

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
Tuesday, November 28, 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): 10/24/2023 1-2
7. Public Comment
8. Old Business
 - a. Review Year-To-Date Building Permit Requests 3-5
 - b. Town Vision for Comprehensive Plan: Reviews/Updates
9. New Business
 - a. Potential Property Annexation from Village of Dresser to Town of Osceola 6-11
10. Chair's Report
11. Commission Member Comments
12. Request for Future Meeting Agenda Items
13. Next Plan Commission Meeting – Dec. 19 or 26
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, OCTOBER 24, 2023 – 6 P.M.**

MINUTES

The Plan Commission of the Town of Osceola held a meeting on Tuesday, October 24, 2023, at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER

Chair Utke called the meeting to order at 6:03 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 CRONICK TO APPROVE THE AGENDA. MOTION CARRIED.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION BY JOHNSON / 2ND BY KAISER TO APPROVE THE TUESDAY, SEPTEMBER 26, 2023, MEETING MINUTES. MOTION CARRIED.

PUBLIC COMMENT

None - 0 in attendance, 0 online

OLD BUSINESS

A) REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS

For review only.

B) TOWN VISION FOR COMPREHENSIVE PLAN: REVIEWS / UPDATES

The board discussed each section that was assigned to the members for updating. Kim Kaiser is updating the language for section 10 (Utilities and Community Facilities). Dan Tronrud is going to do a review of section 4 (Implementation) and will reach out to Stevens again to get the information for sections 2 (Economic Development), 3 (Housing) and 7 (Issues and Opportunities). John Cronick is going to do a review of section 5 (Intergovernmental Cooperation). Jim Berg noted no changes to section 6 (Introduction). Sections 1 (Agricultural) 8 (Land Use) and 9 (Transportation) will be updated at a later date when the data becomes available and the community survey has been completed.

2

The PC board is hoping to have all the updated information for the next meeting. The PC board would like review the data and be able to present it to the Town Board at the December Town Board Meeting. The board is hoping to have the town clerk compile the document.

Cindy Thorman provided copies to the board with updated language from section 1 (Agricultural) & 8 (Land Use). These sections are areas that the PC board was planning to work on over the next several years. There are areas of those sections that require census data that is not available yet and data from a community survey that hasn't been done yet. The majority of the board thought we should focus on the sections that we agreed needed to be updated with the information that we have available to us at the present time. This will also give us the ability to complete these updates by the end of 2023. The majority of the board also agreed that different sections of the Comprehensive Plan will have dates as to when certain sections were updated, like the current plan has.

NEW BUSINESS

None

CHAIRMAN'S REPORT

None

COMMISSION MEMBER COMMENTS

Jim Berg asked if Chair Utke could find out the best way the PC board should communicate if the Town does not have a clerk.

FUTURE MEETING AGENDA ITEMS

Building Permits

Final review of the Comprehensive Plan

NEXT PLAN COMMISSION MEETING

MEETING SET FOR NOVEMBER 28, 2023, 6 PM

ADJOURNMENT

MOTION BY JOHNSON /2ND BY TRONRUD TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 24TH DAY OF OCTOBER 2023. MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 7:27 p.m.

Jim Berg, Plan Commission Member

TO BE APPROVED: November 28, 2023

Building Permits 2023 Planning Commission

3

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 contracting	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 Single 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 Single 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 Heidelbergberger	930 235th ST	TOS23-13

	930 235 St	Accessory Building	
6/15/23	Cassie Morfitt 2246 83rd Ave	827 218th County Rd MM Porch	TOS23-14
6/28/23	William Jerry 2012 120th Ave	2012 120th Ave New Single Family Dwelling	TOS23-15
6/30/2023	Mark Gjovig 615 200th St Cty Road M	615 200th St Cty Road M Addition	TOS23-16
7/13/23	Robert Graham 2366 Clark Road	2366 Clark Road Alterations	TOS23-17
7/14/23	Mark Vanderwerf 410 Thye Trail Dresser wi	812 214th Street New Single Family Dwelling	TOS23-18
7/14/23	Chris Thomas Hove Circle Pines, MN	1976 80th Ave New Single Family Dwelling	TOS23-19
7/21/23	Scott Pelzl 621 220th Street	621 220th St Accessory Building	TOS23-20
7/26/23	Michael Portner 724 240th St	724 240th St Accessory Building	TOS23-21
7/26/23	Brain Miller Buffalo, MN	22XX 83rd Avenue Accessory Building	TOS23-22
7/26/23	Mark Forder 765 Horse Lake LN	765 Horse Lake LN Deck	TOS23-23
7/26/23	FB Contractors 720 Nye Lane	720 Nye Lane Accessory Building	TOS23-24
7/26/23	Kasie Cullinan 1037 210th Street	1037 210th Street Electrical	TOS23-25
8/1/2023	Meghan Bittersweet 5607 Bimini Dr, Minnetonka, MN	2072 A 110th Avenue Accessory Building	TOS23-26
8/3/2023	Allen Wittstock/Michael Hurd 2348 75th Avenue Osceola	2326 75th Avenue Cty Road M New single Family Dwelling	TOS23-27
8/7/2023	Kolten Heimbach 603 Chieftain St Osceola	2081 120th Avenue New single Family Dwelling	TOS23-28
8/25/2023	Eric Graf 605 240th Street	605 240th Street Deck	TOS23-29
8/30/2023	Tera Wells 102 Liberty Road, River Falls	2197 60th Avenue Move Cabin & 2 Accessory Buildings	TOS23-30
8/31/2023	James Jerde 2427 113th Avenue Dresser	2427 113th Avenue Accessory Building	TOS23-31

5

9/7/52023	Marissa Hendrickson 795 Horse Lake	795 Horse Lake Shed	TOS23-32
9/7/23	Midwest Electric & Generator 931 233rd Street	931 233rd Street Electrical	TOS23-33
9/13/23	Jason Fugate 2227 84th Avenue	2227 84TH AVE New Single Dwelling	TOS23-34
9/14/23	Ben Brown 2585 State Hwy 35	Horst Rechelbacher Foundation Additional Bathrooms	TOS23-35
9/15/23	Neo Electrical Solutions 2139 Ravine Dr	Jacob Cassandra Electrical	TOS23-36
9/19/23	Jessie Smith 808 248th	Timothy Friberg New Single Dwelling	TOS23-37
9/25/23	Kathleen McGinnity 804 Horse Lake	804 Horse Lake Accessory Building	TOS23-38
9/28/23	Buffie Electric LLC 931 233rd Street	Darell Anderson Generator	TOS23-39
10/6/23	HRHH Inc 23XX 90th Avenue	HRHH New Single Dwelling	TOS23-41
10/10/23	Austin Bartz 995 207th Street	Austin Bartz New Single Dwelling	TOS23-42
10/12/23	Gary Brunclik 2384 84th Avenue	Gary Brunclik New Single Dwelling	TOS23-43
10/26/23	Tyson Arden 11XX 200th Street	Jackson Strumke New Single Dwelling	TOS23-44

Clerk

From: ChairLindh
Sent: Wednesday, November 8, 2023 11:23 PM
To: PC Utke
Cc: Clerk; Supervisor Cronick; Isaac Peterson
Subject: Re: Possible property annexation from village of Dresser to Town of Osceola

Jeremy-

Can the Planning Committee looking into the zoning requirements to see if this "detachment" could be possible. I am assuming that new zoning might be required and the Town would need to check with the County to see what requirements are needed to subdivide the lot into 2 or possibly more lots. The Town recently had concerns about subdividing a lot a few months ago. The Town will also need to discuss this "detachment" with the Village of Dresser before the process gets too far along.

Please let me know if you have any.

Thanks-

Dale Lindh

Town of Osceola Chairman

From: Isaac Peterson <isaac.peterson22@yahoo.com>
Sent: Wednesday, November 8, 2023 5:32 PM
To: ChairLindh <chairlindh@townofosceola.com>
Cc: PC Utke <pcutke@townofosceola.com>; Clerk <clerk@townofosceola.com>; Supervisor Cronick <supervisorcronick@townofosceola.com>
Subject: Re: Possible property annexation from village of Dresser to Town of Osceola

Dale,

Long story short I'd like to sell a small piece of it and use that money to try and build a garage.

I had contacted the Village of Dresser to see if that would be possible, and it is, but not really feasible for me to do. Essentially, if I broke my lot up into even two pieces, it was explained to me that it would be technically a "development" and I would be a "developer". This means that I would have to install utilities before even selling the land, and to put city sewer and water along the entire length of my property would be extremely expensive.

I don't really want to sell any land but with building supply prices, and my wages not rising with inflation, selling some land is looking like my only option to generate some money to put towards a garage.

Essentially, by annexing part of the property to the Town of Osceola, I was hoping that I could sell some of the land, and whoever bought the property could do what they wanted with it. If

they just wanted to buy an acre and do nothing with it fine, if they want to build a house fine, not my business. If they wanted/needed a well, or sewer, they could put it in and pay for it. 7

What I would like to do is have the majority of my property annexed to the town of Osceola, and then have that part sectioned into a few lots. My intent would be to sell as little as possible, as I enjoy the land, but if an emergency came up in the future I could sell more if needed.

When I had my house built, my thought was, if I saved for several years, I'd have enough to build a garage. Covid happened, inflation etc. etc....

Isaac

On Wednesday, November 8, 2023 at 03:36:16 PM CST, ChairLindh <chairlindh@townofosceola.com> wrote:

Isaac-

Can you please let me know why you want to annex part of your property to the Town of Osceola and what are your future plans for this property?

Thanks

Dale Lindh

Town of Osceola Chairman

From: Isaac Peterson <isaac.peterson22@yahoo.com>

Sent: Monday, November 6, 2023 2:25 PM

To: ChairLindh <chairlindh@townofosceola.com>

Cc: PC Utke <pcutke@townofosceola.com>; Clerk <clerk@townofosceola.com>

Subject: Re: Possible property annexation from village of Dresser to Town of Osceola



Yep that is the property!

I'd like to do something like this. Part in blue would stay in dresser the rest annex to Osceola.

[Sent from Yahoo Mail on Android](#)

On Mon, Nov 6, 2023 at 1:26 PM, ChairLindh
<chairlindh@townofosceola.com> wrote:

Isaac-

Thanks for your email. I do not have an answer for you at this time. Can you please let me know if the property outline in red is the property in question. Are you requesting that the whole property area be annexed into the Town of Osceola?

From: Isaac Peterson <isaac.peterson22@yahoo.com>

Sent: Monday, November 6, 2023 11:31 AM

To: ChairLindh <chairlindh@townofosceola.com>

Subject: Possible property annexation from village of Dresser to Town of Osceola

Hi Dale,

I'm looking into possibly trying to annex part of my property to the Town of Osceola from the Village of Dresser.

I was wondering if you think this might be possible?

My address is 431 Polk Ave South, Dresser, WI 54009. My property line is the line between the Village of Dresser and the Town of Osceola.

Thanks,

Isaac

[Sent from Yahoo Mail on Android](#)