

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
Tuesday, July 25, 2023 – 6:00 P.M.
Town Hall - 516 East Avenue North, Dresser WI
Virtual - Open Meeting via Microsoft Teams
To join via Teams: See Meetings, Notices/Agendas on www.townofosceola.com
Agenda Can Change Up to 24 Hours Prior to Meeting**

MEETING AGENDA

1. Call Meeting to Order
2. Verification of Meeting Posting
3. Pledge of Allegiance
4. Roll Call
5. Acceptance of Proposed Agenda
6. Approval of Minutes of Previous Meeting(s): 5/23/23 1-2
7. Public Comment
8. Old Business
 - a. Review Year-To-Date Building Permit Requests 3-4
 - b. Town Vision for Comprehensive Plan: Reviews/Updates 5-11
9. New Business
 - a. Consider Rezoning of 2136 120th Ave 12-19
10. Chair's Report
11. Commission Member Comments
12. Request for Future Meeting Agenda Items
13. Next Plan Commission Meeting – Aug 22, 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 National Community Bank, the Town Web Site, and the Town Facebook site.

/s/ Denise Skjerven, Clerk

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, MAY 23, 2023 – 6 P.M.**

MINUTES

The Plan Commission of the Town of Osceola held a meeting on Tuesday, May 23, 2023, at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER

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

VERIFICATION OF MEETING POSTING

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

PLEDGE OF ALLEGIANCE

Chair Utke led the group in the Pledge of Allegiance.

ROLL CALL

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

ABSENT: None

APPROVAL OF PROPOSED AGENDA

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

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION BY TRONRUD / 2ND BY JOHNSON TO APPROVE THE TUESDAY, APRIL 25, 2023, MEETING MINUTES. MOTION CARRIED.

PUBLIC COMMENT

None - 1 in attendance, 1 online

OLD BUSINESS

**A. SOLAR FARMS: PRESENCE BY POLK COUNTY ZONING ADMINISTRATOR
AND ENVIRONMENTAL SERVICES DIRECTOR**

Jason Kjeseth from Polk County Zoning gave a brief update on the ordinance that was passed by Polk County. Solar farms 0-99 Mega Watts are regulated by Polk County, systems 100 Mega Watts or larger are regulated by the Public Service Commission (PSC).

B. REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS

For review only.

C. TOWN VISION FOR COMPREHENSIVE PLAN: REVIEWS / UPDATES

Dan Tronrud will provide an update from Stevens at the next meeting.

NEW BUSINESS

None

CHAIRMAN'S REPORT

None

COMMISSION MEMBER COMMENTS

None

FUTURE MEETING AGENDA ITEMS

None

NEXT PLAN COMMISSION MEETING

MEETING SET FOR JUNE 27, 2023, 6 PM

ADJOURNMENT

MOTION BY JOHNSON / 2ND BY BERG TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 23RD DAY OF MAY 2023. MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:51 p.m.

July 25
TO BE APPROVED: ~~June 27~~, 2023

Jim Berg, Plan Commission Member

Building Permits for 2023

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
12/20/22	Kadlec 2142 84th Avenue	2142 84th Avenue Alterations PICKED UP THE PERMIT IN 2023	TO-22-43
1/31/23	Tony Minell 2212 73rd Avenue Owner	2212 73rd Avenue Addition	TOS23-01
3/9/23	Mary Cotch 2519 86th Avenue Contractor: Gregory C ontracting	2519 86th Avenue Deck Addition//Alterations	TOS23-02
3/22/23	Mark Rudek 814 Horse Lake Lane	814 Horse Lake Lane New Sign Family Dwelling	TOS23-03
4/6/23	Timothy & Michelle Lomnes 1935 80th St Somerset Contractor: Innovative Basement Authority	765 Horse Lake N Repairs	TOS23-04
4/28/23	Richard Fehlen 2473 82nd Avenue	2473 82nd Avenue Deck	TOS23-05
5/9/23	Michael Lee 2027 110th Avenue Contractor:	2027 110th Avenue Accessory Building	TOS23-06
5/17/23	John Squire 833 223rd Street Contractor: J.L. James Homes	833 223rd Street Single Family Dwelling	TOS23-07
5/17/202	Bryan & Marsha Nelson 236X 84th Avenue Contractor: Gary Brunclik	236X 84th Ave New Signle Family Dwelling	TOS23-08
5/24/2023	Ryan Lee 916 River Road Contractor:	916 River Road Shed	TOS23-09
5/30/2023	Daniel Haymen 2361 75th Ave, CTY M	2361 75th Ave, CTY M New Signle Family Dwelling	TOS23-10
6/1/23	Bradley Johnson 2342 75th Ave CTY RD M	2342 75th Ave CTY RD M Accessory Building	TOS23-11
6/7/23	Nicholas O'Reilly 2396 84th Avenue	2396 84th Avenue Accessory Building	TOS23-12
6/7/23	Robert Heidelberg	930 235th ST	TOS23-13

4

930 235 St Accessory Building

6/15/23	Cassie Morfitt 2246 83rd Ave	827 218th County Rd MM Purch	TOS23-14
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6/28/23	William Jerry 2012 120th Ave	2012 120th Ave New Signle Family Dwelling	TOS23-15
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6/30/2023	Mark Gjovig 615 200th St Cty Road M	615 200th St Cty Road M Addition	TOS23-16
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Clerk

From: Angela Popenhagen <apopenhagen@stevensengineers.com>
Sent: Wednesday, July 19, 2023 2:19 PM
To: Clerk
Cc: Dan Tronrud
Subject: RE: Follow Up RE: Signed Agreement of Services_Town of Osceola and Stevens Engineers
Attachments: Tables.docx

Attached please find the updated tables for the Comprehensive Plan. If you refer to the 2009 Comprehensive Plan, you will see the Table numbers match the old narrative (but with all updated numbers from recent Census and other data). There were some tables and figures that were based on the 2008 Town of Osceola Community Survey. Without an updated survey, we cannot update those tables and/or figures. There also is a few data sets that have not been released by through the Census yet, so I will keep an eye on that data in hopes that we can still get it into the Comp Plan in time. Let me know if any changes, comments, or questions arise. Thank you!

Angela Popenhagen P.E., LEED AP



642 Brakke Drive, Suite 202, Hudson, Wisconsin 54016
P. 715.386.5819 C. 651.252.7094
www.stevensengineers.com

ECONOMIC DEVELOPMENT

Table 6.1: Town of Osceola school enrollment (2020-2021)

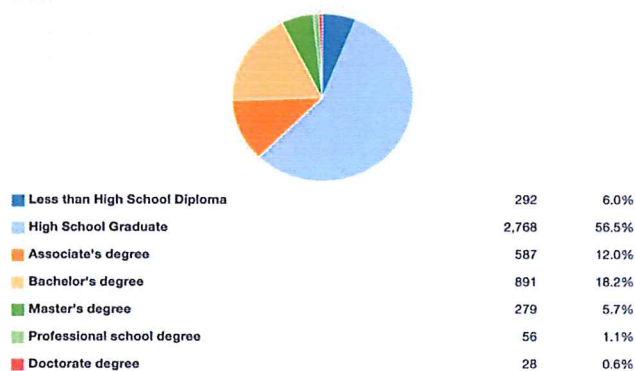
		Percent
Total (3 years and over enrolled in school)	1550	100.0%
Nursery school, preschool	80	5.2%
Kindergarten	88	5.7%
Elementary school (grades 1-8)	862	55.6%
High school (grades 9-12)	520	33.5%
College or graduate school	--	--

[Source 1 \(6.1\)](#)

[Source 2 \(6.1\)](#)

The area has some of the highest percentages of people who attended college of any ZIP.
For more information, see [Osceola, WI public school enrollment](#).

Educational Attainment For The Population 25 Years And Over



[Chart source](#)

Table 6.2: Town of Osceola employment status

	2020	Percent
Population 16 years and over	1911	100.0%
In labor force	1284	67.2%
Civilian labor force	1282	67.1%
Employed	1233	64.5%
Unemployed	50	2.6%
Percent of civilian labor force	3.9	(X)
Armed Forces	2	0.1%
Not in labor force	627	32.8%

[Source 1 \(6.2\)](#)

Table 6.3: Town of Osceola occupation characteristics (2020)

	2020	Percent
Employed civilian population 16 years and over	1287	100.0%
Management, professional, and related occupations	340	26.4%
Service occupations	178	13.8%
Sales and office occupations	279	21.7%
Farming, fishing, and forestry occupations	21	1.6%
Construction, extraction, and maintenance occupations	134	10.4%
Production, transportation, and material moving occupations	336	26.1%

[Source \(6.3\)](#)

Table 6.4: Town of Osceola industry characteristics (2020)

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	59	4.8%
Construction	91	7.4%
Manufacturing	347	28.1%
Wholesale trade	32	2.6%
Retail trade	124	10.1%
Transportation and warehousing, and utilities	53	4.3%
Information	20	1.6%
Finance, insurance, real estate, and rental and leasing	47	3.8%
Professional, scientific, management, administrative, and waste management services	57	4.6%
Educational, health and social services	238	19.3%
Arts, entertainment, recreation, accommodation and food services	76	6.1%
Other services (except public administration)	51	4.2%
Public administration	38	3.1%

[Source \(6.4\)](#)

Table 6.5: Town of Osceola worker class (2020)

	Number	Percent
Private wage and salary workers	956	77.5%
Government workers	141	11.4%
Self-employed workers in own not incorporated business	129	10.4%
Unpaid family workers	8	0.6%

[Source \(6.5\)](#)

Table 6.6: Town of Osceola commute characteristics (2020)

	2020	Percent
Workers 16 years and over	1287	100.0%
Car, truck, or van -- drove alone	990	76.9%
Car, truck, or van -- carpooled	165	12.8%
Public transportation (including taxicab)	4	0.3%
Walked	41	3.2%
Other means	8	0.6%
Worked at home	80	6.3%

[Source \(6.6\)](#)

Figure 6.1 – We are not finding an updated chart of Commute Characteristics for 2020

Table 6.7 and 6.8 have not been released by US Census Bureau yet.

Remaining tables and figures were created from the Town of Osceola Community Survey from 2008



Table 6.10: Town of Osceola documented OPEN brownfield sites

Site	Start Date	End Date	Impact	Substances
Osceola Rod and Gun Club	12/10/2001	-	Surface Water Contamination	Lead (Pb)
Nye Store (former)	10/25/2000	-	Soil Contamination	Gasoline

Source: Wisconsin Dept. of Natural Resources

HOUSING

Table 2.1: Town of Osceola housing units (2021)

	2021	Percent
Total Housing Units	1268	100.0%
1-unit, detached	988	78.0%
1-unit, attached	19	1.5%
2 to 4 units	47	3.7%
5 to 9 units	25	2.0%
10 or more	49	3.9%
Mobile home, trailer, boat, RV, other	140	10.8%

[Source \(2.1\)](#)

Table 2.3: Town of Osceola heating fuel (2021)

	2021	Percent
Utility gas	312	32.0%
Bottled, tank, or LP gas	369	37.8%
Electricity	117	12.0%
Fuel oil, kerosene, etc.	102	10.4%
Coal or coke	<1	0.0%
Wood	70	7.1%
Solar energy	<1	0.0%
Other fuel	4	0.4%
No fuel used	1	0.1%

[Source \(2.3\)](#)

Table 2.6: Town of Osceola gross rent characteristics (2021)

	Number	Percent of Total
Specified renter-occupied units in 2021		100.0%
Less than \$200	299	10.3%
\$200 to \$299	286	9.8%
\$300 to \$499	1,050	36.1%
\$500 to \$749	744	25.6%
\$750 to \$999	243	8.4%
\$1,000 to \$1,499	16	0.6%
\$1,500 or more	3	0.1%
No cash rent	268	9.2%
Median (dollars)	\$440.00	(X)

Source (2.6)

Table 2.11: Town of Osceola estimated an additional number of housing units (2010-2040)

	Census 2010	Estimated 2015	Projected 2020	Projected 2025	Projected 2030	Projected 2035	Projected 2040
Population	2,855	2,915	3,235	3,545	3,825	3,995	4,055
Households	1,051	1,098	1,228	1,356	1,475	1,557	1,593
Persons per Household	2.72	2.65	2.63	2.61	2.59	2.57	2.55
Additional Housing Units Needed	(X)	47	130	128	119	82	36

Source: Household Projections for Wisconsin Municipalities: 2010 - 2040

Table 2.13: Polk County median family income (all families) \$67,878

Program	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30 % of Median	\$15,100	\$17,250	\$19,400	\$21,550	\$23,300	\$25,000	\$26,750	\$28,450
Very Low Income	\$25,150	\$28,750	\$32,350	\$35,900	\$38,800	\$41,650	\$44,550	\$47,400
60 % of Median	\$30,180	\$34,500	\$38,820	\$43,080	\$46,560	\$49,980	\$53,460	\$56,880
Low-Income	\$40,025	\$46,000	\$51,750	\$57,450	\$62,050	\$66,650	\$71,250	\$75,850

Source: U.S. Department of Housing and Urban Development (2021)

Source (2.13)

ISSUES AND OPPORTUNITIES

Table 1.1: Town of Osceola comparative population change (2010-2040)

	Census 2010	2015 ^a	2020 ^{a*}	2025 ^{a*}	2030 ^{a*}	2035 ^{a*}	2040 ^{a*}	Percent Change 2010-2040
Town of Osceola	2,855	2,915	3,235	3,545	3,825	3,995	4,055	42.0%
Village of Osceola	2,568	2,615	2,820	3,020	3,185	3,255	3,245	26.4%
Village of Dresser	895	910	1000	1,085	1,160	1,205	1,215	35.8%
Town of St. Croix Falls	1,165	1,170	1,245	1,315	1,370	1,385	1,370	17.6%
Town of Farmington	1,836	1,865	2,030	2,195	2,335	2,410	2,425	32.1%
Town of Garfield	1,692	1,715	1,880	2,035	2,175	2,250	2,270	34.2%
Polk County	44,205	44,390	47,680	50,560	53,240	54,230	53,825	21.8%
State of Wisconsin	5,686,986	5,783,015	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	14.4%

[Source 1 \(Town/Village Predictions\)](#)

[Source 2 \(State of Wisconsin Predictions\)](#)

Table 1.2: Town of Osceola comparative household change (2010-2040)

	Census 2010	Estimated 2015	Projected 2020	Projected 2025	Projected 2030	Projected 2035	Projected 2040	Percent Change 2010-2040
Town of Osceola	1,051	1,098	1,228	1,356	1,475	1,557	1,593	51.6%
Village of Osceola	1,142	1,190	1,294	1,395	1,484	1,532	1,540	34.9%
Village of Dresser	361	375	416	455	490	514	523	44.9%
Town of St. Croix Falls	1,165	1,170	1,245	1,315	1,370	1,385	1,370	17.6%
Town of Farmington	652	677	743	809	867	903	915	40.3%
Town of Garfield	622	645	713	777	837	875	890	43.1%
Polk County	18,004	18,482	19,994	21,399	22,579	23,177	23,124	28.4%
Persons per Household in Polk County	2.44	2.38	2.36	2.35	2.33	2.3	2.29	X

Source: Prepared by Demographic Services Center, Wisconsin Department of Administration (2008)

Household Projections for Wisconsin Municipalities: 2010 - 2040

[Source Link](#)

Our Sources

With all the information on the internet, it can be hard to separate the truth from the fiction. Infoplease knows the value of having sources you can trust. That's why we always try and be transparent about where we get our data and are working hard every day to improve our citations across the site so you can have confidence in the resources we provide. Whenever possible we try and use public data from official organizations like the U.S. Census Bureau, the Library of Congress, UN agencies like UNESCO or the World Health Organization, or from historic organizations like our own local Historic New England. Learn more about our usual sources [here](#).

Clerk

From: Tyson Arden <ardenconstruct@gmail.com>
Sent: Wednesday, July 12, 2023 2:15 PM
To: Clerk
Subject: Re: 2136 120th Ave: Possible Rezone to Subdivide Property
Attachments: donna plot docs.pdf

I have attached the requested documents for the planned rezoning. Let me know if you need anything else.

Thanks

Tyson

Arden Construction

POLK COUNTY DISTRICT CHANGE APPLICATION

Receipt Number	Fee: \$750.00
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MAKE CHECKS (black ink) PAYABLE TO:
 Polk County Land Information Department
 100 Polk County Plaza, Suite 130
 Balsam Lake, WI 54810
 715-485-9111, Mon- Fri, 8:30am-4:30pm

Property Address (Number & Street or Ave)

Property Owner Daniel Weikert
 Mailing Address 2136 120th Ave
 City Pircsar State WI Zip 54089
 Email (optional):
 Phone Number: 651-325-1860

COMPLETE ALL UNSHADED AREAS
INCOMPLETE APPLICATIONS MAY BE
RETURNED
PLEASE PRINT - USE BLACK INK
RETURN ORIGINAL FORM

LEGAL DESCRIPTION OF PROPERTY - SEE TAX BILL

Parcel # / Computer # <u>042-000960000</u>	Lot #	Subdivision/CSM #	Gov't Lot
NW 1/4 SE 1/4, Sec <u>4</u> /T <u>33</u> N /R <u>18</u> W		Town of <u>Osceola</u>	
Size of Parcel X = SQ FT OR <u>4.97</u> Acres		Size of proposed REZONE parcel X = SQ FT OR <u>4.97</u> Acres	

ADDITIONAL INFORMATION

Previous Owner	Date Purchased	Are there buildings on the parcel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	What percent of the buildings are to be rezoned? <u>100%</u>	Name of Lake/Pond/River/Flowage	Lake Classification <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3
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I request a district change/rezone from Residential Agricultural 5 District to Residential (R-1) District.
 (State briefly what is being requested & why):

The applicant, as witnessed by the applicant's signature on this application hereby attests that the information contained therein is accurate and true. Any assistance by County staff was at the applicant's request.

Sign Here: [Signature] Date: 7.13.2023 Cash ☒ Credit ☐ Check # _____

COMMENTS:

Received by:		Date:		Fee: \$750	
Letter/Minutes from town board hearing <input type="checkbox"/> Yes	Hearing Date/Time	Environmental Services Committee approval <input type="checkbox"/> Yes <input type="checkbox"/> No	County Board Meeting Date	County Board approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Received

Please list all names and **complete mailing addresses** of all adjoining property owners within **300 feet** (including across the road). Provide property address if known.

Name	Shawn n O'Brien		
Mailing Address	2141 Ravine Dr		
Property Address			
Name	Rocky Hills Silent Retreat		
Mailing Address	2122 Ravine Dr		
Property Address			
Name	Thomas Woskatz		
Mailing Address	213 120th Ave		
Property Address			
Name			
Mailing Address			
Property Address			

Zoning District Change Process

Town Level:

1. Contact the Town where your property is located to get your rezone request on their agenda. (Some towns will put you on the planning commissions agenda first and other towns will start with the Town Board)
2. The Town Board or the planning commission will evaluate the proposed zoning district change with the Town's comprehensive plan, existing land use, surrounding land use, public infrastructure, and other factors.
3. Planning commission will provide Town Board with a recommendation to grant or deny rezone request.
4. Town board will take action on the request. If the Town Board denies the request, the rezoning process stops at the town level and cannot be pursued to the county level.

County Level:

5. Submit this "zoning district change application" to county zoning office along with \$750 application fee.
6. County completes a class 2 legal notice and sets up a public hearing in front of the Environmental Services Committee. Notice is provided to the neighboring properties within 300' of the applicant's property.
7. Public hearing- Environmental Services Committee makes a recommendation to the County Board to grant or deny rezoning request.
8. County Board acts on the rezoning request to formally change the zoning district map.

**Please Note- This process could take three months at the town level and approximately two months at the county level.*

363.82

042000720000
Calculated Ac: 8.18
Survey Ac:

GOMI

663.77

042000960000
Calculated Ac: 4.97
Survey Ac:

Town of Osgood

332.33

661.14

758.25

042000990000
Calculated Ac: 16.87
Survey Ac:

332.40

1 AC

042000630140
Calculated Ac: 1.45
Survey Ac:

042000970000
Calculated Ac: 4.89
Survey Ac:

3.27



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

MSM3681

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TOWN OF OSCEOLA DRIVEWAY PERMIT APPLICATION

Date 7.12.2023

\$50.00 Fee Required with Application

Owner / Applicant Current Address:

Name Daniel W. Kart
Street 2136 12th Ave
City / State / Zip Dixson WI 54009
Phone Number (651) 325 - 1860

Location of Proposed Driveway:

Subdivision Name (If applicable) _____ Lot Number _____
Town Map Location NW 1/4, SE 1/4, of Section 4, Town 33 N, Range 18 W
Property Street Address (If assigned) 2136 12th Ave Dixson WI 54009
Parcel Number 042-00096-0000

- Site Drawing: Attach a map which shows:
- The Lot Dimensions.
- The name or number of all bordering roads.
- The location of the proposed driveway INCLUDING the distance from the nearest lot corner to the center of the driveway.

Applicants must call 715-417-4681 to arrange an appointment for inspection of Driveway location and installation.

Town of Osceola Ordinance 8.05 Requires That;

- All driveways require a permit before construction is begun.
- Only one driveway per residence is allowed.
- A culvert (where needed) must be a minimum of 24 feet in length.
- All culverts must be a galvanized steel, concrete, or corrugated polyethylene culvert pipe which shall conform to AASHTO M 294 type S, having a corrugated outer wall and a smooth inner liner.
- The road surface over a culvert must be at least 22 feet wide and 4 inches deep for galvanized steel or concrete culverts or 12 inches deep for corrugated polyethylene culverts.
- The driveway road surface must be at least 12 feet wide.
- The driveway must meet the public road at a 90-degree angle.
- The driveway must have a graded slope away from the public road at an angle of not less than 1 percent or more than 6 percent.
- The driveway must be graded back at least 33 feet from the center line of the road.
- Driveways on through roads must be at least 150 feet apart center to center.

Signature of Applicant _____

THIS SECTION IS TO BE COMPLETED BY THE TOWN OF OSCEOLA REPRESENTATIVE

A culvert _____ will, _____ will not be required.

If a culvert is required, the minimum diameter must be _____ inches.

_____ This preliminary driveway location has been inspected and is approved with the following condition:

_____ This preliminary driveway location is **NOT** approved. The correction required is:

Printed Name of Town of Osceola Representative

Date

Signature by the Town of Osceola Representative

This driveway has had a final inspection by an authorized representative from the Town of Osceola, and determination has been made that the driveway meets the minimum standards.

Printed Name of Town of Osceola Representative

Date

Signature by the Town of Osceola Representative





CSM3681