

**TOWN OF OSCEOLA  
PLAN COMMISSION MEETING  
JUNE 27 2011  
MINUTES**

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The Plan Commission of the Town of Osceola met for a regular monthly meeting Monday, June 27, 2011 at 7:00 p.m. at the Town Hall, Dresser, Wisconsin.

The agenda for this meeting was sent for publication in The SUN newspaper and posted at the Town Hall, the Dresser Post Office, Frandsen Bank & Trust and the Town of Osceola Website on Friday June 17, 2011.

**CHAIRMAN DOUG SCHMIDT CALLED THE MEETING TO ORDER AT 7:00 P.M.**

**ROLL CALL:**

**Present:** Doug Schmidt, Ron Strom, Mike Wallis and Bob Wright.

**Absent:** Wally Neumann and Amy Middleton

**ALSO PRESENT:** Lorraine Rugroden - Clerk/Treasurer, Wayne Swenson from Polk County Land Surveying Co. and Nolan Wall from Stevens Engineers.

**There WAS a majority of Plan Commission members present.**

**AGENDA APPROVAL:**

**MOVED, SECONDED BY WRIGHT/STROM TO APPROVE THE AGENDA FOR THE, JUNE 27, 2011 MEETING. MOTION CARRIED UNANIMOUSLY.**

**MINUTES ACCEPTANCE:**

**MOVED, SECONDED BY STROM/WALLIS TO AMEND THE DATE JULY TO JUNE AND ACCEPT THE MAY 23, 2011 PLAN COMMISSION MEETING MINUTES. MOTION CARRIED UNANIMOUSLY.**

**PUBLIC COMMENT:**

None

**BUSINESS:**

**St Dennis Lot Division**

Wayne Swenson, Surveyor for Polk County Land Surveying Co. represented Patricia St Dennis who is proposing to divide a 10 acre lot located at 779 200<sup>th</sup> Street on the west side of Horse Lake, creating a second lot of 2.31 acres. Wayne Swenson addressed the following issues:

- Less than 150 feet between driveways, field driveway being pre-existing.
- Is there enough property to build a house on due to location of wet lands
- Is the lot buildable?

**MOVED, SECONDED BY WALLIS/STROM TO REMOVE THE ST DENNIS LOT DIVISION FROM THE TABLE. MOTION CARRIED 4 - 0.**

Plan Commission member Bob Wright expressed reservations as to whether the lot was buildable and stated that if Gary Spanel, Polk County Zoning Administrator, approved the lot to be buildable, he would go along with it.

**MOVED, SECONDED BY WALLIS/STROM TO RECOMMEND THE TOWN BOARD APPROVE THE ST DENNIS LOT DIVISION IN SECTION 27, T33N, R18W IN THE TOWN OF OSCEOLA, WITH SURVEY COMPLETE AND DRIVEWAY TO MEET TOWN SPECIFICATIONS. MOTION CARRIED 4 - 0.**

Wayne Swenson will contact Gary Spanel and ask that he put his recommendation in writing for the Town Board to read. Wayne Swenson requested that the St Dennis lot division be placed on the July 11, 2011 Town Board meeting agenda.

**Zoning Ordinance Development**

Nolan Wall from Stevens Engineers started the process of walking the Plan Commission through the steps of developing a Town zoning ordinance. Members identified existing and potential zoning issues that should be addressed in the Town's zoning ordinance. Information was gathered for review and discussion. Town of Osceola zoning is currently regulated by Polk County's Comprehensive Land Use Ordinance. Due to major revisions currently being made to the ordinance, the Town has the option to opt out of County Zoning and do their own zoning once the ordinance is completed.

The Plan Commission reviewed examples of other zoning ordinances to determine what would work best in the Town. Zoning ordinance examples that were viewed included:

1. Polk County
2. Town of St. Croix Falls
3. Town of Garfield
4. Town of Hudson
5. Pierce County

The Plan Commission will work on the Authority and Administration sections of the ordinance at the next Plan Commission meeting.

**ATV's On Town Roads Discussion**

ATV Citizens Committee Chair, Mike Wallis, informed the Plan Commission that an ATV Citizens Committee of five members has formed and will meet before mid-July to begin the process of analyzing and sorting through the information, rules and regulations that pertain to ATVs on Town roads and come back to the Plan Commission with their recommendation.

**Subdivision Ordinance Discussion**

Additional revisions have been made to the Subdivision ordinance to include significant changes that were made to Chapter 236 Wis. Stats. An amendment to the subdivision ordinance requires a public hearing before the Town Board of Supervisors vote to approve revisions. Plan Commission member Wright will make final changes to cross reference developer and subdivider before the scheduled Public Hearing on the amended Subdivision Ordinance on July 11, 2011 at 7:00 p.m. before the start of the Town Board meeting.

**MOVED, SECONDED BY WRIGHT/WALLIS TO RECOMMEND THE TOWN BOARD ADOPT THE AMENDMENTS TO CHAPTER 18 SUBDIVISION AND PLATTING ORDINANCE WITH CHANGES THAT WERE MADE TO COMPLY WITH CHAPTER 236 WIS. STATS, CONTINGENT UPON LANGUAGE DEFFINITIONS CROSS REFERENCING DEVELOPER AND SUBDIVIDER. MOTION CARRIED 4 - 0.**

**Public Works Ordinance Discussion**

The Plan Commission is developing an amended Public Works ordinance that will comply with new statutory language changes in chapter 236 of the Wis. Stats. No action was taken.

**Development Agreement Ordinance Discussion**

The Plan Commission is also revising the Development Agreement ordinance in order to comply with new statutory language changes in chapter 236 of the Wis. Stats. No action was taken.

**CHAIRMAN'S REPORT:**

1. Citizens Advisory Committee meeting at the County is scheduled for June 29<sup>th</sup> at 6:30 p.m.
2. Bob Clark has resigned his position on the Plan Commission.

**COMMISSION MEMBERS REPORTS:**

None

**SUBSEQUENT MONTH'S AGENDA DISCUSSION:**

The next regular monthly Plan Commission meeting will be Monday July 25, 2011.

Agenda

Town Zoning  
Amendments to Public Works Ordinance  
Amendments to Development Agreement Ordinance  
ATV on Town Roads Report

**ADJOURNMENT:**

**MOVED, SECONDED BY STROM/WRIGHT TO ADJOURN THE JUNE 27, 2011 PLAN COMMISSION MEETING. MOTION CARRIED 4 - 0.**

Being no further business to come before the Plan Commission, the meeting was adjourned at 9:04 p.m.

**APPROVED 7/25/11**

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Lorraine Rugroden, Clerk-Treasurer