

**TOWN OF OSCEOLA  
PLAN COMMISSION  
REGULAR MONTHLY MEETING  
Tuesday, September 24, 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](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): 08/27/2024**
- 7. Public Comment**
- 8. Old Business**
  - a. Review Year-To-Date Building Permit Requests
- 9. New Business**
  - a. Poplar Properties #042-00089-0000 – Minor Subdivision Application
- 10. Chair's Report**
- 11. Commission Member Comments**
- 12. Request for Future Meeting Agenda Items**
- 13. Next Plan Commission Meeting – October 22, 2024**
- 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, AUGUST 27, 2024 – 6 P.M.**

**MINUTES**

The Plan Commission of the Town of Osceola held a meeting on Tuesday, August 27, 2024, at the Osceola Town Hall, Dresser, Wisconsin.

**CALL TO ORDER**

Chair Utke called the meeting to order at 6:08 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, and the Town Website.

**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, and Cindy Thorman.

**ABSENT:** Kim Kaiser

**APPROVAL OF PROPOSED AGENDA**

MOTION BY JOHNSON / 2<sup>ND</sup> BY THORMAN TO APPROVE THE AGENDA. MOTION CARRIED BY VOICE VOTE.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

MOTION BY JOHNSON / 2<sup>ND</sup> BY TRONRUD TO APPROVE THE TUESDAY, JULY 23, 2024. MOTION CARRIED BY VOICE VOTE.

**PUBLIC COMMENT**

NONE - 3 in attendance, 1 online.

**OLD BUSINESS**

**A) REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS**

For discussion only.

**B) HAAS QUARRY UPDATE**

For discussion only.

**C) BRIAN ANDERSON – PROPERTY SUBDIVISION REQUEST**

The property owner presented a CSM. A brief discussion took place regarding the property division, lot size and a proposed driveway. The property is located on County Rd. MM and a new driveway will need to be approved by Polk County.

MOTION BY TRONRUD / 2<sup>ND</sup> BY BERG TO RECOMMEND THAT THE TOWN BOARD APPROVE THE PROPERTY DIVISION AS PRESENTED. MOTION CARRIED BY VOICE VOTE. 4 YAY (Utke, Tronrud, Berg, and Cronick), 0 NAY, AND 2 ABSTAIN (Johnson rents the land that is being divided and is an adjacent property owner, Thorman is an adjacent property owner).

**D) AMENDED COMPREHENSIVE PLAN UPDATE**

A brief discussion took place regarding how many hard copies the Plan Commission felt should be printed. The Plan Commission felt each member should have a printed book and two copies for the Town Hall.

MOTION BY JOHNSON / 2<sup>ND</sup> BY TRONRUD TO RECOMMEND THAT THE TOWN BOARD PRINT 9 HARD COPIES OF THE COMPREHENSIVE PLAN, ONE FOR EACH PLAN COMMISSION MEMBER AND 2 FOR THE TOWN HALL. MOTION CARRIED BY VOICE VOTE.

**NEW BUSINESS**

None

**CHAIRMAN'S REPORT**

None

**COMMISSION MEMBER COMMENTS**

Warren Johnson made a brief comment regarding CAFO's. Other towns across Wisconsin that placed restrictions on CAFO's and farming operations have pending lawsuits against them.

**FUTURE MEETING AGENDA ITEMS**

Building Permits

**NEXT PLAN COMMISSION MEETING**

MEETING SET FOR SEPTEMBER 24, 2024, 6 PM

**ADJOURNMENT**

MOTION BY BERG / 2<sup>ND</sup> BY JOHNSON TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 27TH DAY OF AUGUST 2024 MOTION CARRIED BY VOICE VOTE.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:22 p.m.

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Jim Berg, Plan Commission Member

**TO BE APPROVED:** SEPTEMBER 24, 2024

## Building Permits - Planning Commission as of 9-2024

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
1/3/24	Joshua Tempesta 2058 100th Ave Contractor: Herbst Contracting LLC	Bonus Room Above Garage 2058 100th Ave	TOS24-01
1/3/24	Logan Lange 1170 220th St Contractor: Owner	1170 220th Street Finish Basement	TOS24-2
1/18/24	Robert Hugo 2487 89th Avenue Contractor HPMD Enterprises DBA	2487 89th Avenue Furnace Installation	TOS24-3
1/18/24	Erick Carufel 613 230th Street Contractor Buffie Electric	613 2320th Street Generator	TOS24-4
1/24/24	Andrew Baert 2482 88th Avenue Contractor: HPMD Enterprises DBA	2482 88th Avenue Furnace Installation	TOS24-5
2/23/24	Douglas Wojcik 2376 84th Avenue Contractor: Owner	2376 84th Avenue Finishing Basement	<b>TOS24-6</b>
2/28/24	Andrew Ohrt 2507 Britani Ln Osceola Contractor: Old Things New INC	2473 82nd Avenue Window Installation	<b>TOS24-7</b>
3/5/24	Chantelle McRoberts 1977 Dwight Ct Contractor: Owner	1977 Dwight Ct Window Installation	<b>TOS24-8</b>
3/25/24	Bryon Proulx 612 218th Street Contractor: Wolf River Electric	833 223rd Street Solar Installation	<b>TOS24-9</b>
4/8/24	Charles Thiel 2373 60th Avenue Contractor: Owner	2373 60th Avenue Addition	<b>TOS24-10</b>
4/10/24	Nicole Rensink 1956 70th Avenue Contractor: Owner	1956 70th Ave Addition	<b>TOS24-11</b>
4/12/24	Ron Sieckert 2464 82nd Avenue Contractor: Gregory Contracting	2464 82nd Avenue Accessory Building	<b>TOS24-12</b>
4/16/24	Andrew Loehr	2053 A 85th Avenue	<b>TOS24-13</b>

## Building Permits - Planning Commission as of 9-2024

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
	2053 85th Avenue Contractor: Owner	Alteration	
4/23/24	Robert Bowen 1163 A 240th Street Contractor: Midwest Electric & Generator	1163 A 240th Street Electrical Service	TOS24-14
4/26/24	Seth Montgomery 2330 60th Avenue Contractor: Owner	2330 60th Avenue Accessory Building	TOS24-15
4/30/24	Glenn Kobs 861 200th Street Contractor: Wolf River Electric	861 200th Street Solar	TOS24-16
5/1/24	Kent Paulson 1928 75th Ave Contractor: FB Contractors	1928 75th Avenue Garage	TOS24-17
5/1/24	Kristine Hammer 941 235th Street Contractor: Samantha Kramer	941 235th Street Windows	TOS24-18
<b>THIS PERMIT HAS BEEN VOIDED</b>			
4/26/24	Seth Montgomery 2330 60th Avenue Contractor: Owner	2330 60th Avenue Accessory Building	TOS24-15
4/30/24	Glenn Kobs 861 200th Street Contractor: Wolf River Electric	861 200th Street Solar	TOS24-16
5/1/24	Kent Paulson 1928 75th Ave Contractor: FB Contractors	1928 75th Avenue Garage	TOS24-17
5/1/24	Samantha Kramer 941 235th Street Contractor: Owner	941 235th Street Windows	TOS24-18
5/15/24	Daniel Schoenecker 1117 Nelson Drive Contractor: Wittstock Builder	1117 Nelson Drive Addition & Alteration	TOS24-19
5/15/24	Mike Dunham 2046 85th Avenue Contractor: Neo Electrical Solutions	2046 85th Avenue Electrical Service	TOS24-20
5/15/24	Mark Skjerven 810 218th Contractor: Owner	810 218th Shed	TOS24-21

## Building Permits - Planning Commission as of 9-2024

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
5/15/24	Patrick Dannemueller 2394 81st Avenue Contractor: FB Contractors	2394 81st Avenue Accessory Building	TOS24-22
5/16/24	Jason Smith 851 207 St Contractor: Owner	851 207 St Accessory Building	TOS24-23
5/16/24	Dennis Milner 8xx 207th Contractor: Bellepar Homes	8xx 207th New Home	TOS24-24
5/23/24	Bradley Johnson 2342 75th Avenue Contractor: Don Cloutier	2342 75th Avenue Deck	TOS24-25
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	1099 River Rd EV Charger	TOS24-34

## Building Permits - Planning Commission as of 9-2024

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
	Contractor: MJ Electric		
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 Contractor: Martin Zais	1061 240th Street Solar Insalltion	TOS24-38

### 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>Dave R. Montgomery, Member</u> <small>(Signature)</small>	Agent: <u>Carl W. Hetfeld</u> <small>(Signature)</small>
Name: <u>Poplar Properties LLC</u>	Name: <u>CARL W. HETFELD</u>
Address: <u>114222 N. NEW MARKST CT.</u> <u>FOUNTAIN HILLS AZ 852268</u> <small>(City, Town) (State) (Zip)</small>	Address: <u>724 PARKINS AVE</u> <u>MILLTOWN, WI 54858</u> <small>(City, Town) (State) (Zip)</small>
Telephone No.: _____	Telephone No.: <u>715 557-0746</u>
Email Address: <u>dave.kim@g.com</u>	Email Address: <u>hetfeldc@yahoo.com</u>

For Town Use Only:	Date Filed: _____
Received By: _____	Fee Paid: _____

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 #
of Section <u>4</u>	<u>33</u>	N. R. <u>18</u>	<u>W</u> Town of Osceola, Wisconsin
Tax # <u>042-00089</u>	Area in Acres <u>37.8</u>	Volume	Page# Polk County Register of Deeds
			Doc. No. <u>853976</u>

PRESENT IMPROVEMENTS ON THE LAND (DESCRIBE):

LAND IS VACANT - PASTURE & CROP

<input checked="" type="checkbox"/> Number of New Lots to be Created <u>4</u>	Present Use <u>VACANT &amp; CROP GROUNDS</u>
<input checked="" type="checkbox"/> Zoning District <u>Res-A9.5</u>	Future Use <u>RESIDENTIAL</u>
<input checked="" type="checkbox"/> With this land division, how many acres will remain with the original parcel? <u>0</u>	
<input checked="" type="checkbox"/> How many acres will be lotted off for each new parcel? <u>LOT 1 - 4.81 AC 2 - 6.20 AC 3 - 6.99 AC 4 - 5.94</u>	
<input checked="" type="checkbox"/> Surveyor Name, Phone # and Email <u>CARL W. HETFELD 715 557-0746 hetfeldc@yahoo.com</u>	
<input checked="" type="checkbox"/> Has there been a previous subdivision, amn or minn, on this land before? <u>No</u>	



Form No.

Surrounding Owners, Land Use and Zoning Designations

	Owner	Land Use	Zoning
North			
North			
South			
South			
East			
East			
West			
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

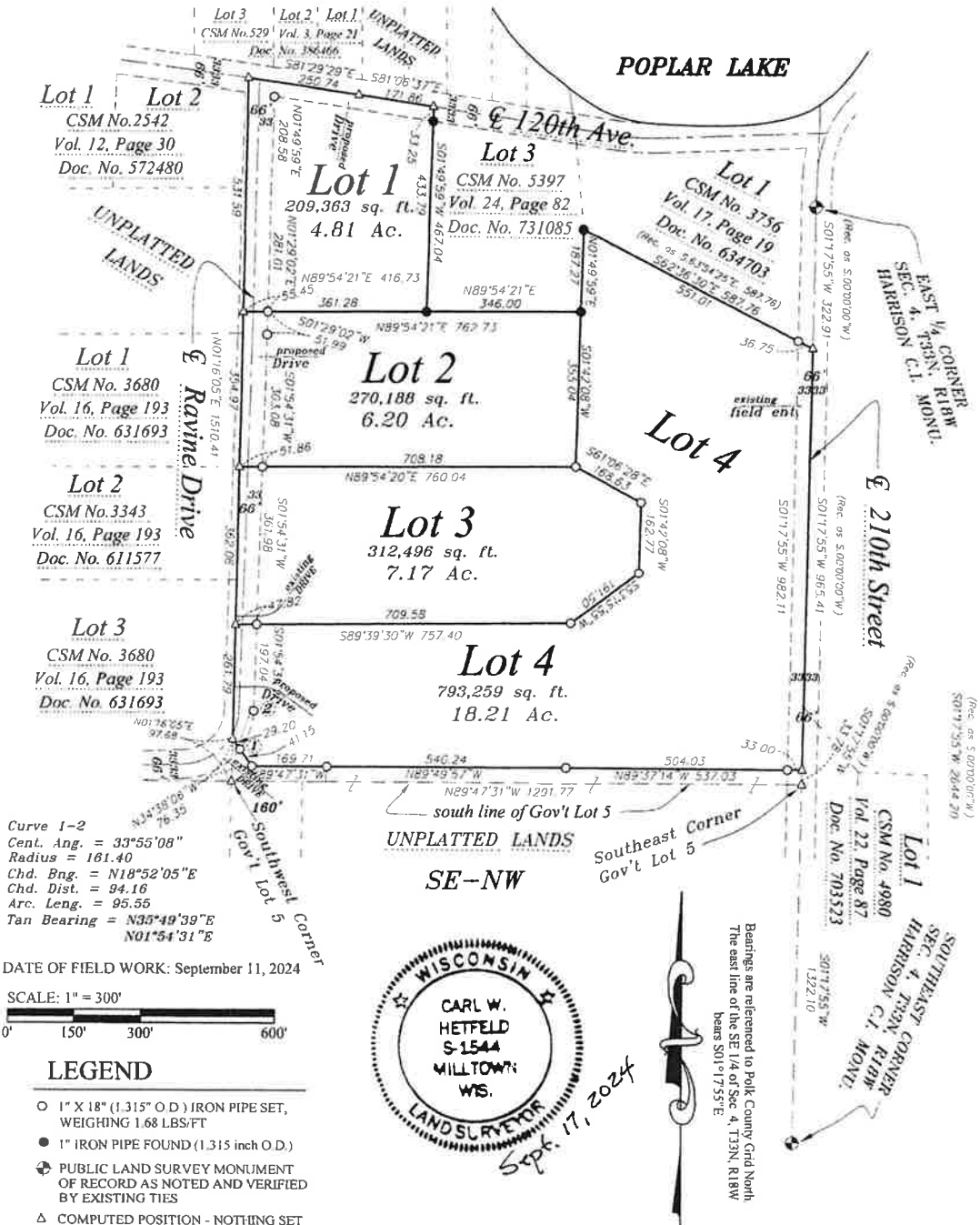
The Town Plan Commission shall recommend approval, conditional approval, including a recommendation of the need for Development Agreement, or rejection of the proposed plan to the Town Board. If approval or conditional approval is recommended, the plan shall be referred to the Board for consideration.



**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

*Preliminary*



Approved this \_\_\_ day of \_\_\_\_\_, 2024.

**DIAMOND HEX SURVEYING**  
CARL HETFELD - Professional Land Surveyor  
724 Parkins Avenue, Milltown, WI. 54858

Ed Flanum, Polk County Land Surveyor

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

Preliminary

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 ¼ 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., 76.36 feet to the west line of said Government Lot 5;
- Thence N.01°16'05"E., along said west line, 1510.41 feet to the center line of 120<sup>th</sup> Avenue;
- Thence S.81°29'29"E., along said center line, 250.74 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, 187.21 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 210<sup>th</sup> Street, 120<sup>th</sup> 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 and the Subdivision Regulations of the Town of Osceola in surveying and mapping the same.

\_\_\_\_\_  
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: \_\_\_\_\_

Approved: \_\_\_\_\_  
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.

\_\_\_\_\_  
Town Clerk Dani Pratt



724 Parkins Avenue, Milltown, WI. 54858

