

**TOWN OF OSCEOLA  
PLAN COMMISSION  
REGULAR MONTHLY MEETING  
Tuesday, December 20, 2022 – 6:00 P.M.**

**[Note: This meeting is rescheduled from the normally-scheduled 12/27 date due to the holiday season.]**

**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): 11/22/22**
- 7. Public Comment**
- 8. Old Business**
  - a. Potential Transfer of 1.84 Acres to Dan Hayman (2361 75<sup>th</sup> Ave.)
  - b. Town Vision for Comprehensive Plan
    - i. Reviews/Updates
- 9. New Business**
  - a.
- 10. Chair's Report**
- 11. Commission Member Comments**
- 12. Request for Future Meeting Agenda Items**
- 13. Next Plan Commission Meeting – January 24, 2023**
- 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 Community National Bank, and the Town Web Site.

/s/ Denise Skjerven, Clerk

**PLAN COMMISSION  
REGULAR MONTHLY MEETING  
TUESDAY, November 22, 2022 – 6 P.M.**

**MINUTES**

The Plan Commission of the Town of Osceola held a meeting on Tuesday, November 22, 2022, at the Osceola Town Hall, Dresser, Wisconsin.

**1. CALL TO ORDER**

Jon Cronick called the meeting to order at 6:26 p.m.

**2. VERIFICATION OF MEETING POSTING**

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

**2, PLEDGE OF ALLEGIANCE**

Cronick led the group in the Pledge of Allegiance.

**4. ROLL CALL**

**PRESENT:** Dan Tronrud, Jon Cronick, Warren Johnson and Cindy Thorman

**ABSENT:** Jeremy Utke, Kim Kaiser and Jim Berg

**6. APPROVAL OF PROPOSED AGENDA**

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

**6. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

MOTION BY TRONRUD / 2<sup>ND</sup> BY THORMAN TO APPROVE THE TUESDAY, OCTOBER 25, 2022 MEETING MINUTES. MOTION CARRIED.

**7. PUBLIC COMMENT & ATTENDANCE**

7 in physical attendance,  
Denise Skjervren, Jan Carlson, Bob and Kym Wright, Shaheer Burney, Mr. Eric Goodman, Mr. Dan Hayman, Mr. Jim Steffen.

1 over the internet Mark Skjervren

One town resident made comments on results of previous survey in 2008 and what, if anything was acted upon? Any changes implemented? What is the goal of the new survey, and what is the budget? Since the state requires Comprehensive Plan updates, does the State provide any funds to do such?

## **OLD BUSINESS**

### **A. TOWN VISION FOR COMPREHENSIVE PLAN**

Jon Cronick introduced Shaheer Burney, Director, Survey Research Center (SRC) Assistant Professor, Dept. Of Agricultural Economics, University of Wisconsin—River Falls

Burney gave dynamics of survey. Explained the new survey would have a better format. Discussions with board on having a few questions different i.e.: to add broadband expansion, and updated tourism questions. Burney explained they will create charts and graphs for us. Planning Commission Committee will have a chance to review. Specific questions about boundaries map and a diversity question. A question came up if any proven changes done from last survey? What is the cost? What will be the security of survey? Timeline could total of about 8 weeks then results tabulated by U of W - RF . The previous survey cost may have been around \$4500 but not sure, depends on length, size of population and security. Survey could go as long as 6 weeks as they send out one and in 2-3 weeks send out another to be returned within 2-3 weeks.

## **NEW BUSINESS**

### **A) STEFFEN MINOR SUBDIVISION OF PARCEL 042-01177-0000**

Discussion whether there needs to be an application for minor subdivision or not, asking questions for Mr. Steffen regarding parcel, plus looking at Polk County Subdivision Ordinance Town Board Checklist. The committee unanimously voted to approve the minor subdivision application and recommend to the board. Motion by Johnson and 2<sup>nd</sup> by Tronrud to approve application. Motion Carried

### **B) POTENTIAL TRANSFER OF 1.6 ACRES TO DAN HAYMAN (2361 75<sup>TH</sup> AVE.)**

Mr. Hayman is looking at making his lot bigger as he has a house on acreage next door. Discussion on whether or not there was a survey and if all ordinances are met. Motion made by Dan, 2<sup>nd</sup> by Warren to table until we get more information and get a copy of survey to determine if it requires more action. No motion

### **C) POTENTIAL INSTALL OF STORAGE UNITS/CONTAINERS ON ERIC GOODMAN PROPERTY (794 HORSE LAKE LANE)**

Currently Goodman owns acreage at 794 Horse Lake Lane. He is asking if he can put up more storage units 30'x40' to rent out. He also indicated he would like to add a new driveway to access the storage units. Committee discussed whether the restrictive covenants are met or not and also discussed the need to fill out a driveway permit. Reminding Goodman of the one acre minimum for residential building, we also recommended he consider the covenants and any zoning restrictions. No motion was taken at this time.

## **10. CHAIRMAN'S REPORT**

Chair not present.

## **11. COMMISSION MEMBER COMMENTS**

Thorman suggested looking into the comments made by citizen regarding any action taken on previous survey and other suggestions he made.

**12.FUTURE MEETING AGENDA ITEMS**

Move forward on Comprehensive Plan.

**13.NEXT PLAN COMMISSION MEETING**

MEETING SET FOR DECEMBER 27, 2022 6 PM

**14.ADJOURNMENT**

MOTION AND 2<sup>ND</sup> TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 22<sup>ND</sup> DAY OF NOVEMBER 2022. MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 8:03 p.m.

---

Cynthia Thorman, Commission Member

**TO BE APPROVED:** DECEMBER 20, 2022

## Clerk

---

**From:** gloria hayman <lagloworm@hotmail.com>  
**Sent:** Wednesday, December 7, 2022 10:32 AM  
**To:** Clerk  
**Subject:** Hayman Proposed Land Purchase  
**Attachments:** HAYMD\_170522\_LEGAL-12-06-2022.pdf

Hi,

Attached is the drawing from surveyor. If you have any questions please give me a call at (909)243-4545. Thanks.

Daniel Hayman

Sent from Mail for Windows

---

**From:** gloria hayman  
**Sent:** Monday, November 21, 2022 8:39 AM  
**To:** clerk@townofosceola.com  
**Subject:** Hayman Proposed Land Purchase

Hi,

The Land I plan on purchasing is the 1.84 acres in the backwards L on the left and top of my current property. I don't know what we do about the property that is part of County Road M. The address of my property is 2361 75th Ave County Road M, Osceola, WI 54020. The owner of land we are purchasing from is Corrine R Zehm. Thanks for all your help.



# EXHIBIT

BEING A PART OF THE  
SE 1/4 OF NW 1/4 OF SEC. 30 T.33N., R.18W.,  
IN THE TOWN OF OSCEOLA, POLK COUNTY, WISCONSIN

SURVEYOR:  
KEITH A. KINDRED, PLS S-2082  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

UNPLATTED LANDS  
ZEHM  
QUIT CLAIM DEED DOC. 610060  
BOOK 0851 PAGE 0063

SURVEY FOR:  
DANIEL & GLORIA HAYMAN  
8194 HIGHRIDGE PLACE  
RANCHO CUCAMONGA, CA 91730

UNPLATTED LANDS  
ZEHM  
QUIT CLAIM DEED DOC. 610060  
BOOK 0851 PAGE 0063

UNPLATTED LANDS  
GETSHEL  
VOL 228/639

UNPLATTED LANDS  
ZEHM  
QUIT CLAIM DEED DOC. 610060  
BOOK 0851 PAGE 0063

UNPLATTED LANDS  
HAYMAN  
QUIT CLAIM DEED DOC. 583159  
BOOK 0780 PAGE 0285

W 1/4 CORNER  
SEC 30-33-18



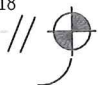
WEST 147.60'  
- SOUTH LINE OF THE NW 1/4 OF SECTION 30, T33N. R18W. -  
EAST 2086.44'

POB

WEST 175.64'

SE CORNER OF  
QCD 583159

SE COR OF THE SE  
1/4 OF THE NW 1/4  
SEC 30-33-18



WEST 526.93'

75th AVE / COUNTY RD "M"  
90' ROW

## LEGAL DESCRIPTION:

BEING A PART OF SE 1/4 OF NW 1/4 OF SECTION 30, T.33 N., R.18 W., TOWN OF OSCEOLA, POLK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:


COMMENCING AT THE WEST 1/4 CORNER OF SECTION 30, THENCE EAST 2086.44 FEET, TO THE SOUTH EAST CORNER OF QUIT CLAIM DEED DOC. 583159 BOOK 0780 PAGE 0285; SAID CORNER IS 526.93 FEET WEST FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 33, NORTH OF RANGE 18 WEST AS DESCRIBED IN QUIT CLAIM DEED DOC. 583159 BOOK 0780 PAGE 0285, THENCE WEST ALONG THE SECTION LINE AND ALONG THE SOUTH PROPERTY LINE OF QUIT CLAIM DEED DOC. 583159 BOOK 0780 PAGE 0285, A DISTANCE OF 175.64 FEET, TO THE POINT OF BEGINNING (POB).

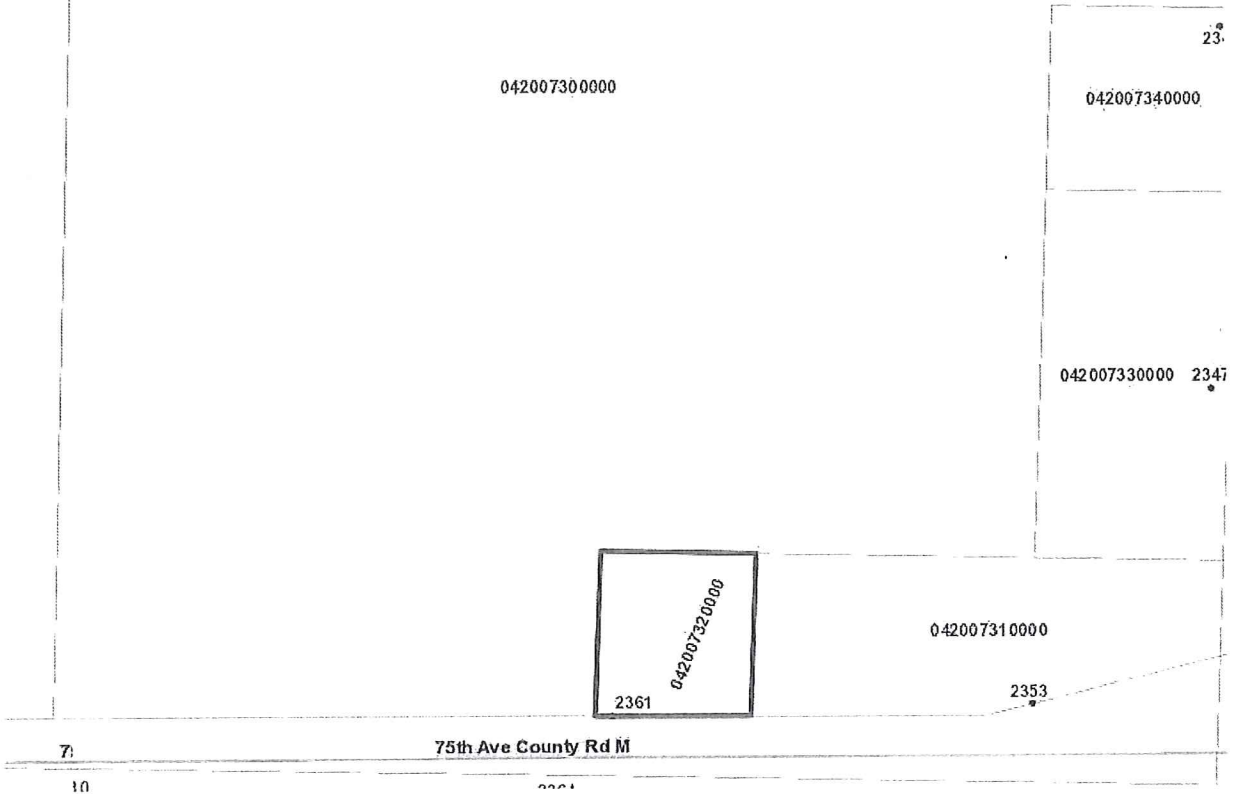
THENCE CONTINUING WEST, ALONG SAID SECTION LINE, 147.60 FEET; THENCE NORTH 382.70 FEET; THENCE EAST 323.24 FEET; THENCE SOUTH 134.70 FEET, TO THE NORTH EAST CORNER OF QUIT CLAIM DEED DOC. 583159; THENCE WEST, ALONG THE NORTH PROPERTY LINE DESCRIBED IN QUIT CLAIM DEED DOC. 583159, A DISTANCE OF 175.64 FEET; THENCE SOUTH, ALONG THE WEST PROPERTY LINE DESCRIBED IN QUIT CLAIM DEED DOC. 583159, A DISTANCE OF 248.00 FEET, TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 80,145 SQUARE FEET, 1.84 ACRES



SEH 501 MAPLE AVE., DELAFIELD, WI 53018 262-646-6855  
PATH: X:\FJ\H\HAYMD\170522\9-SURVEY\92-CAD\10-C3D\HAYMD\_170522\_LEGAL.DWG

| Parcels Feature Information                                                              |                           |
|------------------------------------------------------------------------------------------|---------------------------|
| <u>PID:</u>                                                                              | 042007320000              |
| <u>Parcel Label:</u>                                                                     | 042-00732-0000            |
| <u>Owner Name:</u>                                                                       | DANIEL C HAYMAN           |
| <u>Property Address:</u>                                                                 | 2361 75TH AVE COUNTY RD M |
| <u>Municipality:</u>                                                                     | TOWN OF OSCEOLA           |
| <u>Acres:</u>                                                                            | 0.73                      |
| <u>Tax Year:</u>                                                                         | 2022                      |
| <u>permits:</u>                                                                          | 042007320000 LUP7791.pdf  |
|  Report |                           |



screen

AERIAL

Parcels Feature Information

|                          |                 |
|--------------------------|-----------------|
| <u>PID:</u>              | 042007300000    |
| <u>Parcel Label:</u>     | 042-00730-0000  |
| <u>Owner Name:</u>       | CORRINE R ZEHR  |
| <u>Property Address:</u> |                 |
| <u>Municipality:</u>     | TOWN OF OSCEOLA |
| <u>Acres:</u>            | 32.44           |
| <u>Tax Year:</u>         | 2022            |
| <u>permits:</u>          |                 |

Report

