

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
Tuesday, December 10, 2024 – 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):** 09/24/2024 pp 2 - 3
7. **Public Comment**
8. **Old Business**
 - a. Review Year-To-Date Building Permit Requests pp 4 - 6
 - b. Poplar Properties #42-00089-0000, Approved by Town and County pp 7 - 9
9. **New Business**
 - a. 855 240th: Driveway Permit Variance of Ordinance pp 10 - 13
 - b. 2025 Meeting Schedule p 14
10. **Chair's Report**
11. **Commission Member Comments**
12. **Request for Future Meeting Agenda Items**
13. **Next Plan Commission Meeting – January 28, 2025**
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 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

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, SEPTEMBER 24, 2024 – 6 P.M.**

MINUTES

The Plan Commission of the Town of Osceola held a meeting on Tuesday, September 24, 2024, at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER

Chair Utke called the meeting to order at 6:04 p.m.

VERIFICATION OF MEETING POSTING

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

PLEDGE OF ALLEGIANCE

Chair Utke led the group in the Pledge of Allegiance.

ROLL CALL

PRESENT: Chair Jeremy Utke, Jim Berg, John Cronick, and Cindy Thorman.

ABSENT: Dan Tronrud, Warren Johnson, and Kim Kaiser.

APPROVAL OF PROPOSED AGENDA

MOTION BY BERG / 2ND BY THORMAN TO APPROVE THE AGENDA. MOTION CARRIED BY VOICE VOTE.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION BY CRONICK / 2ND BY THORMAN TO APPROVE THE TUESDAY, AUGUST 27, 2024. MOTION CARRIED BY VOICE VOTE.

PUBLIC COMMENT

NONE - 4 in attendance, 1 online.

OLD BUSINESS

A) REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS

For discussion only.

NEW BUSINESS

A) POPLAR PROPERTIES #042-00089-0000 MINOR SUBDIVISION APPLICATION

Plan Commission members were presented with a CSM and a brief discussion took place. The check list has been completed and driveway requirements will be met.

MOTION BY BERG / 2ND BY CRONICK TO RECOMMEND THE TOWN BOARD APPROVE THE LOT DIVISION AS PRESENTED. MOTION CARRIED BY VOICE VOTE.

CHAIRMAN'S REPORT

None

COMMISSION MEMBER COMMENTS

None

FUTURE MEETING AGENDA ITEMS

Building Permits

NEXT PLAN COMMISSION MEETING

MEETING SET FOR OCTOBER 22, 2024, 6 PM

ADJOURNMENT

MOTION BY THORMAN /2ND BY BERG TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 24TH DAY OF SEPTEMBER 2024 MOTION CARRIED BY VOICE VOTE.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:14 p.m.

Jim Berg, Plan Commission Member

TO BE APPROVED: OCTOBER 22, 2024

Date Approved: _____

Building Permits - Planning Commission as of 10-2024

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
5/23/24	Glyn Thorman 827 218th Street Contractor: Owner	827 218th Street 3 Season Porch	TOS24-26
5/30/24	Edward McNiccis 2197 120th Avenue Contractor: Wolf River Electric	2197 120th Avenue Solar Installation	TOS24-27
6/6/24	Gary Brunclik 2386 84th Avenue Contractor: B & W Homes	2386 84th Avenue Single Family Dwelling	TOS24-28
6/13/24	Charles Letendre 806 Horse Lake Lane Contractor:	806 Horse Lake Lane Garage	TOS24-29
6/24/24	Phil Mattison 1996 75th Avenue Contractor: Hurlburt Holdings	1996 75th Avenue Generator	TOS24-30
6/24/24	Boyd Dosch 801 233rd Street Contractor: United Metal Buildings	801 233rd Street Accessory Building	TOS24-31
6/24/24	Mark Stickel 1994 75th Avenue Contractor:	1994 75th Avenue Garage Addition	TOS24-32
6/25/24	Jay Swisher 1934 75th Avenue Contractor:	1934 75th Avenue Deck	TOS24-33
6/25/24	Matt Ulrich 1099 River Rd Contractor: MJ Electric	1099 River Rd EV Charger	TOS24-34
7/3/24	Michael Wilmar 1001 190th Street, County Rd Y Contractor	1001 190th Street, County Rd Y Greenhouse	TOS24-35
7/9/24	Doug Carlson 258 99th Ave Contractor:	258 99th Ave Fireplace	TOS24-36
7/17/24	Keith Simmerman 23XX Clark Rd Contractor: Tyler Freese	23XX Clark Rd New Construction	TOS24-37
7/24/24	Marcia & Dale Dressel	1061 240th Street	TOS24-38

Building Permits - Planning Commission as of 10-2024

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
	1061 240th Street Contractor: Martin Zais	Solar Installation	
8/14/24	Travis Murphy 23XX Oak drive Contractor: Owner	23XX Oak Dr Accessory Building	TOS24-39
8/27/24	Paul Markel 2372 84th Avenue Contractor: Owner	2372 84th Avenue Shed	TOS24-40
9/3/20024	Benjamin Duncanson 24XX 113th Avenue Contractor: Owner	24XX 113th Avenue New Home	TOS24-41
9/10/24	Stacey Gleason 2446 State Highway 35 Contractor: Midwest Machinery Com	2446 State Highway 35 Office	TOS24-42
9/10/24	James Judkins 1965 Dwight Lane Contractor: Owner	1965 Dwight Lane Deck	TOS24-43
9/11/24	Richard Delaney 2874 Kuehne Lane, Las Cruces NM Contractor: Owner	1962 80th Avenue Deck	TOS24-44
9/12/24	Mathew Drinkwine 1953 75th Avenue Contractor: Owner	1953 75th Avenue Electrical	TOS24-45
9/12/24	Justin Berhow 945 190th Str County Road Y Contractor: Owner	945 190th St County Rd Y Accessory Building	TOS24-46
9/18/24	Brace Family 1067 200th St Contractor: Jeremiah Steck Cornerstone Contracting	1067 200th Street Accessory Building	TOS24-47
9/19/24	B&W Homes 23XX 82nd Avenue Contractor: B&W Homes	23XX 82nd New Home	TOS24-48
9/20/24	Leland Kendrick 2503 87th Avenue Contractor: Owner	2503 87th Avenue Accessory Building	TOS24-49
9/23/24	James Thanig 2064 97th Avenue Contractor: Owner	2064 97th Avenue DECK	TOS24-50

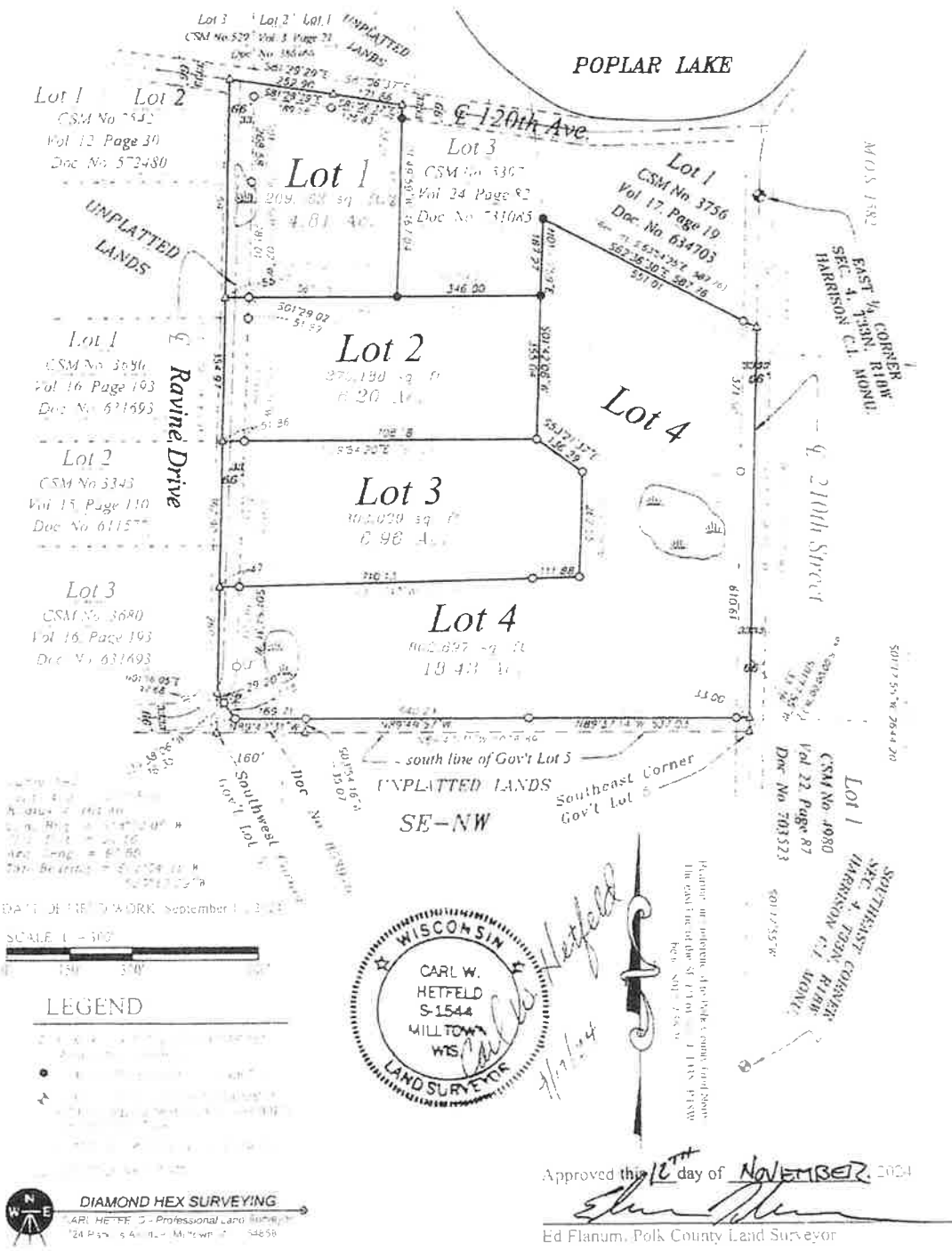
Building Permits - Planning Commission as of 10-2024

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
9/23/24	Catherine Ringer 1703 Randolph Ave Contractor: Owner	1932 115th Avenue Raze & New Home	TOS24-51
9/23/24	Jason Bimle 2171 121st Avenue Contractor: Fireside Hearth & Home	2171 121 St Fireplace	TOS24-52
10/3/24	Travis Murphy 2339 Oak Drive Contractor:	2339 Oak Drive New Service	TOS24-53

At the September 2024 Meeting the Plan Commission recommended the subdivision for the Poplar Properties. It was approved by the Town Board in October.

The following info is a courtesy to share that the Town and the county have approved the subdivision. No action is needed for this item.

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



DIAMOND HEX SURVEYING
 CARL W. HETFELD - Professional Land Surveyor
 224 Park St. - Osceola, WI 54658

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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: Dale Lindh
 Chairperson Dale 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



TOWN OF OSCEOLA DRIVEWAY PERMIT APPLICATION

Date 11-18-2024

\$50.00 Fee Required with Application

Owner / Applicant Current Address:

Name Rainer Ruppert
Street 955-240th Street
City / State / Zip Osceola, Wis, 54020
Phone Number _____

Location of Proposed Driveway:

Subdivision Name (if applicable) _____ Lot Number _____
Town Map Location SW 1/4, NW 1/4, of Section 18, Town 33 N, Range 18 W
Property Street Address (if assigned) 240th St.
Parcel Number 042-00341-0000

- 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 Rainer Ruppert

paid \$50.00

6:27



ON HUNT
ELITE



CLONTZ,
MARTHA

240th St

RUPPERT,
RAINER



240th St



REY
CH



Offline Maps



My Content



Tools



Trail Cameras



Tracker



Imagery ©2024 Airbus, Map data ©2024 20 ft



955 240th St

Building



Directions



Save



Nearby



Send to
phone



Share



955 240th St, Osceola, WI 54020

Photos

Clerk

From: Publicworks
Sent: Thursday, December 5, 2024 12:36 PM
To: Clerk
Subject: RE: 955 240th Driveway

Hi, We did go out and look at everything looks good with it its just under the required 150' from another driveway.

Thanks, Todd

From: Clerk <clerk@townofosceola.com>
Sent: Thursday, December 5, 2024 11:45 AM
To: Publicworks <publicworks@townofosceola.com>
Cc: Supervisor Cronick <supervisorcronick@townofosceola.com>; ChairLindh <chairlinhd@townofosceola.com>
Subject: 955 240th Driveway

Hi Todd- As I am prepping for the December Plan Commission Meeting- Rainier Ruppert's driveway is on the agenda.

Can I get a statement from you that Public Works has looked at the permit application and driveway and it meets the requirements of the driveway ordinance, with the exception of the 150' from center? And state what you would recommend to the plan commission - i.e. permission for Mr. Ruppert to install a drive or to decline the driveway?

Thanks,

Dani

Dani Pratt

Clerk - Town of Osceola

Pop.: approx. 3,110

715-755-3060, ext. 1

516 East Avenue North

P.O. Box 216

Dresser, WI 54009-0216

Clerk@townofosceola.com

Please look at the 2025 Calendar and plan a schedule of meetings for PC. 4th Tuesdays are still good.
Please consider the scheduling of meetings that may conflict with major holidays.

Jan. 28

Feb. 25

Mar. 25

April 22 (Easter is Sun. April 20, should not conflict)

May 27 (Memorial Day is Monday May 26, may conflict)

June 24

July 22

Aug. 26 (August 26 is the first day of School for Osceola, may or may not be a conflict for some)

Sept. 23

Oct. 28

Nov. 25 (This is the Tuesday before Thanksgiving)

Dec. 23 (this may conflict for some due to Christmas)