

**TOWN OF OSCEOLA
TOWN BOARD OF SUPERVISORS
SPECIAL TOWN BOARD MEETING
Thursday, September 5, 2024 – 6:00 P.M.
Town Hall - 516 East Avenue North, Dresser WI
Agenda Can Change Up to 24 Hours Prior to Meeting**

MEETING AGENDA

- 1. Call Meeting to Order**
- 2. Verification of Meeting Posting**
- 3. Roll Call**
- 4. Acceptance of Proposed Agenda**
- 5. Consider Property Subdivision for B. Anderson, 804 218th St.**
- 6. 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

Minor Subdivision Application

To the Town Board and Planning Commission of the Town of Osceola, Polk County, Wisconsin

I, the undersigned, being owner/owner's agent of all the area herein described, hereby request from the Town Board of the Town of Osceola, review of a Minor Subdivision under the provisions of the "Subdivision and Platting Ordinance for the Town of Osceola, Polk County, Wisconsin."

Owner: <u></u> (Signature) Name: <u>BRIAN ANDERSON</u> Address: <u>804 218th St.</u> <u>Osceola WI 54020</u> (City, Town) (State) (Zip) Telephone No.: <u>715-501-5304</u> Email Address: <u>briananderson1982@gmail.com</u>	Agent: _____ (Signature) Name: _____ Address: _____ _____ (City, Town) (State) (Zip) Telephone No.: _____ Email Address: _____
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For Town Use Only: Received By: _____	Date Filed: _____ Fee Paid: _____
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More information may be requested by the Planning Commission or Town Board if deemed necessary to properly evaluate your request. The lack of information requested by this form may in itself be sufficient cause to deny the petition. If you have any questions regarding the procedure, please contact the Chairman of the Town Planning Commission.

LEGAL DESCRIPTION OF THE PROPERTY (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Lot No.	Block No.	Subdivision	or Government Lot # _____, _____ 1/4
of Section <u>20</u> T <u>33</u> N, R <u>18</u> E <u>W X</u> , Town of Osceola, Wisconsin			
Tax # <u>042-00658-0000</u>	Area in Acres <u>34.67</u>	Volume <u>24</u>	Page# <u>67</u> Polk County Register of Deeds <u>730150 document #</u>

PRESENT IMPROVEMENTS ON THE LAND (DESCRIBE):

<u>NONE</u>

<input type="checkbox"/> Number of New Lots to be Created	Present Use
<u>1</u>	<u>Agriculture</u>
<input type="checkbox"/> Zoning District	Future Use
	<u>Residential / Agriculture</u>
<input type="checkbox"/> With this land division, how many acres will remain with the original parcel?	
<u>14.67 acres</u>	
<input type="checkbox"/> How many acres will be lotted off for each new parcel?	
<u>20 acres</u>	
<input type="checkbox"/> Surveyor Name, Phone # and Email	
<u>Jerome Wittstock 612-799-1829</u> <u>wittstock_consultants@gmail.com</u>	
<input type="checkbox"/> Has there been a previous subdivision, major or minor, on this land before?	
<u>NO</u>	

Surrounding Owners, Land Use and Zoning Designations

vin Klingbeil

	Owner	Land Use	Zoning
North	Brian Anderson	Residential	G1
North	Joshua Mergel	Residential	G1
South	Kevin Maurer	Residential	G4, G5M, G7
South	Kari Anderson	Residential	G1, G6
East	David Pufall	Residential	G6 G1
East	Gerald Viebrock	Productive Forest	G6
West	Warren Johnson	Agriculture	G4, G5, G5M
West			

Review Requested (Choose one)

<input type="checkbox"/> Concept Review (No recommendation by the Plan Commission shall occur).
<input checked="" type="checkbox"/> Preliminary Review (Recommended approval, conditional approval, or rejection of the proposed plan).

Information Required

Table #1: Information To Be Shown on Plans		
Description	Concept	Preliminary
Air Photos of area	X	With lot lines shown
Subdivider contact information	X	X
Land Owner of record	X	X
Property lines	Sketched	Surveyed
Proposed road locations	X	X
Adjacent landowners and structures	X	X
Driveway locations		If required
Shared driveways		X
Entire area plan		X
Topographic contours		If required
Engineered road plans		X

Plan Commission Recommendation

The Town Plan Commission shall recommend approval, conditional approval, including a recommendation of the need for Development Agreement, or rejection of the proposed plan to the Town Board. If approval or conditional approval is recommended, the plan shall be referred to the Board for consideration.

04200433000
Calculated/Ac: 39.84
Survey/Ac: SE1/4 SE1/4

NE1/4 NE1/4
04200600000
Calculated/Ac: 40.22
Survey/Ac

042006860100
Calculated/Ac: 32.61
Survey/Ac: SE1/4 NE1/4

042006860000
Calculated/Ac: 7.62
Survey/Ac:

Four Seasons

28319200000

SW1/4 SW1/4
04200453000
Calculated/Ac: 33.65
Survey/Ac

04200454000
Calculated/Ac: 4
Survey/Ac

NW1/4 NW1/4
04200660000
Calculated/Ac: 50.92
Survey/Ac

04200661000
Calculated/Ac: 10.61
Survey/Ac

SW1/4 NW1/4

500.21 ft
31th St County Rd MM

04200455010
Calculated/Ac: 11.05
Survey/Ac

SE1/4 SW1/4
04200455000
Calculated/Ac: 32.3
Survey/Ac

04200455020
Calculated/Ac: 2.8
Survey/Ac

04200455030
Calculated/Ac: 341267.62 ft
Survey/Ac

04200455100
Calculated/Ac: 39.2
Survey/Ac

04200455080
Calculated/Ac: 31.6
Survey/Ac

SE1/4 SW1/4

21

04200453000
Calculated/Ac: 4.54
Survey/Ac

04285.44 ft
Survey/Ac: 728.37

NE1/4 NW1/4

04200663000
Calculated/Ac: 25.85
Survey/Ac: SE1/4 NW1/4

280

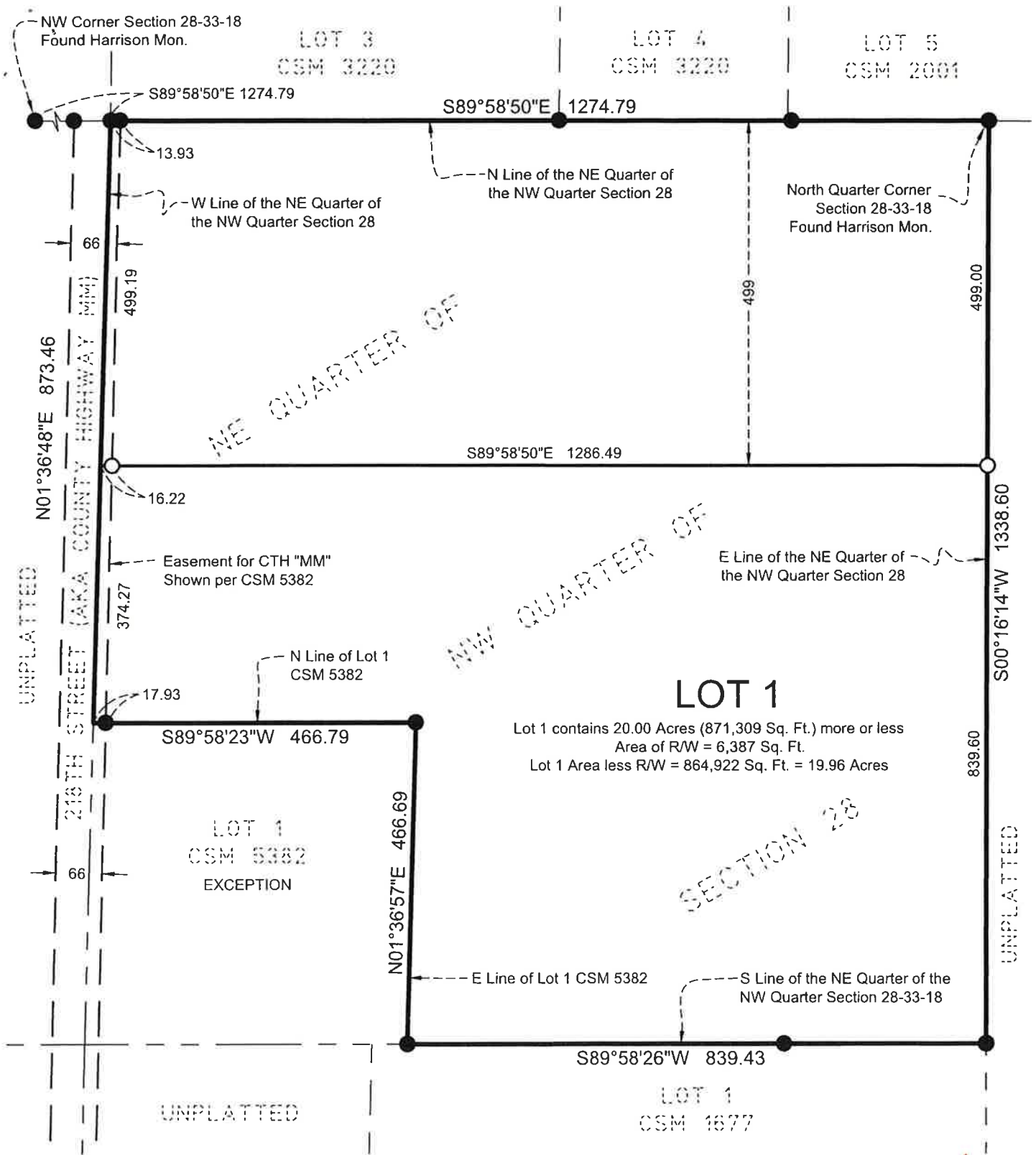
28

499.39 ft

64th Ave

2113

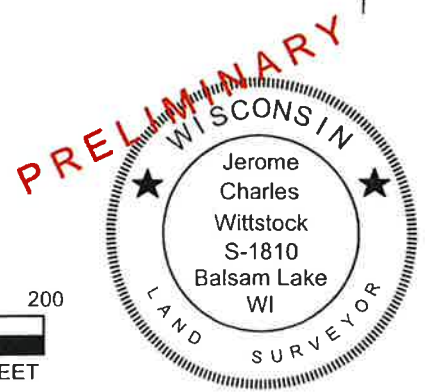
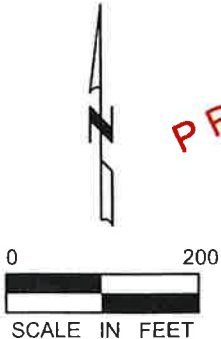
SW



Legend

- Denotes found 3/4" O.D. Iron Pipe Monument Open (unless otherwise noted).
- Denotes to be set 1" (O.D.) X 24" Iron Pipe Monument (1.13lbs/LF)

Surveyed for Brian Anderson by Jerome Charles Wittstock, PS.
 Wittstock Consultants, Balsam Lake, WI. (612)799-1829
 Bearings shown on this survey assume the N Line of the NW Quarter of Section 28 bears S89°58'50"E.



Surveyor's Certificate:

I, Jerome C. Wittstock, a Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped that part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 33 North, Range 18 West, Town of Osceola, Polk County, Wisconsin, more particularly described as follows:

Beginning at the north quarter corner of said Section 28, also known as the northeast corner of the Northwest Quarter of said Section 28; thence South 00 degrees 16 minutes 14 seconds West, along the east line of said Northwest Quarter, a distance of 1338.60 feet to the southeast corner of the Northeast Quarter of said Northwest Quarter and north line of Lot 1 of Certified Survey Map No. 1677, on file in the Polk County Register of Deeds Office, Polk County, Wisconsin (CSM 1677); thence South 89 degrees 58 minutes 26 seconds West, along the south line of said Northeast Quarter of the Northwest Quarter and north line of said CSM 1677, a distance of 839.43 feet, to the southeast corner of Lot 1 of Certified Survey Map No. 5382, said Polk County Register of Deeds Office (CSM 5382); thence North 01 degrees 36 minutes 57 seconds East, along the east line of said CSM 5382, a distance of 466.69 feet to the northeast corner of Lot 1 of said CSM 5382; thence South 89 degrees 58 minutes 23 seconds West, along the north line of Lot 1 of said CSM No. 5382, a distance of 466.79 feet to the west line of said Northwest Quarter and northwest corner of said CSM 5382, a distance of 466.79 feet; thence North 01 degrees 36 minutes 48 seconds East, along the west line of said Northwest Quarter, a distance of 873.46 feet to the north line of said Northwest Quarter and southwest corner of Lot 3 of Certified Survey Map No. 3220, said Polk County Register of Deeds Office (CSM 3220); thence South 89 degrees 58 minutes 50 seconds East, along the north line of said Northwest Quarter and along the south line of Lots 3 and 4 of said CSM 3220 and south line of Lot 5 of Certified Survey Map No. 2001, said Polk County Register of Deeds Office, to the Point of Beginning.

Said parcel contains 871,309 square feet or 20.00 acres, more or less. Said parcel is subject to easements of record.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of Polk County, Wisconsin to the best of my knowledge, information and belief in surveying, dividing and mapping the same.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have made such survey at the direction of Brian Anderson.

Date

Jerome C. Wittstock, RLS NO. S-1810



POLK COUNTY SUBDIVISION ORDINANCE TOWN BOARD CHECKLIST

(Checklist to be filled out by Town Board)

TO: The Town Board of the Town of Osceola. The Polk County Land Information Department expects to review a subdivision proposed by Brian Anderson (Land Owner) assisted by Jerome Wittstock (Surveyor (if one has been retained)), consisting of 2 lots

or parcels located at the following address: 804 218th St. in Section _____ of your Town.

Parcel # 042-00658-0000 If other parcel #(s) affected, please list: _____

Prior to County review, we require the Town Board to answer the following questions:

1. **ROADS.** The Town WILL ACCEPT _____ WILL NOT ACCEPT ownership of the streets and roads within the proposed subdivision. NOTE: (If some roads are to become town roads and others are to stay private, please indicate this here or on a map.) The following roads will be Town Roads: _____ The following roads will be private: _____

2. **ROAD STANDARDS.** The standards for right-of-way, design and construction of roads within the subdivision will be minimum town road specifications as called for in the County Subdivision Ordinance. Please check the appropriate statement:

_____ The Town accepts the County minimum road standards, OR _____ The Town accepts the road with the following requirements (If the Town has other requirements regarding the Town standards for right-of-way width, maximum and minimum grades, width, depth, and type of base material, paving requirements, specifications on shoulders, ditches, culverts, cul-de-sac radius, erosion control, fencing and plating of vegetative cover, etc. **please indicate that here or attach a separate sheet.**):

3. **LAND AND WATER RESOURCES DEPARTMENT REVIEW.** We DO _____ DO NOT want the County to send this subdivision to the Polk County Land and Water Resources Department for calculation of watershed-drainage area, sizing of culverts, specification of drainage ways, water detention areas and erosion control features in accord with those calculations and other appropriate technical standards.

4. SUITABILITY OF LOTS FOR SEPTIC SYSTEMS:

The County policy is to require all unsewered lots that are intended to have building development to be fully tested for suitability for on-site waste disposal in order to be approved for subdividing. The County will waive this requirement on request of the Town Board. If the Town Board requests a waiver, the County will place a statement on the survey map or plat document warning lot purchasers that the lots have not been tested.

Not all lot purchasers will see this statement and occasionally a lot will turn out not to be suitable. The usual remedy for this situation is a holding tank, which places the Town in a position of responsibility for maintenance of the tank if the owner fails to do so. Town Boards should weigh this possibility in deciding whether to waive soil testing for each lot.

THE TOWN BOARD requests _____ does NOT request soil testing of the lots in this subdivision.

5. **PARKLAND DEDICATION.** Does the Town want any of the land within the subdivision to be dedicated to the Town for park purposes? YES _____ NO

6. FURTHER REVIEW

The completion of this checklist by this Town Board is the only review we require of this subdivision.

_____ We consider this only a preliminary review. The subdivider is obligated to return with the plat or map to this Town Board at a future date for a formal review and decision to approve or disapprove.

DATED THIS _____ DAY OF _____, 20_____, by The Town Board of the Town of _____, Polk County.

(Town Chair)

(Member)

(Member)

OR _____
(Town Clerk)

I attest that my signature represents the official position of the Town Board on these checklist questions.