wednesday, November 20, 2024 7:54 AM
To: Devin Swanberg
Cc: Clerk; Treasurer; Supervisor Johnson; Supervisor Cronick; Webley Weingarten; Tom Magnafici; Publicworks
Subject: Re: Simmon Dr

Devin-

Thank you for the update on the Simmon's Drive project. The Town was not aware of this change order. Can you please expand on the scope of work and which address this work took place at.

This change order would be split similar to our previous agreement of 49% covered by the LRIP grant and 32.76% by the Town upto a maximum amount of \$64,427.86 toward the reconstruction of Simmon's drive project.

Dale Lindh

Town of Osceola Chairman

From: Devin Swanberg <administrator@vil.osceola.wi.us>
Sent: Monday, November 18, 2024 10:22 AM
To: ChairLindh <chairlindh@townofosceola.com>
Cc: Clerk <clerk@townofosceola.com>; Treasurer <treasurer@townofosceola.com>; Supervisor Johnson <supervisorjohnson@townofosceola.com>; Supervisor Cronick <supervisorcronick@townofosceola.com>; Webley Weingarten <supervisorweingarten@townofosceola.com>; Tom Magnafici <supervisormagnafici@townofosceola.com>
Subject: Re: Simmon Dr

We will be sending an invoice soon. There was a change order for a driveway in the Town of Osceola, totaling just under \$3,000. With the 50% match, the amount due will be under \$1,500. This will be added to the invoice, as it directly affected a resident in the town.

Please let me know if you have any questions.

Devin Swanberg MPA
Village Administrator
Village of Osceola
(715)294-3498

310 Chieftain Street
Osceola, WI 54020



October 22, 2024

Dani Pratt Clerk
Town of Osceola
516 East Avenue North
PO Box 216
Dresser, WI 54009

Dear Board Members:

The staff and I at Appraisal Services and Data Processing Systems, Inc. sincerely wish to thank you for your confidence, support and cooperation during the past years and the 2024 assessment year. We hope that you were satisfied with the results of our work.

We, of course, would like to continue working with you in maintaining your assessments for the coming years.

I have prepared a new agreement for assessment maintenance services for your Town. The general agreement terms are essentially the same as in prior years.

If this agreement is acceptable, please sign the enclosed document and return a copy to me for our records. If you have any questions or want a different type of agreement, just contact our office and we can make arrangements.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gene Johnson', with a long horizontal flourish extending to the right.

Gene Johnson

Fairfax Plaza 2025 Fairfax Street Eau Claire, WI 54701
[715] 834-1361 Fax:[715] 834-6862 Email: asdps@asdps.com

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AGREEMENT

This agreement is by and between the **Town of Osceola** located in Polk County in the State of Wisconsin; and **Appraisal Services and Data Processing Systems, Inc.** (A.S.D.P.S., Inc.), 2025 Fairfax Street, Eau Claire, Wisconsin.

The services to be performed under this agreement are:

1. The 2025, 2026 and 2027 annual maintenance assessments of all real property in accordance with Chapter 70 of the Wisconsin Statutes.
2. Procedures to be used to conduct the 2025, 2026 and 2027 assessments shall consist of sales and permit analysis, visual inspection of real properties, valuation of all real properties, preparation of changes for assessment rolls and change notices, mailing of change notices, attendance at Open Book and Board of Review proceedings, and the preparation and submission of all assessment reports. This does not include any attorney fees relating to the assessment of property and appeals. All legal costs will be paid by the Town.
3. This agreement is for normal assessment maintenance. An addendum may be added, to amend the agreement and payment schedule, to include the additional duties and costs involved with a revaluation.

The fee for providing these services and the payment schedules are shown on the attached sheet.

Town of Osceola, Polk County

By: _____
Chairman Date

Approved: _____
Clerk Date

APPRAISAL SERVICES AND DATA PROCESSING SYSTEMS, INC.

By:  _____
Gene Johnson, President Date 10/22/2024

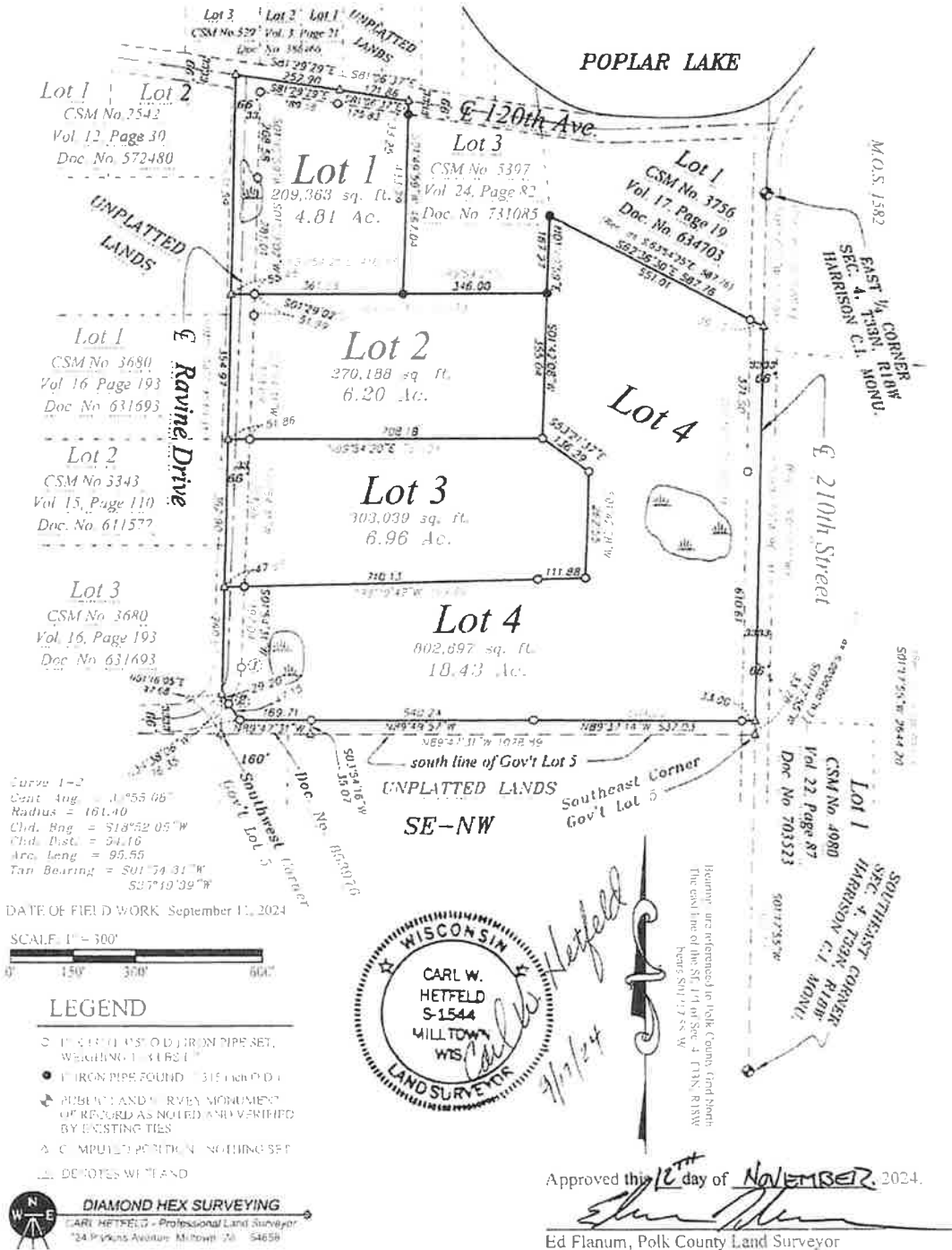
VOID IF NOT SIGNED BEFORE December 31, 2024

Town of Osceola, Polk County

Assessment Year	Installment Due Date	Amount of Installment
2025	01/15/25	\$5,380
	03/15/25	5,380
	05/15/25	5,380
	07/15/25	5,380
	09/15/25	<u>5,380</u>
	Total	\$26,900
2026	01/15/26	\$5,480
	03/15/26	5,480
	05/15/26	5,480
	07/15/26	5,480
	09/15/26	<u>5,480</u>
	Total	\$27,400
2027	01/15/27	\$5,590
	03/15/27	5,590
	05/15/27	5,590
	07/15/27	5,590
	09/15/27	<u>5,590</u>
	Total	\$27,950

POLK CO. CERTIFIED SURVEY MAP NO. _____

OF PART OF GOVERNMENT LOT 5,
SECTION 4, TOWNSHIP 33 NORTH, RANGE 18 WEST,
TOWN OF OSCEOLA, POLK COUNTY, WISCONSIN



POLK CO. CERTIFIED SURVEY MAP NO. _____

OF PART OF GOVERNMENT LOT 5,
SECTION 4, TOWNSHIP 33 NORTH, RANGE 18 WEST,
TOWN OF OSCEOLA, POLK COUNTY, WISCONSIN

PARCEL ID NO.: 042-00089-0000

SURVEYOR'S CERTIFICATE:

I, Carl W. Hetfeld, Professional Land Surveyor, do hereby certify: That I have surveyed, divided and mapped part of Government Lot 5 of Section 4, Township 33 North, Range 18 West, Town of Osceola, Polk County, Wisconsin described as follows:

- Commencing at the East 1/4 Corner of said Section 4;
- Thence S.01°17'55"W., along the east line of said Government Lot 5, 322.91 feet to the point of beginning;
- Thence continue S.01°17'55"W., 965.41 feet;
- Thence N.89°37'14"W., 537.03 feet;
- Thence N.89°49'57"W., 540.24 feet;
- Thence N.89°47'31"W., 169.71 feet;
- Thence N.34°38'06"W., 76.35 feet to the west line of said Government Lot 5;
- Thence N.01°16'04"E., along said west line, 1510.41 feet to the center line of 120th Avenue;
- Thence S.81°29'29"E., along said center line, 252.90 feet;
- Thence S.81°06'37"E., along said center line, 171.86 feet to the Northwest Corner of Lot 3 of Certified Survey Map No 5397, Volume 24, Page 82, Document No. 731085;
- Thence S.01°49'59"W., along the west line of said Lot 3, 467.04 feet to the Southwest Corner of said Lot 3;
- Thence N.89°54'21"E., along the south line of said Lot 3, 346.00 feet to the Southeast Corner of said Lot 3;
- Thence N.01°49'59"E., along the east line of said Lot 3, 187.27 feet to the Southwest Corner of Lot 1 of Certified Survey Map No. 3756, Volume 17, Page 19, Document No. 634703;
- Thence S.62°36'30"E., along the south line of said Lot 1, 587.76 feet to the point of beginning.

The above described land is subject to town road right of way for 210th Street, 120th Avenue and Ravine Drive as shown on Sheet 1 of 2 Sheets.

That I have made this survey, land division and map by the direction of the Poplar Properties, LLC, owner of said land. That said map is a correct representation of the exterior boundaries of the lands surveyed and the subdivision made thereof. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, A-E 7 of the Wisconsin Administrative Code, Chapter 32 of the Polk County Subdivision Ordinance and the Subdivision Regulations of the Town of Osceola in surveying and mapping the same.

Carl W. Hetfeld 9/17/24
Carl W. Hetfeld, Professional Land Surveyor No. 1544
September 17, 2024



TOWN BOARD RESOLUTION:

Resolved, that his Certified Survey Map in the Town of Osceola, Poplar Properties, LLC, owner, is hereby approved by the Town Board of the Town of Osceola.

Date: 11.25.2024

Approved: Cole Lindh
Chairperson Cole Lindh

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Osceola.

Dani Pratt 11-12-24
Town Clerk Dani Pratt



Clerk

From: Roger Merriam <rdm@civicplus.com>
Sent: Thursday, November 21, 2024 2:38 PM
To: Clerk
Subject: RE: Town of Osceola proofs- Recodification

There were comments about the schedule of fees and penalties. I understood that the schedule of fees was not to be published in the Code. If it is not an ordinance, it should not be included. If CivicPlus has to create the schedule, there would be additional charge of \$250 per page (of the fee schedule) for same. If the township furnished a completed schedule there would not be such a charge.

The following issues were raised on the proofs for which I need further instruction from the town:

Proofs § 1-7(g) is highlighted. There are no instructions relative same. Please advise.

Proofs § 2-159. The township is changing clerk to treasurer in most places; please re-review subsection (c)(3). As I interpret it the term clerk is to be changed to treasurer. If this is done then the treasurer would prepare a check and have countersigned by treasurer. Please advise of desired wording,

Proofs § 4-36. Subsections (6)d, (7)(ii)E and (7)(ii)(G) are highlighted. There are no instructions relative same. Please advise.

Proofs § 4-38. Subsections (h), and (k)(1) are highlighted. There are no instructions relative same. Please advise.

Proofs § 6-6. Subsection (b) has the comment "Verify-I believe our treasurer does this" Please advise of any desired change.

Proofs § 6-37. This section bears the comment "Verify-I believe our treasurer does this" Please advise of any desired change. Also the last sentence of such section is highlighted.

Proofs § 6-38. Subsection (f) has the comment "Verify-I believe our treasurer does this" Please advise of any desired change.

Proofs § 6-41(a)2). Language is highlighted. There are no instructions relative same. Please advise.

Proofs page 45 of 146. Language in deleted § 9.04 is highlighted. There are no instructions relative same. Please advise.

Proofs § 8-2 The first sentence of subsection (c)(2) be reworded to read " The building inspector shall be compensated from the fees" I apologize for this.

Proofs § 10-1. There is a comment on subsection (b) that reads as follows: "Are we doing this?" Please advise of any desired change.

Proofs § 18-2. Language in subsection (d) is highlighted. Please advise of any desired change.

Proofs § 20-23 is highlighted. Please advise of any desired change.

Proofs § 22-3. There is a comment stating “treasurer?”. Language in subsections (c)(1), (c)(3)a, (d)(1), and (d)(2)a.2. is also highlighted. Please advise of any desired change.

Proofs chapter 24 (municipal court) will be deleted and the chapter reserved.

Proofs § 26-4 contains highlighted language. Please advise of desired changes.

Proofs chapter 30, art. II. The comment about the Hass subdivision will be ignored.

Proofs § 32-25(4) and (7) are highlighted. Please advise of any desired change.

Proofs § 34-1 contains highlighted language. Please advise of any desired change.

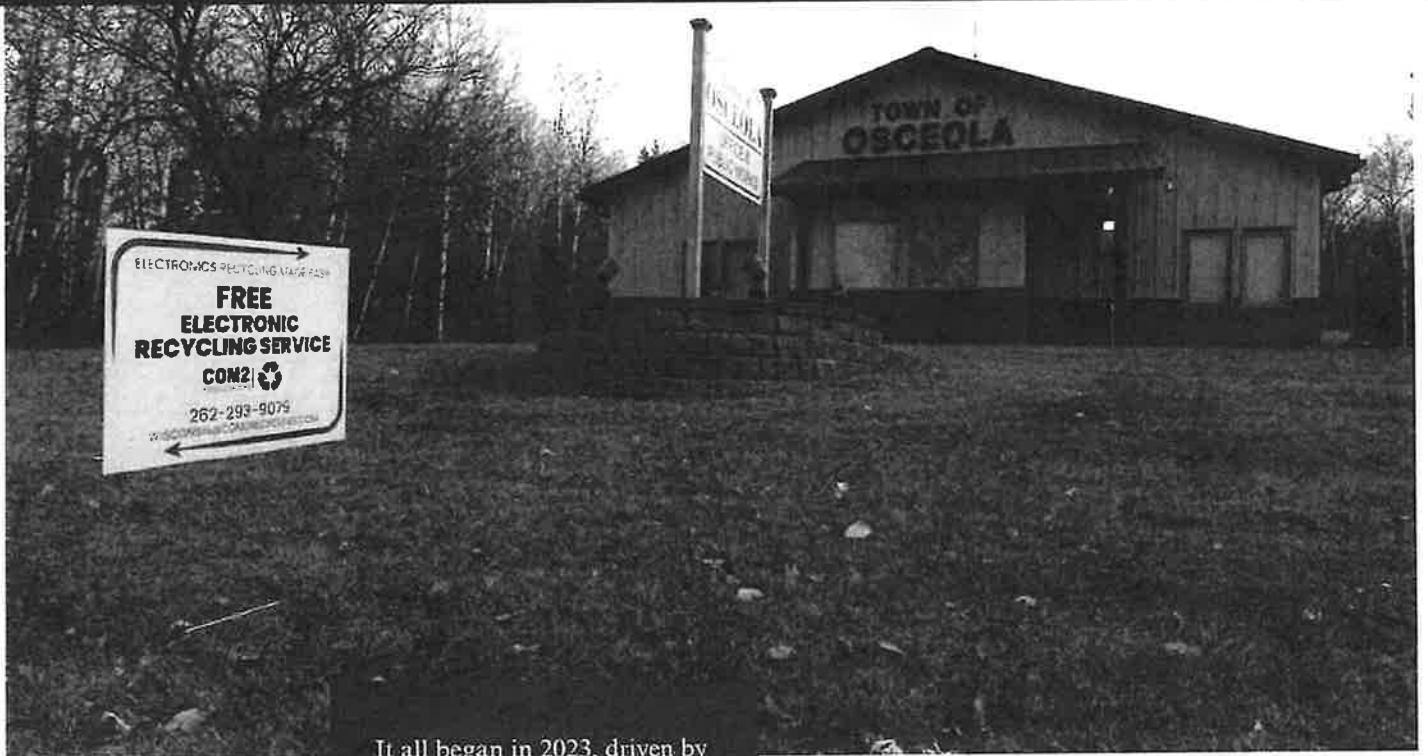
Proofs § 40-6. There are notes on subsection (2)a. Please advise of desired changes.

Proofs § 40-8 contains comment “208th?”. Please advise of any desired change.

Proofs § 40-9. I agree with the comment to expand to all of § 40-3(b) and we do so unless you instruct otherwise.

Proofs § 40-41. We were intending to include the map. We do not show graphics on the proofs. Please confirm that you want the map included.

LEADING BY EXAMPLE: TOWN OF OSCEOLA'S FIRST E-RECYCLING EVENT - A CASE STUDY



It all began in 2023, driven by COM2's passion for protecting the environment and reducing the growing burden of e-waste. Our commitment to promoting sustainability led us to Wisconsin, where we've had the privilege of serving over 25 municipalities. To date, we have collected more than 1 million pounds of e-waste and assisted over 100,000 residents, helping make a positive impact on our planet.

**1,000,000 +
Pounds of E waste
processed**

SERVING
25+
MUNICIPALITIES



Scan
for more
information

262-293-9079

info@com2recycling.com

The Town of Osceola, located in southwest Polk County, Wisconsin, is a scenic community adjacent to the St. Croix National Scenic Riverway and the villages of Osceola and Dresser. With a population of approximately 2,055 residents, it balances rural charm with community-oriented development. The town covers an area of about 36.7 square miles, offering both vast landscapes and areas dedicated to residential and recreational use.

Osceola's dedication to sustainability and environmental responsibility is reflected in its community initiatives, including electronics recycling events. These efforts align with the town's commitment to preserving its natural beauty and supporting sustainable practices for future generations



Event Summary

The Town of Osceola recognized the growing need for responsible electronics recycling to help reduce e-waste and contribute to a more sustainable planet. In collaboration with COM2 Recycling Solutions, the Town hosted its very first e-recycling event to offer its residents an easy and free way to dispose of their electronics, thus promoting environmental stewardship within the community.

The day began early for COM2's team on November 9th, 2024, as they embarked on a 5-hour drive to the Town of Osceola to host the electronics recycling event, to ensure a smooth and successful event. The electronics recycling initiative was scheduled to start at 9 a.m., and the team's dedication and hard work were evident from the outset. Despite the long journey, the warm smiles and enthusiastic participation of Osceola residents made every effort worthwhile, providing a unique energy and motivation that even caffeine couldn't match. Town Chairman Dale Lindh's unwavering commitment and kind leadership were truly inspiring; his presence on-site throughout the event demonstrated his hands-on approach and genuine dedication to his community.

The 3-hour event saw an impressive turnout, with over 60 cars stopping by to recycle electronics.

Impact Made -

Through this event, **6,217 pounds** of electronic waste were collected and responsibly recycled, with over **60 cars** participating and contributing to the effort.

We look forward to hosting more community-focused recycling events in the future, helping bring residents together to make a positive environmental impact.



Final Reflections and Future Vision

The collaboration between Osceola's dedicated town leaders and COM2 set a precedent for future initiatives, demonstrating that responsible recycling is within everyone's reach. We look forward to building on this momentum, empowering more communities, and continuing the journey toward a greener tomorrow.

"COM2 was very organized during the recycling event. The team that they sent out were very polite to the residents using this service. Many of our town residents asked when is this event happening again!"

-Dale Lindh
Town Board Chairman



"We at COM2 Recycling Solutions are proud to have collaborated with the Town of Osceola for its first-ever electronics recycling event. Special thanks to Town Chairman Dale Lind for his hands-on leadership and commitment, which greatly contributed to the seamless execution of this initiative. With over 60 cars participating and countless smiles exchanged, this event was a testament to the power of community-driven efforts for a greener planet. We look forward to future opportunities to support and serve the Town of Osceola."

-Saheem Baloch
VP COM2

Overall, COM2 loved working with Town of Osceola, and we are more than excited to continue collaborating!



TOWN OF OSCEOLA

Polk County, Wisconsin
www.townofosceola.com

Resolution Amending the 2024 Budget Resolution 24-12-01

WHEREAS, The Osceola Town Board adopted the 2024 budget on November 13, 2023; and

WHEREAS, the year-to-date- budget reports indicate that there are expense accounts that are currently over-budget, and revenue accounts that should be adjusted to reflect this financial report; and

WHEREAS, it is financially prudent to amend the 2024 budget accordingly.

SO THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF OSCEOLA TO AMEND THE FOLLOWING ACCOUNTS OF THE 2024 BUDGET:

- The Sums of (\$2,543.00) is hereby transferred from Reserve for Contingencies and (\$1,072.00) is hereby transferred from Interest Income to Clerk Wages \$2,700.00, to Clerk Retirement \$200.00, to Gopher Bounty Expense \$300.00, to Public Works Garage Expense \$400.00, to Board Computer/Email \$15.00
- The Sum of (\$9,000.00) is hereby transferred from Building Permits Revenue to Building Inspection Expense \$9,000.00.

Adopted this 2nd day of December 2024, at the Town Board of Supervisors Regular Board Meeting.

Dale Lindh, Chair

Jon Cronick, Supervisor

Tony Johnson, Supervisor

Tom Magnafici, Supervisor

Webley Weingarten, Supervisor

ATTEST:

Dani Pratt, Clerk

___ Voice Vote
___ Roll Call Vote
___ Yeas; ___ Nays: ___ Absent/Abstain

PROVISIONAL OPERATOR'S LICENSE

No. 24-11

\$15.00

WHEREAS, The local governing body of the **Town of Osceola**, County of Polk, Wisconsin, has, upon application duly made, granted and authorized the issuance of a "Provisional Operator's" License to

Karen Paulzine

AND WHEREAS, the said applicant has paid the treasurer the sum of \$15.00 as required by local ordinances, and has complied with all requirements necessary for obtaining a license:

Now Therefore, a "Provisional Operator's" License, pursuant to Sections 125.17(5) of the Wisconsin Statutes, and local ordinances, is hereby issued to said applicant.

VALID FOR THE PERIOD OF SIXTY (60) DAYS FROM THE DATE BELOW.



(Corporate Seal)

Given under my hand and the corporate seal of
The **Town of Osceola**, County of Polk, State of
Wisconsin, this 27th Day of November, 2024.

Danielle Pratt

Danielle Pratt, Clerk

I certify that I am knowledgeable of all regulations for the selling and/or dispensing of beer, wine and liquor in the state of Wisconsin. I further certify that I am aware that the dispensing and selling of beer, wine and/or liquor is a regulated activity of the state and that there may be regulations which I will be required to follow. I understand that if I fail to act in accordance with the laws and regulations of the state, that I may be subject to criminal and/or civil penalties and the revocation of my operator's license.

PLEASE SUBMIT COMPLETED OPERATOR LICENSE APPLICATION TO TOWN HALL NO LESS THAN 10 DAYS PRIOR TO THE TOWN BOARD MEETING

Dated this 27 day of November, 2024

Applicant Printed Name Karen Paulzise

Applicant Signature [Signature]

Subscribed and sworn to before me this 27th day of November, 2024

Notary Public or Clerk Printed Name Danielle Pratt

Notary Public Signature [Signature]

My commission expires 9-8-2024

**DANIELLE PRATT
NOTARY PUBLIC
STATE OF WISCONSIN**

ATTACH A COPY OF YOUR WI Department of Revenue APPROVED COURSE OR EXEMPTION

BELOW IS FOR INTERNAL OFFICE USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION

Received by Town Clerk 11-27-24
Date

Background Check Completed Yes
Yes/No

Provisional License Approved 11-27-24
Date

PROVISIONAL LICENSE \$ 15.00 DATE PAID 11-27-24
BACKGROUND CHECK \$ 10.00 + \$5.00 Operator's Licence

NOTES/COMMENTS:



CERTIFICATE OF COMPLETION

This certifies that

Karen Paulzine

is awarded this certificate for

TIPS Wisconsin On-Premise Alcohol Server Training

Hours
4.00

Issue Date
11/26/2024

Expiration Date
11/26/2026

Certificate #
000035516517

Official Signature

This certificate is non-transferable and represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

Wisconsin Department of Revenue | 2024-2026 | 11/26/2024 | 11/26/2026



Karen Paulzine

ISSUED 11/25/2024
CERTIFICATE # 000035516517

EXPIRES 11/26/2026

This card is non-transferable and represents successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

Questions? Visit [GetTIPS.com/FAQs](https://www.gettips.com/faqs)

Crime Information Bureau
WI Department of Justice

Background Request Payment

Date: 11/27/2024

Time: 10:49 AM

Entered By: clerk@townofosceola.com

Order Reference Number: 3ZDD7K.nv

Request Type: General

Number of Requests: 1

Fees per Request:

CIB: \$7.00

Total Fee: \$7.00

Payment Method: Online Payment

Total Payment: \$7.00

Use the Order Reference Number listed above to
retrieve your result online at:

<https://recordscheck.do.wi.gov/Home/BackgroundRequestResults/3ZDD7K.nv>

From: Benjamin Campbell <ben.wwia@gmail.com>
Sent: Tuesday, November 19, 2024 8:52 AM
To: ChairLindh <chairlindh@townofosceola.com>
Cc: Clerk <clerk@townofosceola.com>; Supervisor Johnson <supervisorjohnson@townofosceola.com>; Supervisor Cronick <supervisorcronick@townofosceola.com>; Tom Magnafici <supervisormagnafici@townofosceola.com>; Webley Weingarten <supervisorweingarten@townofosceola.com>
Subject: Re: building inspections

Good morning all. The final inspection was originally scheduled for 10/11 but was moved to 10/14 as it was marked any day anytime. The inspection was completed on 10/14 (the day he would have received the report) at around 10:45 am. The inspection report was sent. Just now we have noticed the inspection date on the report stayed as 10/11 and not automatically adjusted to 10/14. I have contacted my software program manager to explain why this would happen. He will get me a letter explaining it that I will forward on to you. I apologize for the confusion and assure that if Mark checks his cameras he will see that I was there Monday October 14th at roughly 10:45am. Again, I apologize for this glitch and have InspectWiz working on fixing the issue so that it does not happen in the future.

Thank you,

Ben Campbell
West Wisconsin Inspection Agency, LLC
ben.wwia@gmail.com
715-556-3136
westwisconsininspectionagency.com

As stated in the previous email, I would forward on the explanation from my software company. Please see below. The attached report is recreated from our inspection results that were entered on 10/14 but wrongly shown as 10/11 on the previous report that was sent out.

I believe this should address all concerns of the Town. Please feel free to reach out to me if you have any further questions.

Thank you,

Ben Campbell

West Wisconsin Inspection Agency, LLC

715-556-3136

ben.wwia@gmail.com

----- Forwarded message -----

From: **West Wisconsin Inspection Agency** <wizsender@inspectwiz.com>

Date: Tue, Nov 19, 2024 at 2:52 PM

Subject: Inspection Report for: 810 218TH ST COUNTY RD MM

To: <office.wwia@gmail.com>

Please review attached Inspection Report and make corrective action if needed.

Ben, This inspection report now show the correct inspection date. We found a bug in our software that did not change the inspection date from the "original" inspection date. When the original inspection date is scheduled, we hard code that into the inspection reports as the inspection date. When you change that date on the inspection calendar it does not change it on the inspection report. We are working on a fix.

Craig

INSPECTION REPORT AND NOTICE OF COMPLIANCE

Report Date 11/19/2024	Permit # TOS24-21	State Seal	Parcel # 042-00455-0010
Project Address 810 218TH ST COUNTY RD MM OSCEOLA, WI 54020		Subdivision	Lot # Block #
Inspector Type(s) Final			
Area Inspected if Partial Inspection	<p style="text-align: center;"><i>If Final Inspection, Occupancy May</i></p> <input type="checkbox"/> Take Place Now <input type="checkbox"/> Not Take Place Until The Items Below Are Corrected and Inspected <input type="checkbox"/> Take Place Temporarily <input type="checkbox"/> Other...		
Owner MARK SKJERVEN 810 218TH ST OSCEOLA, WI 54020	Contractor For _____ days		

Inspection Type: Final

Inspector: Ben Campbell

 **Complies**

Inspection Date: 10/14/2024

Notes:

Schedule conflict. Changed inspection date to the 14th.

Permit # TOS24-21

IMPORTANT: Please report when violations are corrected

NOTICE OF COMPLIANCE: All cited violations shall be corrected within _____ days after written notification unless an extension of time is granted. Each day after the violation continues after notice shall constitute a separate offense and is subject to remedies and penalties by the authority having jurisdiction. Appeals per ch 68, WI Stats, and s. SPS 320.21

Enforcing Jurisdiction	<input type="checkbox"/> City of <input checked="" type="checkbox"/> Town of <input type="checkbox"/> Village of	OSCEOLA	Building Location/Muni #	48-042	Authority By Municipal Ordinance Section
Inspectors Name	Ben Campbell		Violations Explained To	Compliance Date	
Inspectors Address	321 E. Rosenlund St Woodville WI 54028		Office Hours	Inspectors Phone # (715)556-3136	
Orders Referred for Legal Actions To	Date	Noncompliances Verified to Still Exist (if needed, notate orders above)		Additional Fees Collected (+) / Refunded(-) By State Contracted Agency	
		<input checked="" type="radio"/> Yes <input type="radio"/> No			

From: Susan Lee <susan@pcatitle.com>
Sent: Monday, November 25, 2024 10:50 AM
To: ChairLindh <chairlindh@townofosceola.com>
Subject: FW: 042-00133-0001

Dale,

Please see email below from the county tax lister.

Susan

From: Paula Fedder <paula.fedder@polkcountywi.gov>
Sent: Monday, November 25, 2024 10:49 AM
To: Tracy Klatt <tracy.klatt@polkcountywi.gov>
Cc: Amanda Nissen <Amanda.Nissen@polkcountywi.gov>; Susan Lee <susan@pcatitle.com>; Ed Flanum <edwin.flanum@polkcountywi.gov>
Subject: RE: 042-00133-0001

Thanks again Susan!!

I think we will process it right away (tomorrow) so that the Town gets the tax bill for 2024 and not the Oslunds. (Susan you may want to let the Town Chair know they will get a very small tax bill for this year)

Going forward (2025) it will be EXEMPT and we will put a copy in the Assessor folder to make sure it doesn't get missed.

Thanks!
Paula

From: Susan Lee <susan@pcatitle.com>
Sent: Monday, November 25, 2024 10:23 AM
To: ChairLindh <chairlindh@townofosceola.com>
Cc: Clerk <clerk@townofosceola.com>; Treasurer <treasurer@townofosceola.com>; Supervisor Johnson <supervisorjohnson@townofosceola.com>; Supervisor Cronick <supervisorcronick@townofosceola.com>; Webley Weingarten <supervisorweingarten@townofosceola.com>; Tom Magnafici <supervisormagnafici@townofosceola.com>
Subject: RE: Skyline View Drive parcel

Dale,

I do not think there is anything else to do on your end.
I did forward a copy of the recorded deed to the county treasurer and tax lister so they are aware as well.
There may be a tax bill generated for 2024, but it will be minimal if there is one (taxes were under \$2 for 2023). After tax year 2024, the parcel should be exempt.



Susan Lee
Attorney at Law
President at Polk County
Abstract & Title Services, Inc.

Phone: 715-483-5949
Email: susan@pcatitle.com
Mailing Address: PO Box 607,
St. Croix Falls, WI 54024

www.pcatitle.com

Polk County Abstract Office Locations:

-825 US Hwy 8, Suite 1
St. Croix Falls, WI 54024
-215 Main St, Suite 202
Balsam Lake, WI 54810

Lakewoods Title & Closing Services Office Location:

-24248 Hwy 35/70, Suite C
Siren, WI 54872

For a quote for Residential Title & Closing Fees, please access our "Instant Quote" calculator available on our website: [Residential Title Calculator](#)
To place an order for title insurance/closing services, please email your request to orders@pcatitle.com

NOTE: Drive-up closings and other alternatives for signing closing documents are available. Please contact your closer for more details.

From: ChairLindh <chairlindh@townofosceola.com>
Sent: Monday, November 25, 2024 10:17 AM
To: Susan Lee <susan@pcatitle.com>
Cc: Clerk <clerk@townofosceola.com>; Treasurer <treasurer@townofosceola.com>; Supervisor Johnson <supervisorjohnson@townofosceola.com>; Supervisor Cronick <supervisorcronick@townofosceola.com>; Webley Weingarten

<supervisorweingarten@townofosceola.com>; Tom Magnafici
<supervisormagnafici@townofosceola.com>

Subject: Re: Skyline View Drive parcel

Susan-

Thanks for your help with this property. Is there anything that the Town needs to do to complete the process?

Dale Lindh

Town of Osceola Chairman

From: Susan Lee <susan@pcatitle.com>

Sent: Friday, November 22, 2024 1:55 PM

To: ChairLindh <chairlindh@townofosceola.com>

Cc: Clerk <clerk@townofosceola.com>; Treasurer <treasurer@townofosceola.com>; Supervisor Johnson <supervisorjohnson@townofosceola.com>; Supervisor Cronick <supervisorcronick@townofosceola.com>; Webley Weingarten <supervisorweingarten@townofosceola.com>; Tom Magnafici <supervisormagnafici@townofosceola.com>

Subject: RE: Skyline View Drive parcel

Dale,

I have attached a copy of the recorded deed for Skyline View Drive parcel for your records.

Feel free to let me know if you have any questions.

Thank you,



Susan Lee

Attorney at Law
President at Polk County
Abstract & Title Services, Inc.

Phone: 715-483-5949

Email: susan@pcatitle.com

Mailing Address: PO Box 607,
St. Croix Falls, WI 54024

www.pcatitle.com

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

Document #: 930878
 Sally L. Spanel
 Register of Deeds
 Polk County, Wisconsin
 RECORDING FEE 30.00
 Exempt #: 77.25(2R)
 Recorded On:
 11/22/2024 11:42 AM
 Pages: 1
 Document Electronically
 Recorded

THIS DEED, made between Wayne Oslund a/k/a Wayne A. Oslund and Suzanne Oslund a/k/a Suzanne J. Oslund, husband and wife
 _____ ("Grantor," whether one or more),
 and Town of Osceola, a Wisconsin municipal corporation

 ("Grantee," whether one or more).
 Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Polk
 County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Outlot One (1) of Certified Survey Map No. 4142, recorded in Volume 18 of Certified Survey Maps, on Page 172, as Document No. 660863, being located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Six (6), Township Thirty-three (33) North, of Range Eighteen (18) West, Town of Osceola, Polk County, Wisconsin.

Said Outlot 1 is commonly known as Skyline View Drive and is being conveyed to the Town of Osceola for roadway purposes.

Recording Area

Name and Return Address
 Polk County Abstract
 PO Box 607
 St. Croix Falls, WI 54024

042-00133-0001

Parcel Identification Number (PIN)

This is not _____ homestead property.
 (is) (is not)

Dated November 15, 2024

 (SEAL) Wayne A. Oslund (SEAL)
 * Wayne A. Oslund

 (SEAL) Suzanne J. Oslund (SEAL)
 * Suzanne J. Oslund

AUTHENTICATION

Signature(s) Wayne A. Oslund and Suzanne J. Oslund

authenticated on November 15, 2024

Susan D. Lee
 * Susan D. Lee

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Susan D. Lee, Attorney at Law
Polk County Abstract & Title Services, Inc.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
 _____ COUNTY)

Personally came before me on _____,
 the above-named _____

to me known to be the person(s) who executed the foregoing
 instrument and acknowledged the same.

* _____
 Notary Public, State of Wisconsin
 My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003