

**TOWN OF OSCEOLA
TOWN BOARD OF SUPERVISORS - REGULAR BOARD MEETING**

Monday, October 5, 2026 – 6:30 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 <https://townofosceola.com/meeting/meeting-notices-agendas/>

Agenda Can Change Up to 24 Hours Prior to Meeting

MEETING AGENDA - AMENDED

1. Call Meeting to Order
2. Verification of Meeting Posting
3. Pledge of Allegiance
4. Roll Call
5. Presentation and Approval of Bills *p 3-7*
6. Acceptance of Proposed Agenda
7. Approval of Minutes of Previous Meeting: TBM 09-08-2026 *p 8-10*
8. Public Comment
9. Public Works Report II
10. Treasurer's Report *12-21*
11. Clerk's Report *22*
12. Old Business
 - a) Consider Preliminary Approval of Haas Brothers Subdivision with MSA Answers *23-27, 28-42*
 - b) Consider Drainage Issue at 1169 200th Ave
 - c) Consider Self-Serve Kayak Rentals *43-47*
 - d) Consider Utility Accommodation Ordinance *48-50*
 - e) Consider Fees Schedule Update *51-53, 54-58*
 - f) Consider Nuisance Properties – 789 Horse Lake Lane, 897 250th St., 797 200th St., 1967 Dwight Lane *59*
 - g) Update on Com2 Electronics Recycling Event
13. New Business
 - h) Consider Approvals of Elias Property Replot
 - i) Consider Approvals of Elias Property Rezone
 - j) Consider Preliminary Approval of Elias Property Subdivision
 - k) Consider Osceola Area Ambulance Services 2027 Contract *60-62*
 - l) Consider Bluestone Sand and Gravel, LLC License Bond Renewal *63-64*
 - m) Consider Electrical Code SPS 316 Adoption, Resolution #26-10-01 *65-69*
 - n) Consider Budget Resolution #26-10-02 *70*
 - o) Consider Moving November 2, 2026 Town Board of Supervisors Meeting to November 9, 2026
 - p) Consider Date for Budget Hearing – November 16, 2026
14. Chair's Report
15. Supervisors' Reports
 - a) Webley Weingarten: Supervisor and Plan Commission Update
 - b) Lanette Johnson
 - c) Lee Mortenson
 - d) Jon Cronick
16. Committee Reports: Consideration/Review/Discussion
 - a) Finance
 - b) Media & Technology
 - c) Personnel
 - d) Public Works
17. Request for Future Meeting Agenda Items
18. Next Plan Commission Meeting – Tues., October 27, 6:00p.m.

19. Next Town Board Meeting – Mon., November 9, 6:30p.m.

20. Public Works Committee Meetings – Thurs., October 8, 7:00a.m.

21. Budget Workshop- October 19, 2026 6:30pm

22. Other Meetings Board Members Attend:

23. 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 before 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

Check Detail

September 8 through October 5, 2026

Type	Date	Num	Name	Account	Original Amount
Check	09/09/2026	ACH	We Energies	10004 · Nicolet Nat'l Bk Checking Acct	-9.24
				51612 · Gas Utilities	9.24
TOTAL					9.24
Liability Check	09/11/2026	ACH	IRS	10004 · Nicolet Nat'l Bk Checking Acct	-254.98
				21000 · Payroll Liabilities	103.32
				21000 · Payroll Liabilities	103.32
				21000 · Payroll Liabilities	24.17
				21000 · Payroll Liabilities	24.17
TOTAL					254.98
Check	09/15/2026	ACH	AFLAC	10004 · Nicolet Nat'l Bk Checking Acct	-327.00
				22110 · Short Term Disability	131.56
				22110 · Short Term Disability	195.44
TOTAL					327.00
Check	09/16/2026	ACH	Xcel Energy	10004 · Nicolet Nat'l Bk Checking Acct	-188.14
				51611 · Electric Utilities	188.14
TOTAL					188.14
Liability Check	09/16/2026	ACH	IRS	10004 · Nicolet Nat'l Bk Checking Acct	-2,026.04
				21000 · Payroll Liabilities	700.00
				21000 · Payroll Liabilities	537.35
				21000 · Payroll Liabilities	537.35
				21000 · Payroll Liabilities	125.67
				21000 · Payroll Liabilities	125.67
TOTAL					2,026.04
Check	09/28/2026	ACH	Elan Financial Services	10004 · Nicolet Nat'l Bk Checking Acct	-513.73
				51425 · Office Supplies	46.54
				51625 · Operating Supplies	37.19
				Office Supplies	12.29
				51625 · Operating Supplies	10.19
				51425 · Office Supplies	52.27
				51625 · Operating Supplies	35.82
				53240 · Equipment Repairs & Maintenance	319.43
TOTAL					513.73
Liability Check	09/30/2026	ACH	Wisconsin Retirement System	10004 · Nicolet Nat'l Bk Checking Acct	-2,119.78
				21000 · Payroll Liabilities	1,059.89
				21000 · Payroll Liabilities	829.42
				21000 · Payroll Liabilities	230.47
TOTAL					2,119.78
Liability Check	09/30/2026	ACH	IRS	10004 · Nicolet Nat'l Bk Checking Acct	-1,983.50
				21000 · Payroll Liabilities	677.00
				21000 · Payroll Liabilities	529.43
				21000 · Payroll Liabilities	529.43

TOWN OF OSCEOLA

Check Detail

September 8 through October 5, 2026

Type	Date	Num	Name	Account	Original Amount
				21000 - Payroll Liabilities	123.82
				21000 - Payroll Liabilities	123.82
TOTAL					1,983.50
Check	10/05/2026	ACH	Olson Sanitation	10004 - Nicolet Nat'l Bk Checking Acct	-75.00
				51614 - Sanitation Expenses	75.00
TOTAL					75.00
Check	10/05/2026	ACH	Verizon	10004 - Nicolet Nat'l Bk Checking Acct	-90.28
				53243 - PW Cell Phone	90.28
TOTAL					90.28
Check	10/05/2026	ACH	We Energies	10004 - Nicolet Nat'l Bk Checking Acct	-10.89
				51612 - Gas Utilities	10.89
TOTAL					10.89
Paycheck	09/11/2026	20587	Carlson, Janice	10004 - Nicolet Nat'l Bk Checking Acct	-792.00
				51411 - Treasurer Wages	918.92
TOTAL					792.00
Paycheck	09/11/2026	20588	Gaffney, Joseph J	10004 - Nicolet Nat'l Bk Checking Acct	-1,820.36
				53247 - Full-Time PW Wages	1,946.16
				53248 - Full Time PW OT Wages	53.06
				53247 - Full-Time PW Wages	213.84
				53247 - Full-Time PW Wages	384.62
TOTAL					1,820.36
Paycheck	09/11/2026	20589	Pratt, Danielle RB	10004 - Nicolet Nat'l Bk Checking Acct	-1,095.47
				51410 - Clerk Wages	1,335.07
TOTAL					1,095.47
Paycheck	09/11/2026	20590	Raddatz, Todd A	10004 - Nicolet Nat'l Bk Checking Acct	-2,133.43
				53245 - Supervisor PW Wages	2,700.00
				53246 - Supervisor PW OT Wages	133.25
				53245 - Supervisor PW Wages	461.54
TOTAL					2,133.43
Paycheck	09/25/2026	20591	Benson, Kimberly A	10004 - Nicolet Nat'l Bk Checking Acct	-123.60
				51442 - Wages	123.60
TOTAL					123.60
Paycheck	09/25/2026	20592	Carlson, Janice	10004 - Nicolet Nat'l Bk Checking Acct	-859.53
				51411 - Treasurer Wages	915.20
				51411 - Treasurer Wages	91.52
TOTAL					859.53
Paycheck	09/25/2026	20593	Gaffney, Joseph J	10004 - Nicolet Nat'l Bk Checking Acct	-1,807.41

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TOWN OF OSCEOLA

Check Detail

September 8 through October 5, 2026

Type	Date	Num	Name	Account	Original Amount
				53247 - Full-Time PW Wages	1,879.74
				53248 - Full Time PW OT Wages	30.38
				53247 - Full-Time PW Wages	216.00
				53247 - Full-Time PW Wages	64.26
				53247 - Full-Time PW Wages	384.62
TOTAL					1,807.41
Paycheck	09/25/2026	20594	Pratt, Danielle RB	10004 - Nicolet Nat'l Bk Checking Acct	-1,059.70
				51410 - Clerk Wages	1,136.32
				51410 - Clerk Wages	26.50
				51410 - Clerk Wages	127.20
TOTAL					1,059.70
Paycheck	09/25/2026	20595	Raddatz, Todd A	10004 - Nicolet Nat'l Bk Checking Acct	-2,054.26
				53245 - Supervisor PW Wages	1,778.63
				53245 - Supervisor PW Wages	270.00
				53245 - Supervisor PW Wages	651.38
				53245 - Supervisor PW Wages	461.54
TOTAL					2,054.26
Check	10/02/2026	20596	ABT Mailcom	10004 - Nicolet Nat'l Bk Checking Acct	-1,500.00
				51425 - Office Supplies	1,500.00
TOTAL					1,500.00
Check	10/02/2026	20597	Alcivia	10004 - Nicolet Nat'l Bk Checking Acct	-2,650.52
				53241 - Fuel	2,650.52
TOTAL					2,650.52
Check	10/02/2026	20598	Arden Specialty LLC	10004 - Nicolet Nat'l Bk Checking Acct	-686.80
				53242 - Garage Expenses	241.12
				53240 - Equipment Repairs & Maintenance	389.18
				53240 - Equipment Repairs & Maintenance	56.50
TOTAL					686.80
Check	10/02/2026	20599	Bakke Norman S.C	10004 - Nicolet Nat'l Bk Checking Acct	-143.50
				Municipal Attorney Fees	41.00
				Municipal Attorney Fees	102.50
TOTAL					143.50
Check	10/02/2026	20600	CarQuest Osceola	10004 - Nicolet Nat'l Bk Checking Acct	-36.60
				53240 - Equipment Repairs & Maintenance	27.78
				53240 - Equipment Repairs & Maintenance	8.82
TOTAL					36.60
Check	10/02/2026	20601	Connecting Point	10004 - Nicolet Nat'l Bk Checking Acct	-650.40
				51435 - Website & Computer Expenses	543.80
				Computer/Emails	41.00

TOWN OF OSCEOLA

Check Detail

September 8 through October 5, 2026

Type	Date	Num	Name	Account	Original Amount
				Computer/Email	65.60
TOTAL					650.40
Check	10/02/2026	20602	CWS Security	10004 · Nicolet Nat'l Bk Checking Acct	0.00
TOTAL					0.00
Check	10/02/2026	20603	Dresser Water & Sewer Utilities	10004 · Nicolet Nat'l Bk Checking Acct	-100.12
				51613 · Water & Sewer Utilities	100.12
TOTAL					100.12
Check	10/02/2026	20604	Hall, Darel	10004 · Nicolet Nat'l Bk Checking Acct	-98.25
				Animal Warden Wages	34.50
				Mileage & Expenses	17.50
				Animal Warden Wages	28.75
				Mileage & Expenses	17.50
TOTAL					98.25
Check	10/02/2026	20605	Menards - St. Croix Falls	10004 · Nicolet Nat'l Bk Checking Acct	-37.78
				53240 · Equipment Repairs & Maintenance	37.78
TOTAL					37.78
Check	10/02/2026	20606	Midwest Machinery Co	10004 · Nicolet Nat'l Bk Checking Acct	-209.22
				53240 · Equipment Repairs & Maintenance	114.33
				53240 · Equipment Repairs & Maintenance	74.25
				53240 · Equipment Repairs & Maintenance	14.64
				53240 · Equipment Repairs & Maintenance	6.00
TOTAL					209.22
Check	10/02/2026	20607	Polk County Clerk	10004 · Nicolet Nat'l Bk Checking Acct	-5.50
				Dog Licenses to County	5.50
TOTAL					5.50
Check	10/02/2026	20608	Polk County Highway Dept.	10004 · Nicolet Nat'l Bk Checking Acct	-1,706.85
				53236 · Road Maintenance & Repair	1,706.85
TOTAL					1,706.85
Check	10/02/2026	20609	Rural Mutual Insurance	10004 · Nicolet Nat'l Bk Checking Acct	-370.00
				51444 · Insurance	370.00
TOTAL					370.00
Check	10/02/2026	20610	TMS Enterprises	10004 · Nicolet Nat'l Bk Checking Acct	-45.00
				53240 · Equipment Repairs & Maintenance	45.00
TOTAL					45.00
Check	10/02/2026	20611	West WI Inspection Agency	10004 · Nicolet Nat'l Bk Checking Acct	-4,720.80
				52400 · Building Inspection Expense	4,720.80

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TOWN OF OSCEOLA

Check Detail

September 8 through October 5, 2026

Type	Date	Num	Name	Account	Original Amount
TOTAL					4,720.80
Check	10/02/2026	20612	Scott Williamson	10004 - Nicolet Nat'l Bk Checking Acct	-450.00
				Park Expenses - Misc & Other	360.00
				51620 - Bldg Repairs & Maint	90.00
TOTAL					450.00
Paycheck	10/05/2026	20613	Cronick, Jon M	10004 - Nicolet Nat'l Bk Checking Acct	-269.35
				Board Salaries	291.67
TOTAL					269.35
Paycheck	10/05/2026	20614	Johnson, Lanette M	10004 - Nicolet Nat'l Bk Checking Acct	-269.35
				Board Salaries	291.67
TOTAL					269.35
Paycheck	10/05/2026	20615	Lindh, Dale A	10004 - Nicolet Nat'l Bk Checking Acct	-461.75
				Board Salaries	500.00
TOTAL					461.75
Paycheck	10/05/2026	20616	Mortenson, Lee A	10004 - Nicolet Nat'l Bk Checking Acct	-269.35
				Board Salaries	291.67
TOTAL					269.35
Paycheck	10/05/2026	20617	Weingarten, Webley W	10004 - Nicolet Nat'l Bk Checking Acct	-269.35
				Board Salaries	291.67
TOTAL					269.35
Check	10/05/2026	20621	Brothers Country Mart LLC	10004 - Nicolet Nat'l Bk Checking Acct	-192.01
				53241 - Fuel	192.01
TOTAL					192.01
Check	10/05/2026	20622	Scott's Tire Service	10004 - Nicolet Nat'l Bk Checking Acct	-605.00
				53240 - Equipment Repairs & Maintenance	605.00
TOTAL					605.00

Approval of ACH payments from 9/9/2026 - 10/5/2026 and check 20587-20622 in the amount of \$35,091.84

Void Check 20602

Jon Cronick

Lanette Johnson

Dale Lindh

Lee Mortenson

Webley Weingarten

Postage - Tax Bill, Equipment Repairs, Fuel

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TOWN OF OSCEOLA BOARD OF SUPERVISORS MEETING

Tuesday, September 8, 2026 — 6:30 p.m.

Meeting Minutes

The Board of Supervisors of the Town of Osceola met for a regular monthly meeting Tuesday, September 8, 2026, at 6:30p.m. at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER: Chair Lindh called the regular meeting to order at 6:30p.m.

VERIFICATION OF MEETING POSTING: Chair Lindh confirmed that Clerk Pratt posted the meeting notices at the Town Hall, Dresser Post Office, and the Town website.

PLEDGE: Chair Lindh led the Pledge of Allegiance to the United States Flag.

PRESENT: Chair Lindh, Supervisors Cronick, L. Johnson, Mortenson, and Weingarten.

PUBLIC ATTENDEES: Treasurer Carlson, Clerk Pratt, Public Works Supervisor Todd Raddatz, Brian Pedersen, Patrick Nickel of Hiawatha National Bank, online MS and DS, and Jordan Crusing of AEC.

CHECK PRESENTATION AND APPROVAL OF BILLS

A packet of check detail was provided by Treasurer Carlson.

MOTION BY CRONICK/JOHNSON TO APPROVE THE LIST OF FROM AUGUST 3, 2026 – SEPTEMBER 8, 2026, FOR CHECKS AND ACH PAYMENTS 20529-20586, IN THE AMOUNT OF \$194,985.03, VOID CHECKS 20577-20581.

MOTION CARRIED

ACCEPTANCE OF PROPOSED AGENDA

MOTION BY CRONICK/WEINGARTEN TO ACCEPT THE AGENDA. MOTION CARRIED.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION BY JOHNSON/WEINGARTEN TO APPROVE THE 08/03/2026 TOWN BOARD MEETING MINUTES AND THE 08/24/2026 SPECIAL TOWN BOARD MEETING MINUTES. MOTION CARRIED.

There was discussion from Supervisor Weingarten noting that he had not attended the July Planning Commission meeting, questioning his August Supervisor report, wherein it was written that the Plan Commission approved the Haas Subdivision. Clerk Pratt relistened to the meeting recording, and the August minutes did not need amending.

PUBLIC COMMENT

Resident Brian Pedersen of 943 195th St. shared that he has regular washout of gravel onto his property. Previously there was a gravel berm that acted to reduce the flooding and is asking that is be put in place again.

PUBLIC WORKS REPORT

Public Works Supervisor Raddatz presented a report of work efforts made throughout August.

TREASURER'S REPORT

Bank balances as presented.

MOTION BY LINDH/CRONICK TO APPROVE THE TREASURER'S REPORT. MOTION CARRIED.

CLERK'S REPORT

Clerk Pratt presented a report on work activities during the month of August.

OLD BUSINESS

CONSIDER ROAD FUNDING – PATRICK NICKEL HIAWATHA NATIONAL BANK

Due to the considerable cost of roadwork, the town is examining possible options for financing. Patrick Nickel of Hiawatha National Bank presented to the Town Board loan options for municipal financing. Hiawatha offers 6% loans that are on par with the WI BCPL Bureau of Commissioners of Public Land, funds are available immediately upon closing, there is no pre-payment penalty, but does include approximately \$2,000.00 in fees; collected at closing. The Finance Committee is considering \$250,000.00 loan, which equates to approximately \$135.00 tax increase for property owners. No motion was made and the finance committee will prepare a detailed explanation of how the loan will cost the Town and residents for the October budget workshop and November budget hearing.

CONSIDER PRELIMINARY APPROVAL OF HAAS BROTHERS SUBDIVISION

The Haas Brothers reclaimed mining site has proposed a subdivision with 7 lots with a public road and a cul-du-sac, with a storm water retention pond and proposed drain field on each lot. The Town has hired MSA Engineering to evaluation the Haas/AEC plan. MSA provided a review with commentary. The letter will be shared to AEC for their review, for them to make changes and corrections prior to the final approval of the plat.

MOTION BY LINDH/CRONICK FOR AEC TO ADDRESS THE MSA LETTER OF REVIEW AND FOR AEC TO PROVIDE SOIL AND BORING INFORMATION TO REVISE HAASE PLANS, PRIOR TO THE OCTOBER 5 MEETING. MOTION CARRIED.

DISCUSS INSURANCE POLICY- RURAL MUTUAL INSURANCE

Treasurer Carlson reported back on updating values of equipment and policy changes, the total increase in premiums was \$199.00.

UPDATE ON UTILITY ACCOMMODATION ORDINANCE @43min

A draft version of the Utility Accommodation Ordinance and permit application was presented; the Board will review and provide any correction or changes.

CONSIDER NUISANCE PROPERTIES –789 Horse Lake Lane, 897 250th St., 797 200th

897 250th St - Was referred to Polk County, and the Zoning Department was going to look into violations. The Town has sent a letter to the property owners.

789 Horse Lake Lane – a letter will be sent to resident requesting clean-up on lakeside too

797 200th St. – photos have been obtained, property needs improvement, abandoned vehicle is sitting, a letter will be sent to resident

1967 Dwight Lane – A letter will be issued to the property owners requesting the toys and other items be removed from the road right of way.

UPDATE ON COM2 ELECTRONICS RECYCLING EVENT FOR 2026

Chair Lindh contacted Com2 and confirmed that the Town will be hosting an electronic recycling event on September 26, 2026 from 9am -to 1pm at the Town Hall. A Facebook event to promote the recycling date to the community.

NEW BUSINESS

CONSIDER SELF-SERVE KAYAK RENTALS AT POPLAR LAKE AND SAND LAKE

A Rent.Fun approached the Town about offering self-serve kayak and stand-up paddleboard (SUP) rentals. Discussion regarding liability and locations. Chair Lindh will inquire with Rent.Fun regarding liability questions and accessibility. No motion was made on the topic.

CONSIDER FEES SCHEDULE UPDATES

The board will be reviewing the current fees schedule for placing new fees into effect for 2027.

CONSIDER BUDGET RESOLUTION #09-01-2026

MOTION BY LINDH/CRONICK TO ACCEPT THE RESOLUTION AMENDING THE 2026 BUDGET, RESOLUTION 26-09-01. ROLL CALL VOTE. JOHNSON-YES, CRONICK- YES, LINDH- YES, WEINGARTEN-YES. MOTION CARRIED.

CHAIR'S REPORT: Attended the WTA Annual Meeting, noting the resources and online training offered for clerks and treasurers. August 13 Osceola Ambulance budget hearing, Sept.2 Ambulance board meeting, the rate for 2027 will be \$15 per resident, an increase of \$135 for 2027. Noting the October 2 Land Protection Workshop.

SUPERVISORS' REPORT

- a) Weingarten – Plan Commission met in August. Nothing additional to report.
- b) Johnson – Nothing to report.
- c) Mortenson – Nothing to report.
- d) Cronick – The Fireboard Budget Meeting is scheduled for October 15.

COMMITTEE REPORTS

Finance – The Finance Committee- Starting to consider how to finance the road work for 2027

Media & Technology – The door access now has an audible noise associated with opening the door.

Personnel –Nothing to report.

Public Works – Continued regular meetings.

REQUEST FOR FUTURE MEETING AGENDA ITEMS

Nuisance Properties, Utility Accommodation Ordinance, Com2 Recycling, Budget Resolution, Drainage issue on 200th Subdivision Approval Process, Road Finance Options, Kayak Rental, Fee Schedule

COMMUNITY MEETINGS BOARD MEMBERS ATTEND:

Next Plan Commission Meeting – Tuesday September 22, 2026, 6:00 p.m.

Next Town Board Meeting – Monday, October 5, 2026, 6:30 p.m.

Public Works Committee Meetings: Thursdays, September 11 and 24, 2026, 7:00 a.m.

Budget Workshop: Monday, October 12, 2026 6:30 p.m.

Community meeting board members attend: Fireboard Budget Meeting, Thursday October 16, 2026.

Community E-Recycling Sept. 26, 9 a.m. -1 p.m.

ADJOURN

Meeting Adjourned at 8:19 p.m.

To be approved: October 5, 2026

Approved: _____

Town Clerk

Town of Osceola

Sept. 2026

1. Spray patching. For the year 13.57 mi patched 3487 gal sprayed. Approx 350 tons of rock. In 74hrs on machine by having truck, saved \$2000 in labor.
2. Picked up new culverts from county for 200th
3. Replaced rusted out culverts on 200th and Cty Rd F and hauled scrap away
4. Mowed ditches
5. Graded roads
6. Installed swingarm posts and fire signs

Welcome, **TOWN OF OSCEOLA**

 **Add Account**  **Display Options**

Organize by: All Accounts  Sort: Alphabetical   

All Accounts

GENERAL FUND		\$24,510.05 Available
		\$24,585.05 Previous Day
GENERAL MONEY MARKET ACCOUNT		\$71,859.90 Available
		\$25,617.16 Previous Day
TAX RECEIPT ACCOUNT		\$5,438.08 Available
		\$5,438.08 Previous Day
		

Recent Transactions View More

Oct 5	Pending: OLSON SANITATION PAYMEN T 202844609040	-\$75.00
Oct 2	VERIZON WIRELESS PAYMENTS 0342 33277800001	-\$90.28

October 1, 2026

Town of Osceola,

This report outlines the Royal Credit Union and ModernFI account balances for the Town of Osceola as of **October 1, 2026**, all figures reflect end-of-day balances. Total balances are **\$764,527.23**.

Royal Credit Union Accounts

Deposit Accounts

\$59,951.07

Savings (1)

\$25.14 (TRO: 1)

Savings			\$25.14
TRO BUSINESS SAVINGS ACCOUNT	9578		\$20.14

Checking (6)

\$59,925.93 (TRO: 6)

General			\$8,978.03
TRO PUBLIC ENTITY MONEY MARKET	9586		\$8,978.03

Tax Reciepts			\$735.71
TRO PUBLIC ENTITY MONEY MARKET	9594		\$735.71

Dresser Traprock Assurance			\$16,285.51
TRO PUBLIC ENTITY MONEY MARKET	9602		\$16,285.51

Public Works Capital			\$33,925.68
TRO PUBLIC ENTITY MONEY MARKET	9610		\$33,925.68

Checking			\$0.00
TRO BUSINESS INSURED SWEEP ACCOUNT	8865		\$0.00

Checking			\$1.00
TRO ROYAL ADVANTAGE CHECKING	1540		\$1.00

ModernFI Account

Account Title	Receiving Institution Name	Allocation Amount ↓	Receiving State
Town of Osceola	People's Credit Union	\$245,000.00	RI
Town of Osceola	Innovations Financial Credit Union	\$157,292.82	FL
Town of Osceola	Lewis & Clark Bank	\$100,658.47	OR
Town of Osceola	Old Plank Trail Cmny Bank, N.A.	\$96,500.00	IL
Town of Osceola	San Francisco Federal Credit Union	\$94,646.57	CA
Town of Osceola	Georgia's Own Credit Union	\$5,000.00	GA
Town of Osceola	Dort Financial	\$2,326.54	MI
Town of Osceola	Truliant Federal Credit Union	\$2,210.44	NC
Town of Osceola	Collins Community Credit Union	\$941.32	IA
Total		\$704,576.16	

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
January through December 2026

OCTOBER - should be at 84%

	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
Income				
Fines, Forfeits & Penalties				
Dog Pick-up Fees	0.00	200.00	-200.00	0.0%
Fines & Violations	181.90			
Total Fines, Forfeits & Penalties	181.90	200.00	-18.10	90.95%
Licenses & Permits				
Driveway Permits	250.00	300.00	-50.00	83.33%
Zoning & Subdivision Fees	602.20			
44100 · Liquor & Related Licenses	5,860.00	5,400.00	460.00	108.52%
44145 · Dog Licenses	2,435.00	2,000.00	435.00	121.75%
44300 · Building Permits & Fees	24,185.58	30,000.00	-5,814.42	80.62%
Total Licenses & Permits	33,332.78	37,700.00	-4,367.22	88.42%
Miscellaneous Revenue				
48100 · Interest Income	33,817.45	30,000.00	3,817.45	112.73%
48111 · Miscellaneous Income	0.00	550.00	-550.00	0.0%
48112 · Swing Mail Box Post	880.00			
48130 · Interest on PP Taxes	20.05			
Total Miscellaneous Revenue	34,717.50	30,550.00	4,167.50	113.64%
Tax Collections				
Forest Crop/MFL Taxes	3,581.87	5,218.00	-1,636.13	68.64%
Tax Overpayments	0.00			
41211 · Delinquent PP Taxes	18.97			
41224 · Property Taxes	0.00			
Tax Collections - Other	4,126,428.38	871,340.00	3,255,088.38	473.57%
Total Tax Collections	4,130,029.22	876,558.00	3,253,471.22	471.16%
Tax Collections - Other				
41225 · Lottery Credit	20,698.79			
41226 · Property Tax Settlement-Schools	-2,137,847.37			
41227 · Property Tax Settlement-VoTech	-30,589.83			
41228 · Property Tax Settlement-County	-1,036,306.46			
41229 · Tax Collection Overpayments	-11,495.69			
Tax Collections - Other - Other	-54,762.38			
Total Tax Collections - Other	-3,250,302.94			
41012 · Personal Property Aid	2,811.40	2,811.00	0.40	100.01%
41020 · Intergovernmental Revenue				
41003 · County-Rural Fire Numbers	400.00	500.00	-100.00	80.0%
41004 · Fire Insurance Dues	24,473.13	24,473.13	0.00	100.0%
41005 · Forest Crop/MFL Aid	0.00	200.00	-200.00	0.0%
41007 · Highway Aids	184,970.90	184,971.00	-0.10	100.0%
41008 · In Lieu of Tax - DNR Land	299.88	3,700.00	-3,400.12	8.11%
41009 · Municipal Services	103.09	110.00	-6.91	93.72%
41010 · State Shared Revenue	20,391.05	136,503.00	-116,111.95	14.94%
Total 41020 · Intergovernmental Revenue	230,638.05	350,457.13	-119,819.08	65.81%
43430 · Exempt Computer Aid	62.35	62.00	0.35	100.57%
450102 · Intergovernmental Charges	0.00	900.00	-900.00	0.0%
45222 · Judgements and Damages	5,000.00			
48307 · Sale of Equipment & Property	56,000.00			
Total Income	1,242,470.26	1,299,238.13	-56,767.87	95.63%
Gross Profit	1,242,470.26	1,299,238.13	-56,767.87	95.63%

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
January through December 2026

OCTOBER - should be at 84%

Expense	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
Animal Warden				
Animal Warden Wages	682.95	1,115.00	-432.05	61.25%
Mileage & Expenses	479.91	660.20	-180.29	72.69%
54904 · Dog License to County	174.75	700.00	-525.25	24.96%
Total Animal Warden	1,337.61	2,475.20	-1,137.59	54.04%
Assessment of Property				
Assessor's Contract	13,500.00	13,500.00	0.00	100.0%
Publications	66.00	200.00	-134.00	33.0%
Total Assessment of Property	13,566.00	13,700.00	-134.00	99.02%
Audit Services	7,113.75	7,114.00	-0.25	100.0%
Bank Fees - NSF	10.00			
Building Expenses				
51611 · Electric Utilities	1,591.48	2,000.00	-408.52	79.57%
Higher Usage 51612 · Gas Utilities	2,818.06	3,100.00	-281.94	90.91%
Higher Usage 51613 · Water & Sewer Utilities	1,409.30	1,650.00	-240.70	85.41%
51614 · Sanitation Expenses	716.35	1,200.00	-483.65	59.7%
51616 · Telephone/Internet	1,499.90	3,200.00	-1,700.10	46.87%
Camera/Security 51620 · Bldg Repairs & Maint	8,805.92	8,716.36	89.56	101.03%
51621 · Insurance	1,741.80	1,800.00	-58.20	96.77%
51625 · Operating Supplies	233.35	300.00	-66.65	77.78%
Total Building Expenses	18,816.16	21,966.36	-3,150.20	85.66%
Capital Equipment				
Office Equipment	1,199.00	3,950.00	-2,751.00	30.35%
Total Capital Equipment	1,199.00	3,950.00	-2,751.00	30.35%
Capital Improvement				
Highway Cap Improve	0.00	5,000.00	-5,000.00	0.0%
Total Capital Improvement	0.00	5,000.00	-5,000.00	0.0%
Clerk & Treasurer				
51410 · Clerk Wages	27,681.45	39,080.00	-11,398.55	70.83%
51411 · Treasurer Wages	20,257.26	26,391.00	-6,133.74	76.76%
51412 · Treasurer/Tax Collection	2,609.39	2,749.00	-139.61	94.92%
51413 · Retirement	1,993.06	2,814.00	-820.94	70.83%
51414 · Mileage & Expenses	195.75	450.00	-254.25	43.5%
51422 · Employer Payroll Taxes	0.00	5,219.00	-5,219.00	0.0%
51425 · Office Supplies	3,746.51	4,946.38	-1,199.87	75.74%
51426 · Postage	527.23	3,000.00	-2,472.77	17.57%
Yearly Software 51435 · Website & Computer Expenses	8,975.32	10,600.00	-1,624.68	84.67%
51444 · Insurance	3,576.25	3,597.00	-20.75	99.42%
51460 · Dues & Training	321.65	2,000.00	-1,678.35	16.08%
Total Clerk & Treasurer	69,883.87	100,846.38	-30,962.51	69.3%
Consulting Fees	0.00	2,000.00	-2,000.00	0.0%
D-C/T Employee Health Insurance	0.00			
Deputy Clerk/Treasurer Monthly	0.00			
Dog Licenses to County	489.75			
Elections				
Annual Machine Fees	2,148.35	3,500.00	-1,351.65	61.38%
Publications	0.00	750.00	-750.00	0.0%
Supplies	1,587.61	5,000.00	-3,412.39	31.75%

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
January through December 2026

OCTOBER - should be at 84%

	Jan - Dec 26	Budget	\$ Over Budget	% of Budget
51442 · Wages	3,431.86	9,500.00	-6,068.14	36.13%
Total Elections	7,167.82	18,750.00	-11,582.18	38.23%
Gopher Bounty Expenses	2,398.50	4,719.50	-2,321.00	50.82%
Legal Fees				
* Legal Fees Municode	1,929.38	2,000.00	-70.62	96.47%
Municipal Attorney Fees	5,295.00	8,500.00	-3,205.00	62.29%
* Background Che 51300 · Other Background Checks	280.00	300.00	-20.00	93.33%
Legal Fees - Other	1,414.50			
Total Legal Fees	8,918.88	10,800.00	-1,881.12	82.58%
* Local Cemetery Funding	2,000.00	2,000.00	0.00	100.0%
Park Expenses				
* Mowing Park Exp Park Expenses - Misc & Other	4,729.95	5,000.00	-270.05	94.6%
Total Park Expenses	4,729.95	5,000.00	-270.05	94.6%
Planning Commission				
Computer/Emails	435.80	750.00	-314.20	58.11%
Dues & Fees	0.00	100.00	-100.00	0.0%
Per Diems				
Planning Commission	175.00			
Per Diems - Other	0.00	1,800.00	-1,800.00	0.0%
Total Per Diems	175.00	1,800.00	-1,625.00	9.72%
51601 · Employer Payroll Taxes	0.00	137.00	-137.00	0.0%
Total Planning Commission	610.80	2,787.00	-2,176.20	21.92%
Public Safety				
* Ambulance Contract (Osceola)	31,060.00	31,260.00	-200.00	99.36%
* Ambulance Contract (St. Croix)	4,752.00	5,155.00	-403.00	92.18%
* Fire Department Contract	149,278.98	149,279.00	-0.02	100.0%
* Fire Dues to Department	24,473.13	24,473.13	0.00	100.0%
Total Public Safety	209,564.11	210,167.13	-603.02	99.71%
Public Works				
* Road Project 53235 · Highway Construction	403,009.87	478,731.00	-75,721.13	84.18%
* Equipment R 53236 · Road Maintenance & Repair	32,290.68	38,211.42	-5,920.74	84.51%
53238 · Adopt-A-Town Road	0.00	120.00	-120.00	0.0%
* New Equipm 53239 · Capital Highway Equipment	135,365.90	135,365.90	0.00	100.0%
53240 · Equipment Repairs & Maintenance	20,911.99	26,073.72	-5,161.73	80.2%
* 53241 · Fuel	26,217.16	23,176.05	3,041.11	113.12%
53242 · Garage Expenses	3,726.74	5,063.06	-1,336.32	73.61%
53243 · PW Cell Phone	942.60	1,200.00	-257.40	78.55%
53244 · Insurance	12,421.32	14,000.00	-1,578.68	88.72%
53245 · Supervisor PW Wages	63,167.11	85,458.00	-22,290.89	73.92%
53246 · Supervisor PW OT Wages	2,222.39			
53247 · Full-Time PW Wages	50,834.76	72,012.00	-21,177.24	70.59%
53248 · Full Time PW OT Wages	1,801.37			
53249 · Part-Time PW Wages	0.00	1,000.00	-1,000.00	0.0%
53250 · Retirement	8,497.84	11,410.00	-2,912.16	74.48%
53252 · Employer Payroll Taxes	0.00	12,123.00	-12,123.00	0.0%
53253 · Short Term Disability	1,315.60	2,000.00	-684.40	65.78%
53260 · Dues & Training	1,125.02	1,400.00	-274.98	80.36%
Total Public Works	763,850.35	907,344.15	-143,493.80	84.19%
Town Board				

TOWN OF OSCEOLA
Profit & Loss Budget vs. Actual
January through December 2026

OCTOBER - should be at 84%

	<u>Jan - Dec 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Board Salaries	16,666.80	20,000.00	-3,333.20	83.33%
Computer/Email	678.80	950.00	-271.20	71.45%
Dues & Training	2,415.00	3,000.00	-585.00	80.5%
Insurance	1,982.63	2,100.00	-117.37	94.41%
Office Supplies	126.02	500.00	-373.98	25.2%
Publications	687.44	1,500.00	-812.56	45.83%
51117 - Employer Payroll Taxes	0.00	1,530.00	-1,530.00	0.0%
Total Town Board	22,556.69	29,580.00	-7,023.31	76.26%
51800 - Payroll Expenses	14,986.87			
52400 - Building Inspection Expense	24,581.52	30,390.00	-5,808.48	80.89%
57000 - Bank Fees -	-10.00			
59998 - Reserve for Contingencies	0.00	11,238.10	-11,238.10	0.0%
59999 - Uncategorized Expenses	0.00	5,000.00	-5,000.00	0.0%
Total Expense	1,173,771.63	1,394,827.82	-221,056.19	84.15%
Net Income	68,698.63	-95,589.69	164,288.32	-71.87%

- * One time payments - or paid in full for Fiscal Year 2026
- * Budget Resolution
- * Watching over 84%

Building Permits - Planning Commission as of 9-30-26

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
1/6/206	Nicholas O'Reilly 2396 84th Avenue Contractor:	2396 84th Avenue Finish Basement	TOS26-01
1/6/26	Joshua Cermin 1974 117th Avenue Contractor:	1974 117th Avenue Alteration - Solar Ground Mounted	TOS26-2
2/10/26	Debra Martinson 2187 88th Avenue Contractor	2187 88th Avenue Accessory Building	TOS26-3
4/3/26	Jim Berg 2220 68th Avenue Contractor:	2220 68th Avenue Accessory Building	TOS26-4
4/14/26	Rick Wagner 81X 214th St Contractor: David Lunde	81X 214th Street New Single Family	TOS26-5
4/21/26	Gregory Weber 881 249th Street Contractor: Jermy LaVigne	881 249th Street Garage	TOS26-6
4/28/26	Matt Gross 2516 79th Avenue Contractor: Don Cloutier Electric	2516 79th Avenue New Service	TOS26-7
4/28/26	Art Anderson 885 249th Street Contractor: Brett Bartley	885 249th Street Deck Replacement	TOS26-8
4/29/26	Woodie Morley 2168 100th Avenue County Rd F Contractor: Owner	2168 100th Avenue Addition	TOS26-9
5/3/26	Douglas Brown 808 Horse Lake Lane Contractor: Ryan Daszczyszak WI Superior Services	808 Horse Lake Lane New Single Family	TOS26-10
5/4/26	James Sawnson 1167 195th Street Contractor: Owner	1167 195th Street Addition	TOS26-11
5/14/26	B&W Homes 23XX 84th Avenue Contractor: Gary Brunclik Construction	23XX 84th Avenue New Single Family	TOS26-12
5/27/26	Julia Nelson 978 218th St Contractor: Steven Splittgerber	978 218th St Electrical Alterations	TOS26-13
5/28/26	Kyle Backes 2067 75th Avenue Contractor: Owner	2067 75th Avenue New Single Family	TOS26-14
6/16/26	James & Patricia Kirby 656 240th St Contractor: Stacy Johnson	656 240th Street Alteration Repair	TOS26-15

Building Permits - Planning Commission as of 9-30-26

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
6/23/26	Ray Joy 2171 86th Avenue Contractor: Owner	2171 86th Avenue Accessory Building	TOS26-16
6/24/26	Dwight Bonewell 4920 W Sunnyslope Rd, Edina Contractor: Owner	855 207th Street New Single Family	TOS26-17
7/6/26	Brian Rutledge 2388 60th Avenue Contractor: Belvedere Builders	2388 60th Avenue Deck	TOS26-18
7/13/26	Nathan Warner 822 223rd St Contractor: Nathan Warner	822 223rd Street Basement Finish	TOS26-19
7/13/26	Elizabeth Korhonen 905 218th Street Contractor: Cortney Fisher	905 218th Street Alteration	TOS26-20
7/17/26	Douglas Galloway 2384 84th Avenue Contractor: Owner	2384 84th Avenue Accessory Building	TOS26-21
7/17/26	James Eichten 2408 113th Avenue Contractor: Gary Brunclik Construction	2408 113th Avenue New Single Family	TOS26-22
7/27/26	Matt Gross 2516 79th Avenue Contractor: Balts Construction	2516 79th Avenue Addition	TOS26-23
8/4/26	Elizabeth Korhonen 905 218th St Contractor: Owner	905 218th St Accessory Building	TOS26-24
8/7/26	KJ Legacy LLC 2260 68th Avenue Contractor: Andrie Electric/Madison Electric Service	702 Nye Lane Electric Service	TOS26-25
8/7/26	Jean Moats 23XX 236th Street Contractor: Gary Brunclik	23XX 236th Street New Single Family	TOS26-26
8/10/26	Andrew Baert 2482 88th Avenue Contractor: Owner	2482 88th Avenue Deck	TOS26-27
8/21/26	Clark Pringle 713 Maple Leaf CT Contractor: Bryan Raddatz	713 Maple Leaf CT Accessory Building	TOS26-28
8/28/26	Nicole Rensink 1956 70th Avenue Contractor: Owner	1956 70th Avenue Alteration	TOS26-29
8/29/26	Kalley Fugate 738 218th Street	2250 Oak Street Emergency Service Repair	TOS26-30

Building Permits - Planning Commission as of 9-30-26

Application Date	Name & Mailing Address	Address / Location of Building Permit/ Permit issued for	Permit Number
9/23/26	Dareil Anderson 9XX 248th Street Contractor: Owner	9XX 248th St Accessory Building	TOS26-31
9/23/26	Derek Peterson 1998 100th Avenue Contractor: Owner Renewal	1998 100th Avenue County Rd F Renewed Permit	TOS26-32
9/24/26	Kolten Heimbach 2081 120th Avenue Contractor: Owner	2081 120th Avenue New Single Family	TOS26-33
9/24/26	Andrew Demorett 863 207th Street Contractor: Corbin Paulson Home Services	863 207th Street Accessory Building	TOS26-34
10/2/26	Lesley Szenay 851 190th St Contractor: Owner	851 190th Street New Single Family	TOS26-35

HIGHLIGHTS OF CLERK ACTIVITIES DONE THIS MONTH:

September:

TASKS			FURTHER COMMENTS
Meetings			September 8 TBM Sept. 11 PWC Sept. 22 PC
Town's Web Page (and Town Facebook site)			Updates as needed – recycling event, election info, road closures, etc.
Public Walk-in/calls/emails			Various: burn permits, tax and property inquiries, building permit applications, voter registrations etc.
Training			WEC Training Webinar – update and Q & A for clerks and CEI's, County Clerk's – Clerks training at Polk Co . Govt. Center, Sept. 14
Elections			Preparing for November 3 rd Election, confirmed ballot estimates with the county, sending out absentee ballots, scheduling In-person Absentee voting, expecting around 1500 voters I have contacted election workers asking them to save the date, and provide me with their preferred post (i.e.pollbooks, machines, etc.) and AM shift or PM shift, working on sending out schedule this week.
Other			Still receiving inspection reports and photos from the Building Inspector Working on Utility Accommodation Ordinance Working with Plan Commission regarding re-zone and subdivision.



11 East Marshall Street
Suite 201
Rice Lake, WI 54868

P (715) 234-1009
TF (800) 362-4505
F (608) 807-5148

www.msa-ps.com

August 31, 2026

Dale Lindh, Town Chair
Town of Osceola
516 East Avenue North
Dresser, Wisconsin 54009

Re: Haas Subdivision: Plan Review Comments

Dear Mr. Lindh:

Thank you for trusting MSA with the review of plans for the proposed "Haas Subdivision" within the Town of Osceola. Attached you will find our comments on both the Preliminary Plat as well as the Engineering Plans that MSA received from you via email. The date indicated on the Engineering Plans is "NOV 2025".

MSA appreciates the opportunity to provide the Town Board with these comments, and we continue to look forward to working with the Town on the remainder of this project.

Sincerely,
MSA Professional Services, Inc.

Eric Barclay
Eric Barclay, PE
Project Manager



MSA Professional Services, Inc.
11 E Marshall Street, Suite 201
Rice Lake, WI 54686

P (715) 234-1009
TF (888) 869-1215
F (715) 318-6436

Background

The Town of Osceola has retained MSA to review the plans for the proposed “Haas Subdivision” by SPDG LLC in order to look out for the best interest of the Town and identify any inconsistencies with local ordinance.

MSA has reviewed the information submitted regarding the “Haas Subdivision” development. At this time, it is the intention of MSA to identify items that could become long term issues for the Town of Osceola, or cause issues and large change orders during construction. As such, we submit the following comments for review by the Town of Osceola Board.

Preliminary Plat Approval Comments

From the Town Ordinance, Section 36-11:

Description	Concept	Preliminary
Air photos of area	X	With lot lines shown
Subdivider contact information	X	X
Landowner 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

Review indicates the preliminary plat shows all of the required information from the table above, with the exception of driveway locations.

All submitted plats (aerial, topo, preliminary) show the surveyors certificate having a date of 2023. This should be updated and signed prior to filing. It does not affect the content of the plat at this time.

The submitted Preliminary Plat delineates all slopes in excess of 25%. The Town’s Application forms request that all slopes in excess of 20% be identified. **It does not appear that the Preliminary Plat meets this requirement.**

In the application form, it is indicated that the developer has included information regarding soil testing and a map identifying soil types and locations of borings. **MSA was not provided with this**

information and as such has not reviewed it, therefore no comments are given regarding the suitability of soils for this proposed development.

According to correspondence shared with MSA, the intent of the developer is for the homeowners of the 7 lots to be responsible for maintenance of the stormwater pond. It is also intended that this stipulation be displayed on the final plat recording. **The Town should ensure this gets completed prior to final approval of the Plat.**

From the Town Ordinance Section 36-12 (B):

*“Before final approval of any plan, the subdivider may install required future public roads and utility improvements subject to any conditions outlined in the development agreement. The subdivider shall file a surety bond or letter of credit, prior to the beginning of any construction, meeting the approval of the town board as a guarantee that such improvements shall be completed by the subdivider or the subdivider's subcontractors. During construction of each improvement, the subdivider must notify the town board so that adequate inspections can be made. **The developer shall pay all inspection fees.**”*

I wanted to make a comment that the Town should not need to bear the costs of MSA's reviews and inspections. According to the Town's ordinance, those costs should be borne by the developer.

End of Comments Regarding Preliminary Plat

See following pages for comments on Engineering Plans

Civil Engineering Plan Comments

Stormwater Runoff Comments:

Town Ordinance Section 36-9 (3): "Driveways shall not exceed a six-degree downgrade from the road within the limits of the public road right-of-way. Culverts must be placed under driveways, where needed, to carry the natural flow of runoff water."

From the plans it does not appear that the developer is proposing any driveway sites or culvert locations. As lots sell, the Town should specify that the new owner will be responsible for installation of an appropriately sized culvert and for obtaining a driveway permit in accordance with the Town's ordinances.

Ditches along the roadway while approaching 90th avenue follow the fairly steep roadway grade of 10% for roughly 150-200 feet. WI DNR recommends slopes no greater than 4% in vegetated swales due to the possibility of erosion within steep channels. WI DNR suggests that either armoring the ditch (with rip rap, or a permanent turf reinforcement mat), or using ditch checks to disrupt the flow are acceptable mitigation measures for steeply sloped ditches.

Construction details show that ditches are proposed to be seeded and mulched. It is likely that due to the steep slopes of the ditches, and concentrated flow within them, it will be difficult to establish adequate vegetation in the base of the drainage ditch without the use of some sort of erosion mat. If the developer chooses to use seed and blown in mulch, the Town should inspect the drainage ditches for signs of poor vegetated growth and erosion prior to accepting the project.

It should be noted that the drainage ditch near the cul-de-sac on the north end of the roadway is outside of the proposed dedicated right of way. According to the Preliminary Plat, a 10' utility easement exists outside of the proposed right of way. The drainage ditch bottom falls approximately in the middle of this utility easement. This would mean that utility pedestals (electrical cabinets, communication pedestals, etc.) will need to be installed within the drainage ditch. This is likely to cause future issues which may result in the loss of functionality of the drainage ditch in this area, or the placement of utilities on private property rather than within the easement.

The stormwater pond appears to meet industry standards in terms of slopes and outlet structure type. **MSA recommends the Town makes acceptance of the Plat conditional upon the developer providing proof of acquiring proper stormwater permits from WI DNR.**

According to correspondence shared with MSA, the intent of the developer is for the homeowners of the 7 lots to be responsible for maintenance of the stormwater pond. It is also intended that this stipulation be displayed on the final plat recording. **A maintenance agreement should be drafted for the Town to maintain the pond if the property owners are derelict in doing so with the ability of the Town to impose a special assessment back to the lot owners.**

Roadway Comments: Governed by Town Ordinance, Chapter 34

The width of the roadway is proposed to be 22' in total pavement width, with 4' gravel shoulders on each side, totaling 30' in width. This is consistent with the minimum Town standards outlined in Chapter 34.

The developer is proposing two asphalt lifts of 1.5 inches of a 4LT mix. While this thickness does meet the Town's outlined minimum standards of "*not less than three inches of compacted blacktop*", it does not meet the minimum thickness recommendations according to WisDOT Chapter 460. According to WisDOT, minimum layer thickness for a 4LT mix would be 1.75 inches.

While the proposed asphalt thicknesses do not meet WisDOT recommendations, the mix types appear appropriate for the intended R-1 usage.

The proposed roadway is very steep approaching 90th Avenue (10% grade). This is the maximum allowable grade for a "minor street" within the Town's Roadway Standards outlined in Chapter 34 of the Town's Code of Ordinances. I do have concerns regarding safety of this steep slope as it approaches 90th Avenue. The maximum 10% grade carries into a horizontal curve immediately prior to a (presumed) stop sign controlled intersection at 90th Avenue. I expect in this current orientation, that there may be some slide offs that occur at this corner during slippery conditions, however with only seven lots on a dead-end road, the risk is lessened compared to a more frequently utilized route.

There is no horizontal curve radius shown on the plans for the curve near STA 10+50-11+00. As such, there is not enough information to assess if this curve meets the Town's ordinance or if the sight stopping distance as proposed is appropriate. Due to the steep downhill grade preceding this curve, **it is highly recommended that a "Stop Ahead" sign (W3-1) be added to the project near STA 9+25.**

Vertical Curves – Town Ordinance:

Curves. When a continuous street centerline deflects at any one point by more than ten percent, a circular curve shall be introduced having a radius of curvature on such centerline of not less than the following:

- (1) Arterial streets and highways: 500 feet.*
- (2) Collector streets: 300 feet.*
- (3) Minor streets: 100 feet.*

This street should be classified as a "Minor Street", as such, all vertical curves should have a curve length of at least 100 ft. The vertical curve between STA 10+37 and 11+12 only has a length of 75 ft.

This does not appear to meet the Town's roadway standards.

Cul-de-sac:

The proposed cul-de-sac has a pavement radius shown as 40 ft and a right of way radius shown as 50ft. This meets the Town's minimum standard of "*having an outside roadway diameter of at least 80 feet and a street property line of 100 feet*" as laid out in Chapter 34.



Advanced Engineering Concepts
1360 International Drive
Eau Claire, WI 54701
Office 715.552.0330
www.aec.engineering

Project Memo

To: Dani Pratt – Clerk Town of Osceola, Chair Lindh
From: Jordan Crusing, Sean Bohan, P.E., Advanced Engineering Concepts
CC:
Date: 09/23/26
Re: Haas Subdivision

Dear Dani and Mr. Lindh,

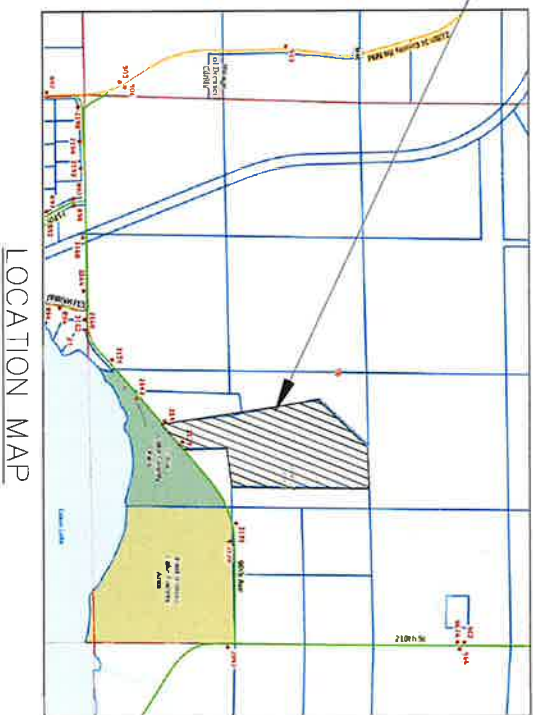
Advanced Engineering Concepts has reviewed MSA's comments and provided an updated civil plan dated 9/18/2026 and Plat. Our response to comments provided are below;

- All slopes in excess of 20% be identified:
 - Provided in revised Plat from Real Land Surveying
- Soil borings:
 - Will be provided.
- Ditch outside of proposed right of way:
 - Ditch bottom elevation was raised to bring it in closer to the shoulder. A 15-foot utility easement to replace the previous 10-foot was added to bring potential pedestals further away from drainage ditch.
- Roadway ditch slope erosion best management practice:
 - Ditches along 10% slope will have erosion logs placed 50-feet on center to slow down drainage. A class 1 type B erosion mat will be placed to handle the drainage flow. Erosion mat type was added to the roadway cross section detail.
- Road asphalt thickness:
 - Roadway cross section was updated to follow WisDOT minimum thickness of 1.75 inches as a geotechnical report was not conducted.
- Vertical curve of 100' for minor streets:
 - Vertical curve at approach of 90th Avenue was updated to 100'. We pulled back the station PVI point of the vertical curve by 12 feet to give more space for loading and stoppage under concerned slippery conditions.
- Developer's agreement:
 - Will work with Town on developer's agreement at final Plat.
- DNR permits:
 - AEC will share DNR permit approval upon receipt.

Thank you,

Jordan Crusing, Civil Designer

PLAT OF HAAS SUBDIVISION
SPDG LLC
TOWN OF OSCEOLA
POLK COUNTY



LOCATION MAP

LEGEND

EXISTING

PROPOSED

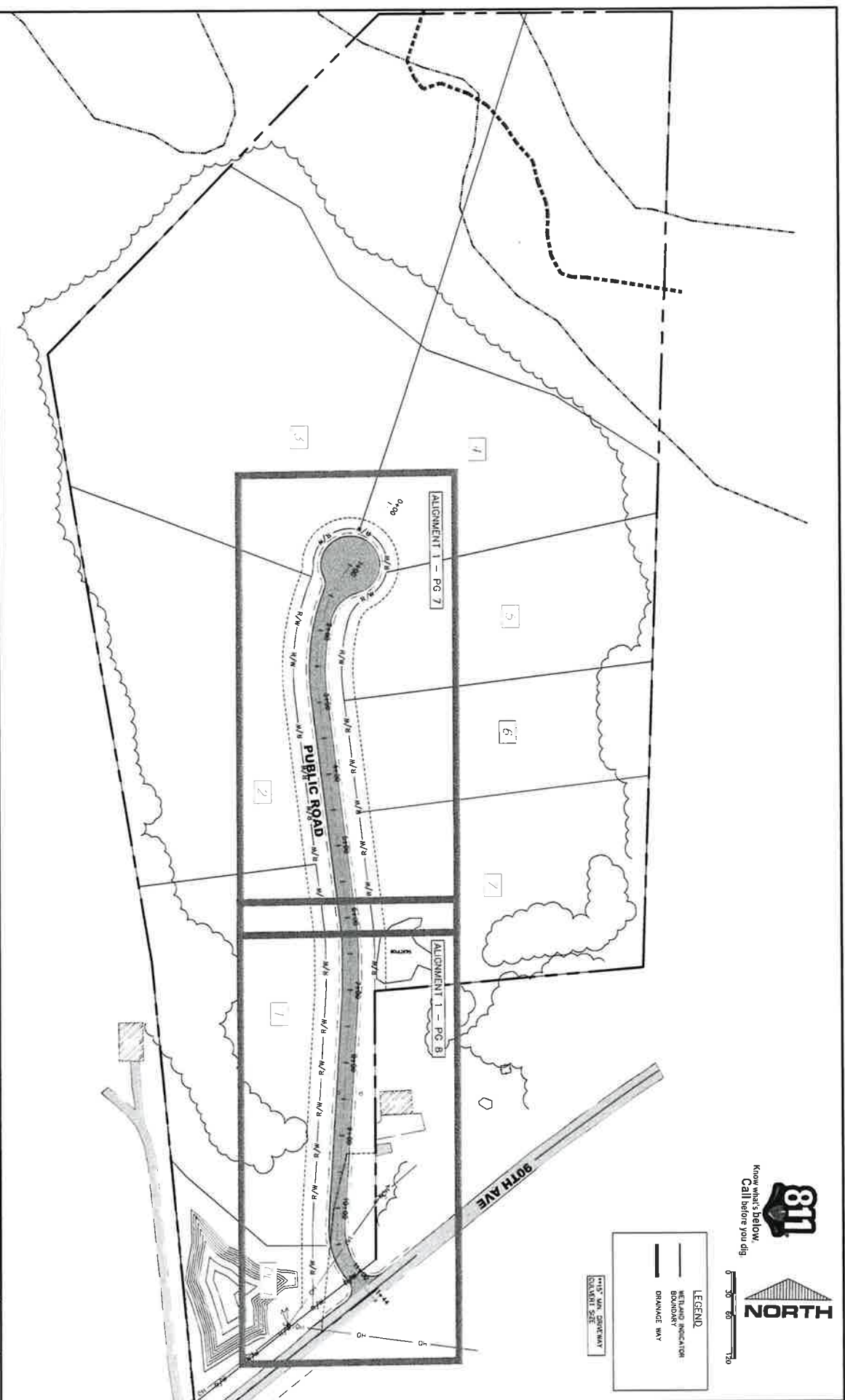
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|  | -----WELL |  | -----HYDRANT |
|  | -----GATE VALVE |  | -----CURB INLET |
|  | -----AREA DRAIN |  | -----SAN MAN |
|  | -----STORM MAN |  | -----SAN CLEANOUT |
|  | -----GAS MANHOLE |  | -----LIGHT POLE |
|  | -----UTILITY POLE |  | -----GULLY WHITE |
|  | -----GULLY POLE |  | -----PULL BOX |
|  | -----ELEC PED |  | -----CABLE PED |
|  | -----MANHOLE |  | -----WATER MAN |
|  | -----IRON PIPE |  | -----SANITARY SEWER |
|  | -----ROW POST |  | -----STORM SEWER |
|  | -----REBAR |  | -----OVERHEAD UTILITY |
|  | -----GAS LINE |  | -----ELECTRIC LINE |
|  | -----CABLE TV LINE |  | -----RETAINING WALL |
|  | -----INLET |  | -----FENCE LINE |
|  | -----EXISTING INLET |  | -----SILT FENCE |
|  | -----MARSH |  | -----CURB MAN |
|  | -----VOICE WIRE FENCE |  | -----CONTOURS MAJOR |
|  | -----RETAINING WALL |  | -----CONTOURS MINOR |



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LEGEND
 --- WETLAND INDICATOR
 --- BOUNDARY
 --- DRAINAGE WAY

1" = 15' VERT SCALE
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| NO | DATE | REVISIONS | DESIGNED BY | CHECKED BY | PROJECT NO |  <p>ADVANCED ENGINEERING CONCEPTS
1340 INTERNATIONAL DR
LAW CLARK, WI 53101
TEL 715-303-0300
FAX 715-303-0300
COPYRIGHT 2008 AEC, LLC</p> | <p>EXISTING CONDITIONS & DEMOLITION PLAN</p> | <p>TOWN OF OSCODA SUBDIVISION
HAAS SONS PROPERTIES, LLC
50TH AVENUE
TOWN OF OSCODA, MI</p> | <p>DWG NAME</p> <p>4</p> <p>DATE</p> <p>9/2026</p> |
| | | | | | 24007 | | | | <p>4000 P04
EXISTING</p> |

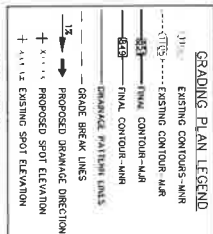
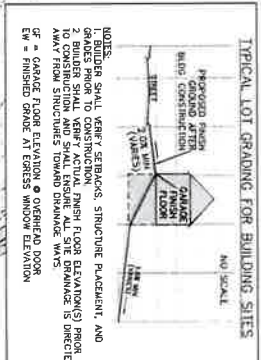
12 MATERIAL WITH CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE
11 IS NOW BEING USED FOR STORAGE OF MATERIALS. THE SITE IS
10 RELAY A COPY OF THE CURRENT INDIAN CONSTRUCTION PLAN ON THE
9 SITE. THE SITE IS NOW BEING USED FOR STORAGE OF MATERIALS.
8 THE SITE IS NOW BEING USED FOR STORAGE OF MATERIALS.
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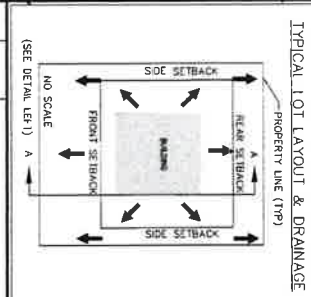
Know what's below.
Call before you dig.

- GRADING NOTES:**
1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN SHEET REPRESENT THE TOP OF PAVEMENT.
 2. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
 3. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN EXISTING SPOT ELEVATIONS AND FINISHED GROUND GRADES. APPROXIMATE LOCATIONS OF SPOT ELEVATIONS AND FINISHED GROUND GRADES ARE INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE OR ANY THEREOF SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN. IMMEDIATELY AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 4. USE CARE TO AVOID A UNIFORM GRADE. GRADES SHALL BE CAREFULLY CHECKED AND RECONSTRUCTED TO MAINTAIN ELEVATION FROM ESTABLISHED LINES AND RECONSTRUCTED TO MAINTAIN ELEVATION FROM ESTABLISHED LINES.



NOTE:
ALL SETBACKS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN EXISTING SPOT ELEVATIONS AND FINISHED GROUND GRADES. APPROXIMATE LOCATIONS OF SPOT ELEVATIONS AND FINISHED GROUND GRADES ARE INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE OR ANY THEREOF SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN. IMMEDIATELY AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

WELL ELEVATION POINT AT
TOP OF 32' 00" ELEVATION
MIN. 31.50' 00" ELEVATION
MAX. 32.50' 00" ELEVATION
MIN. 31.50' 00" ELEVATION
MAX. 32.50' 00" ELEVATION
REQUIRED TO ELEVATION 31.50' 00" (SEE DETAIL 11)



NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DESIGNED BY	CHECKED	PROJ. NO.	24007
1						
2						
3						
4						
5						
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ADVANCED ENGINEERING CONCEPTS
1340 INTERNATIONAL DR.
SUITE 200
MILWAUKEE, WI 53201
CORPORATE 2026 425, LLC

GRADING PLAN

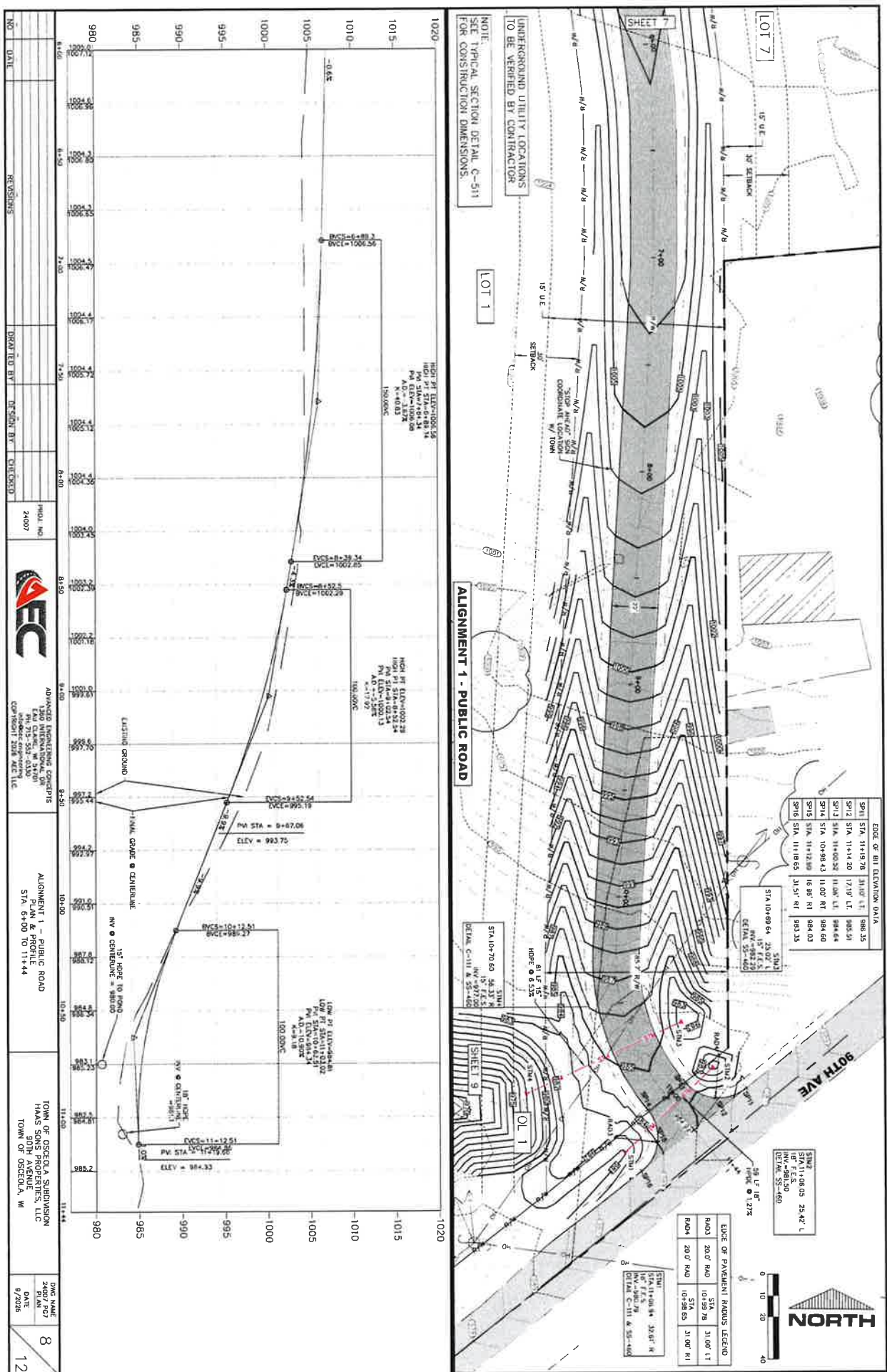
TOWN OF OSCEOLA SUBDIVISION
THOMAS SOUTH AVENUE
TOWN OF OSCEOLA, WI

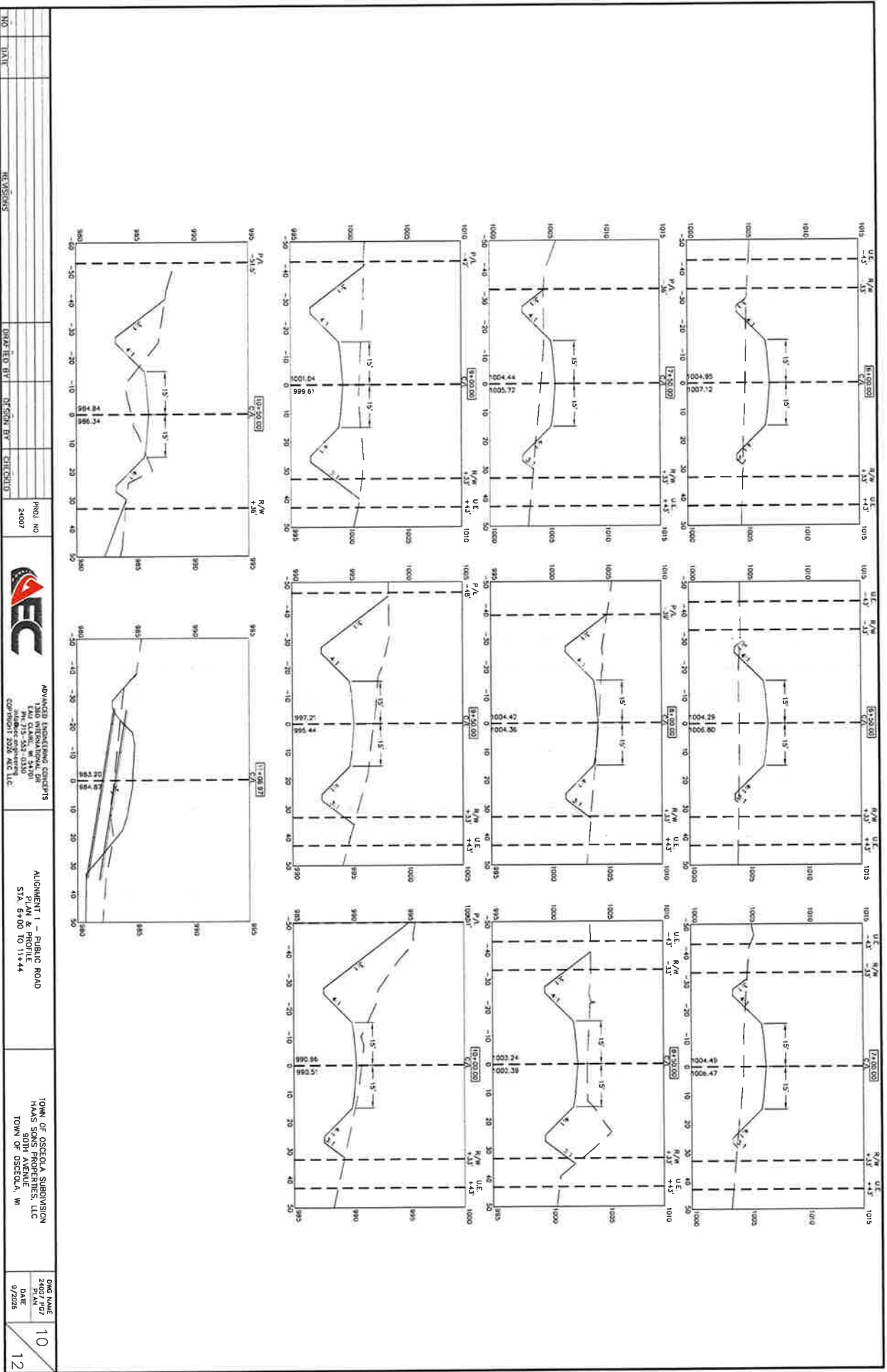
DWG. NAME: 24007 PLS
DATE: 9/2026

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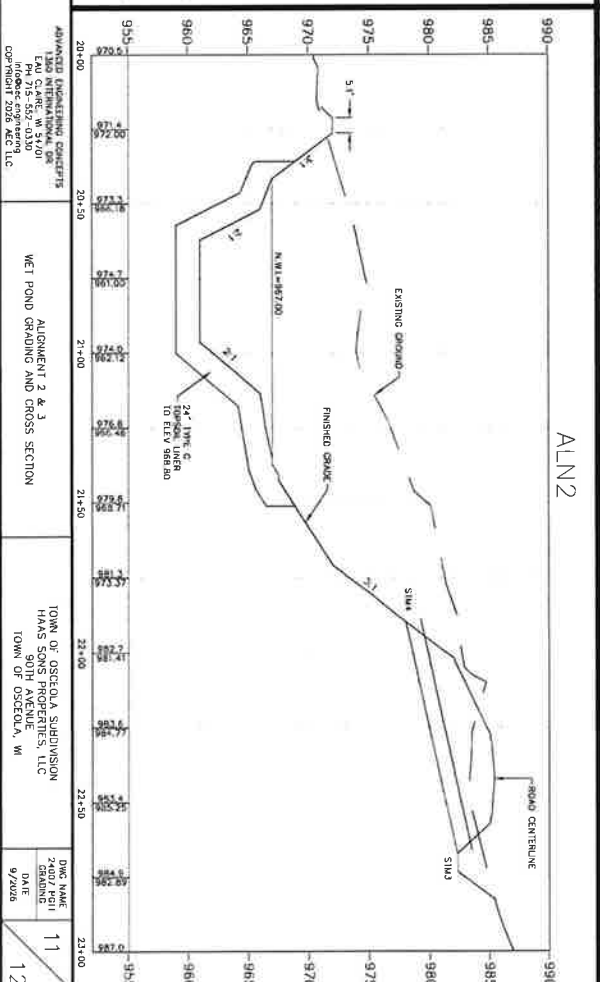
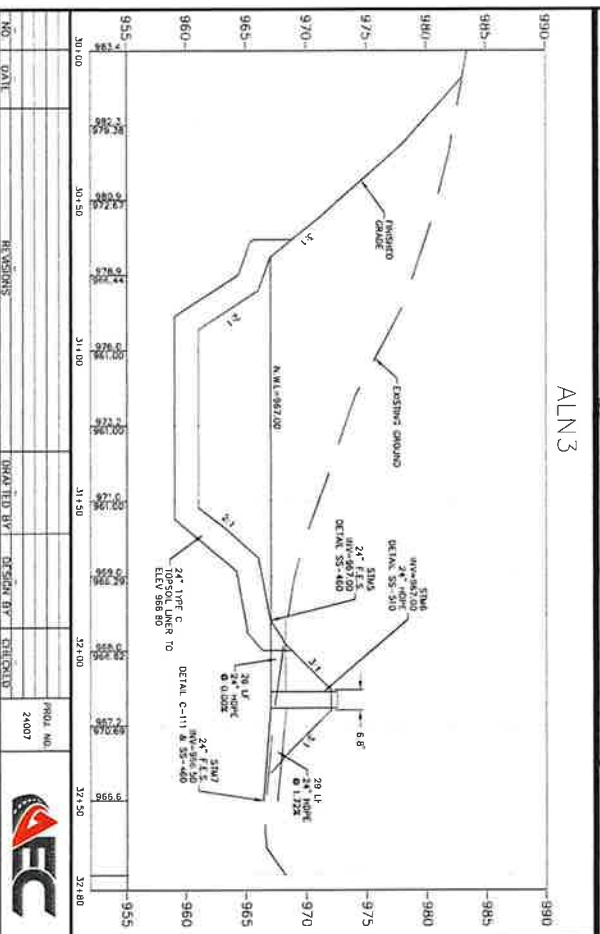
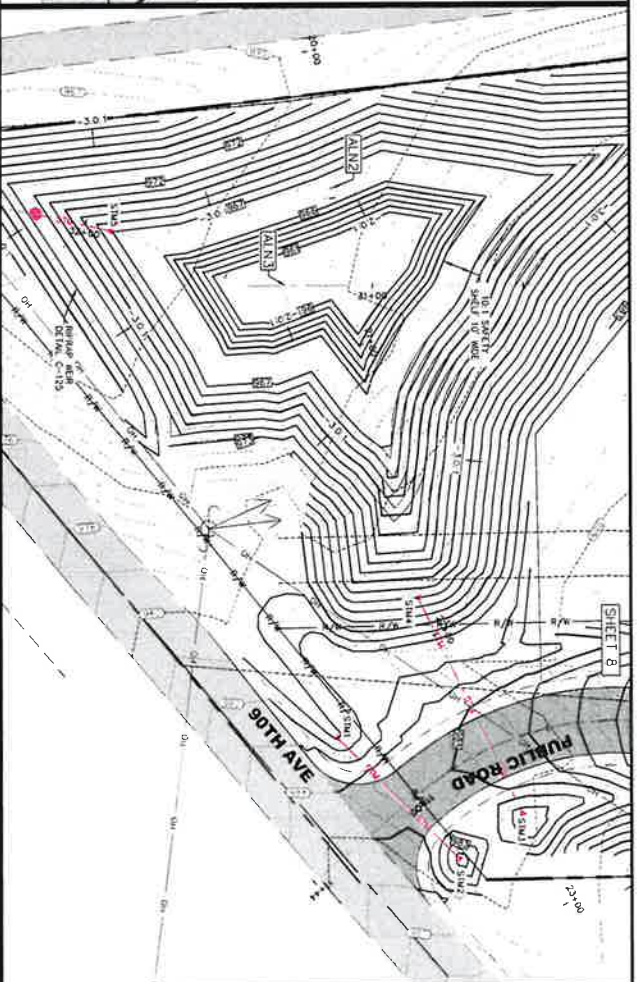
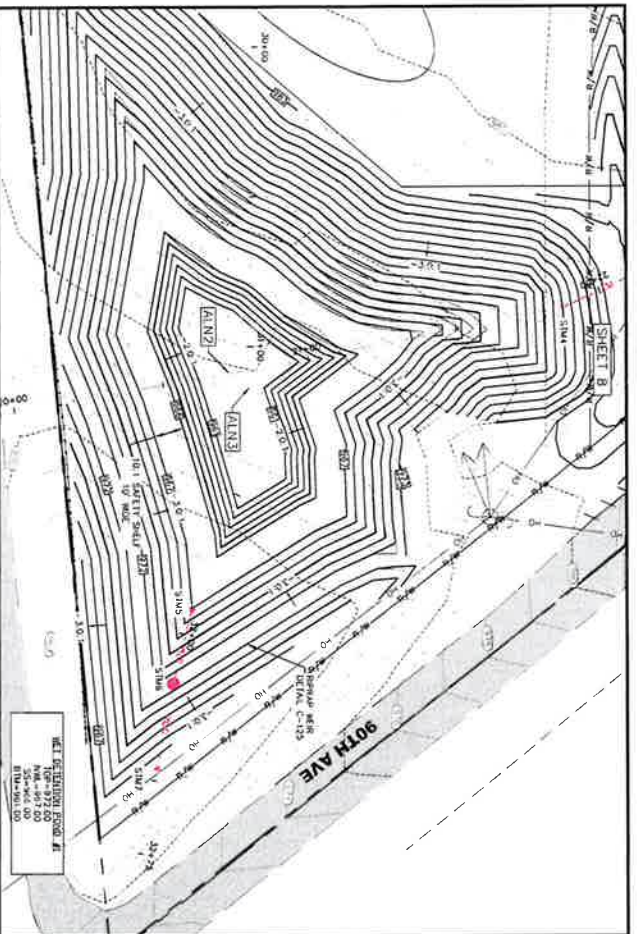
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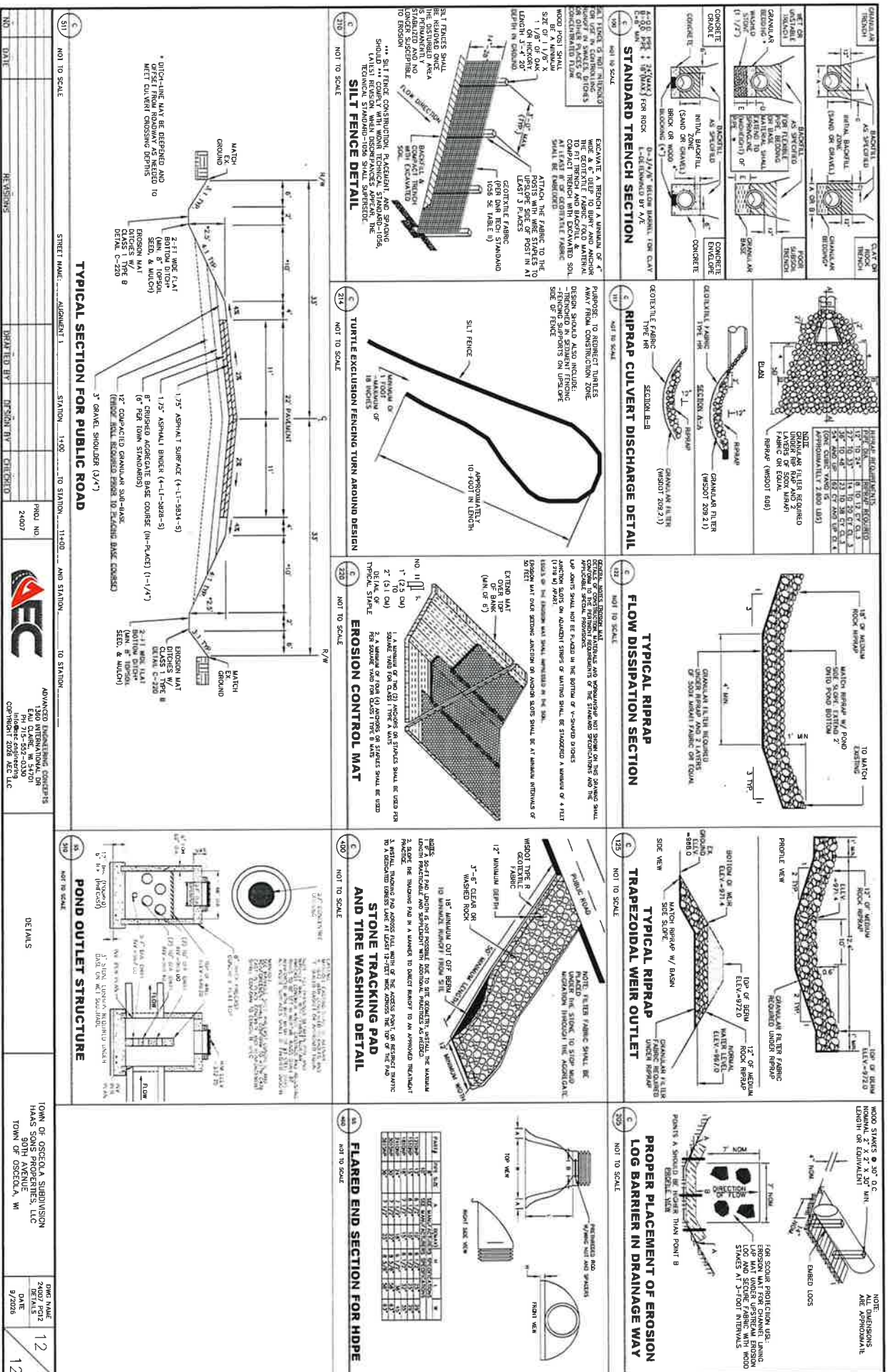




NO.	DATE	REVISIONS	DESIGNED BY	CHECKED BY	PROJ. NO.	24007	 ADVANCED ENGINEERING CONSULTANTS 1300 INTERNATIONAL DR SUITE 200 MILWAUKEE, WI 53201 TEL: 414.224.1300 FAX: 414.224.1301 WWW.AEC-CONSULTANTS.COM CDP-PROJ-2008-AEC-LLC	ALIGNMENT 1 - PUBLIC ROAD PLAN & PROFILE STA. 6+00 TO 11+44	TOWN OF OSCOLA, SUBDIVISION 17445 SOUTH AVENUE TOWN OF OSCOLA, WI	DWG NAME 24007 A-07 DATE 9/2006	10	12
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NO.	DATE	REVISIONS	DESIGNED BY	CHECKED	PROJECT NO.
					24007
ADVANCED ENGINEERING CONSULTANTS 1300 INTERNATIONAL DR. EAU CLAIRE, WI 54601 PHONE: 715.833.1313 COPYRIGHT 2025 EEC LLC					
ALIGNMENT 2 & 3 WET POND GRADING AND CROSS SECTION					
TOWN OF OSCOLA SUBDIVISION HWY 89 TOWN OF OSCOLA, WI					
DWG NAME 24007/PS1 DATE 9/2025					
11 12					



LEGEND

- EXISTING SLOPES IN EXCESS OF 30%
- EXISTING BUILDING
- EXISTING CONCRETE SURFACE
- EXISTING BITUMINOUS SURFACE
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWER POLE
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND RIBER OR "C"
- EXISTING ELECTRIC PEDESTAL
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SANITARY CLEANOUT
- EXISTING TREE LINE
- FND 1" REBAR
- SET 1/2" x 18" REBAR
- WEIGHING 4.30 LBS/LIN. FT.
- SET 1" x 18" RIB. PIPE
- WEIGHING 13 LBS/LIN. FT.
- AT ALL OTHER LOT CORNERS
- UTILITY EASEMENTS WITH AS SHOWN
- UNLESS NOTED OTHERWISE
- RECORDED AS

SCALE: 1" = 80'

SPDG. 1.C
203 E ARCH ST
OSCEOLA, WI 54777

- TOTAL PLATTED AREA = 25.00 ACRES
- 7 RESIDENTIAL LOTS
- AVERAGE LOT SIZE FOR RESIDENTIAL LOTS = 3.55 ACRES
- 1 OUTLOT (STORMWATER FACILITY)
- 21,000 G.P.D. OF PROPOSED DEDICATED TOWN ROADWAY

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA	CHORD PERIMETER
1+00.00	N 89° 43' 19" E	404.77'	117.52'	117.52'
2+00.00	S 71° 10' 12" E	377.01'	117.52'	117.52'
3+00.00	S 69° 54' 54" W	1317.08'	117.52'	117.52'
4+00.00	N 68° 00' 25" W	370.71'	117.52'	117.52'
5+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
6+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
7+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
8+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
9+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
10+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
11+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
12+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
13+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
14+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
15+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
16+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
17+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
18+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
19+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
20+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
21+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
22+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
23+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
24+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
25+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
26+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
27+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
28+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
29+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
30+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
31+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
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36+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
37+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
38+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
39+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
40+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
41+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
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47+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
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49+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
50+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
51+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
52+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
53+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
54+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
55+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
56+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
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58+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
59+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
60+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
61+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
62+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
63+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
64+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
65+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
66+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
67+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
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71+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
72+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
73+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
74+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
75+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
76+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
77+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
78+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
79+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
80+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
81+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
82+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
83+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
84+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
85+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
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87+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
88+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
89+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
90+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
91+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
92+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
93+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
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98+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
99+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'
100+00.00	N 62° 17' 58" W	651.01'	117.52'	117.52'

PRELIMINARY PLAT
HAAS SUBDIVISION
 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
 AND GOV'T LOT 2,
 SECTION 16, TOWNSHIP 33 NORTH, RANGE 18 WEST,
 TOWN OF OSCOLA, POLK COUNTY, WISCONSIN
 BEING ALL OF LOT 1, CERTIFIED SURVEY MAP No. 1920
 V. 9 OF CSM'S, P. 67, DOC. No. 5353308

42

RENT!FUN

Self Service Kayak & SUP Rental



> **No Liability for the City**

All users sign a waiver (in app) during the rental process, and Rent.Fun adds us as additionally insured on their insurance policy. \$1mm per incident, \$5mm aggregate.

> **Proven Concept in Over 300 Communities of All Sizes**

More than 280 cities and counties in 40 states have partnered with Rent.Fun, including several in your state with strong references.

> **One time fee - We can achieve 100% Cost Recovery in 4-6 years**

With Rent.Fun's revenue share program, the City will receive a % of the rental revenue of the program.

> **Zero Tax on Our Maintenance Staff**

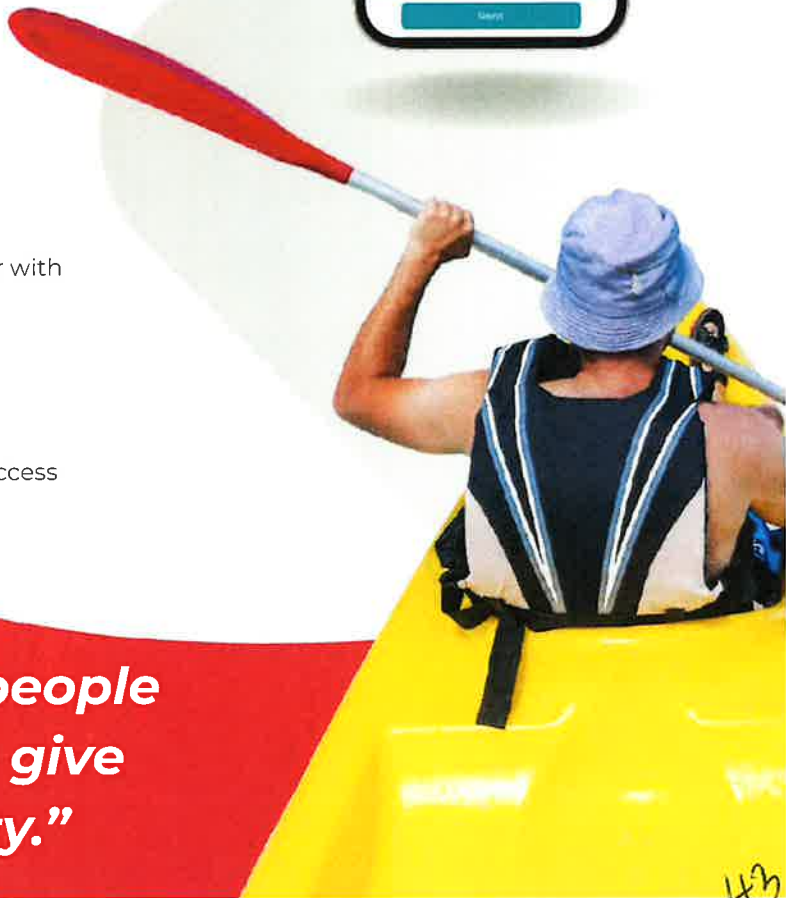
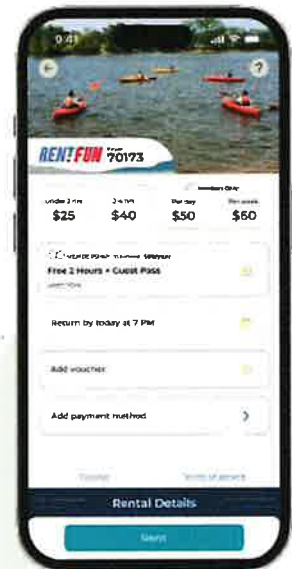
Rent.Fun hires a technician locally to perform maintenance on all program equipment

> **Equipment Replacement**

Rent.Fun replaces equipment due to natural wear and tear with brand new equipment, at no cost to the City.

> **Solar Powered and No Impact to Surrounding Environment**

The kiosk sits on top of the ground, and does not require access to utilities or Wi-Fi. Solar power and cell service.



“We have a lake but few people own their own boat. Let’s give everyone that opportunity.”

43

One-time Activation Fee, No Annual Service Fees

8 - UNIT



\$35,000

Activation Fee (one time fee)

PROGRAM DETAILS

City Rev Share: 30%

Term: 5 years

Renewal: No Cost

SERVICES

Software Set Up

Standard Marketing Package

Monthly Utilization Reporting

7-day customer support

Installation

City-Branded Signage

EQUIPMENT

Paddles

Adult Lifevests

Single Kayaks

Tandem kayaks or Paddleboards

12 - UNIT



\$45,000

Activation Fee (one time fee)

PROGRAM DETAILS

City Rev Share: 30%

Term: 5 years

Renewal: No Cost

SERVICES

Software Set Up

Custom Website

Monthly Utilization Reporting

7-day customer support

Installation

City-Branded Signage

EQUIPMENT

Paddles

Adult Lifevests

Single Kayaks

Tandem Kayaks or Paddleboards

16 - UNIT



\$55,000

Activation Fee (one time fee)

PROGRAM DETAILS

City Rev Share: 30%

Term: 5 years

Renewal: No Cost

SERVICES

Software Set Up

Custom Website

Monthly Utilization Reporting

7-day customer support

Installation

City-Branded Signage

EQUIPMENT

Paddles

Adult Lifevests

Single Kayaks

Tandem Kayaks

Paddleboards

Self Service Kayak Rental

Let us do all the work!

RENT:FUN

FULL-SERVICE MAINTENANCE

Rent.Fun hires local Field Service Technicians who provide ongoing maintenance to the locker and all rental equipment.

LOCAL MARKETING

We'll host a website for your program. We will provide you with and share coupons to drive traffic. Our partnerships will also distribute discounts to drive usage.

EQUIPMENT REPLACEMENT

As equipment gets damaged or goes missing, we repair and replace so your station is always ready to go.

RISK MANAGEMENT

All users must sign a digital waiver and complete a safety tutorial in app prior to rentals. Rent.fun will add your city as an additionally insured on our \$1M per occurrence, \$5M aggregate insurance policy.

DELIVERY AND INSTALLATION

Rent.Fun handles delivery and installation. Our Smart Lockers can be installed on any surface and do not require access to electricity or wi-fi.

CUSTOMER SUPPORT

The public contact us, not you. Our team is on call 7 days per week to assist users with billing or technical issues via live chat.



MEDIUM-SIZED CITY 50-250K IN POPULATION	CITY	POP.	AVERAGE RENTALS / VISITORS PER YEAR	AVERAGE CHARGE PER RENTAL	TOTAL REVENUE PER YEAR	CITY REVENUE PER YEAR (30% REVENUE SHARE)
			670	\$25.42	\$17,031.40	\$5,109.42
			630	\$25.94	\$16,342.20	\$4,902.66
			1038	\$10.41	\$10,805.58	\$3,241.67
SMALL CITY 25K-50K IN POPULATION	CITY	POP.	AVERAGE RENTALS / VISITORS PER YEAR	AVERAGE CHARGE PER RENTAL	TOTAL REVENUE PER YEAR	CITY REVENUE PER YEAR (30% REVENUE SHARE)
			270	\$31.92	\$8,618.40	\$2,585.52
			350	\$22.78	\$7,973	\$2,391.90
			326	\$23.14	\$7,543.64	\$2,263.09
TOWN <25K POPULATION	CITY	POP.	AVERAGE RENTALS / VISITORS PER YEAR	AVERAGE CHARGE PER RENTAL	TOTAL REVENUE PER YEAR	CITY REVENUE PER YEAR (30% REVENUE SHARE)
			690	\$20.73	\$14,304	\$4,291.20
			490	\$28.71	\$14,068	\$4,220.40
			360	\$28.07	\$10,105	\$3,031.50



HOW TO & RULES

NEED HELP? CHAT WITH US

- 1 **DOWNLOAD** the Movatic app.
- 2 **UNLOCK** by scanning the QR code.
- 3 **ENJOY YOUR PADDLE** wearing life jacket.
- 4 **RETURN EQUIPMENT & END RENTAL IN APP.**

Top

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**TOWN OF OSCEOLA
POLK COUNTY
STATE OF WISCONSIN
ORDINANCE Chapter 34 – STREETS, SIDEWALKS AND OTHER PUBLIC PLACES
TITLE: UTILITY ACCOMMODATION ORDINANCE
Article III. - Utility Accommodation Ordinance**

PURPOSE: The purpose of the Utility Accommodation Ordinance is to further public safety and welfare by the establishment of permit requirements to facilitate adherence to Town Right-of-Way access standards to accommodate the placement of Utility Services.

WHEREAS, The Town of Osceola is aware that certain Utility Services have made access to its Town Right-Of-Way desirable by their providers for the placement of certain assets in the Town Right-Of-Way, and

WHEREAS, the Town of Osceola desires to implement a utility accommodation policy that is consistent with policies used by the Polk County Highway Department and Wisconsin Counties Highway Association and the Town regulates utility accommodations within the Town highway system under Wisconsin statutes, including under Wis. Stat. §§ 66.0425, 66.0831, 82.03(1), 86.07(2), and 86.16.

WHEREAS, the Town of Osceola has determined that it is necessary to set forth standards in relation to the siting of poles, cabinets, wiring, fiber, conduit for the benefit of its citizens and any Utility Service entities that make use of the Town Right-of-Way.

NOW THEREFORE, the Town of Osceola does hereby ordain as follows:

Sec. 34-46 Definitions

General Definitions

Unless otherwise provided herein, the definitions accepted by the American Association of State Highway and Transportation Officials (AASHTO) can be used as a guide.

- A. Applicant:** The individual or entity which will own the utility facility which is proposed to be placed in the Town Highway Right-of-Way
- B. Permit:** The document by which the Town grants the Applicant permission to work within, use, occupy, or cross a Town highway. A permit granting the Applicant permission to work within a Town highway shall be valid for the term of the work but no longer than one year from the date of the permit application.
- C. Town:** The Town of Osceola in Polk County, and where applicable, the Town Board or its designee (i.e. Town Chair, Public Works Supervisor, etc.)
- D. Highway or Town Highway:** The town highways as authorized under Wis. Stat. § 82.03(1). This includes the entire area within the highway right-of-way.

E. **Town Road Right of Way:** A general term denoting acquired interests or rights in land (either all or partial) that are necessary to build, maintain, and operate a highway facility. A right-of-way is not limited only to a fee interest or a permanent highway interest but includes all rights of both a permanent and temporary nature.

F. **Utility:**

- a. Any corporation, company, individual, or association, including their lessees, trustees, or receivers, or any sanitary district, cooperative association, town, village, or city that owns, operates, manages, or controls any plant or fixed equipment within this state for the conveyance of communications, electric power, light, heat, fuel, gas, oil, petroleum products, water, steam, fluids, sewerage, drainage, irrigation, or similar facilities, either directly or indirectly to or for the public.
- b. The owners or operators of cable television systems, cellular phone, and paging (wireless) systems, publicly owned fire or police signal systems, traffic and street lighting facilities, or similar facilities.

G. **Utility Service Asset:** a pole, cabinet, wireline, cable or conduit

Sec. 34-47 – Introduction

A. Overview of Utility Accommodation

The Town operates the highway system under its jurisdiction to provide a safe and convenient means for the vehicular transportation of people and goods, and utilities provide essential services to the public. Both the Town and utilities typically provide facilities which consider present as well as future needs. Cooperation between these two entities is essential if the public is to be served at the lowest possible cost consistent with their respective public service needs, obligations, and interests. The permitted use and occupancy of highway right-of-way for non-highway purposes is subordinate to the primary interests and safety of the traveling public.

B. Purpose and Applicability of the Utility Accommodation Policy

This Utility Accommodation Policy ("UAP") includes the requirements applicable to any existing or proposed utility construction, maintenance, and operation of facilities in a Town highway.

This UAP does not apply to facilities placed or maintained in a Town highway by the Town.

C. Statutory Authority

The Town regulates utility accommodations within the Town highway system under Wisconsin statutes, including under Wis. Stat. §§ 66.0425, 66.0831, 82.03(1), 86.07(2), and 86.16.

Utility Accommodation Policy (UAP)

The Town will be utilizing the Wisconsin Counties Highway Association (WCHA) Utility Accommodation Policy 96, January 1, 2022 ("UAP-96") to define the processes and standards that shall be met by any utility whose facility currently occupies, or will occupy in the future, and roadway right-of-way or bridge over which the Town has jurisdiction. Where UAP-96 states "County" for the purposes of this ordinance substitute with "Town". In the event there is conflict between UAP-96 and the language herein, the ordinance language will prevail.

All utility work shall be planned and prosecuted with full regard for safety and to keep interference with highway traffic to a minimum. On heavily traveled highways, utility work interfering with traffic may not be allowed during periods of peak traffic flow. Any such work allowed shall be planned so that closure of intersecting streets, **roadhighway** approaches, or other access points is minimized. No utility work shall begin until all required warning signs, devices, and methods adequate to protect the public are in place and fully functional. These shall be maintained until all utility work is completed.

All operations shall be performed without closing all or obstructing part of any highway traffic lane unless it is approved by the Town and proper traffic control is specified.

All warning signs shall have reflectorized sheeting which **shall comply with 643.2.12.2 of the Wisconsin Department of Transportation's Standard Specifications for Highway and Structure Construction, current edition**. Warning signs shall be removed, covered, turned, or laid flat when workers or workers' vehicles are not at the job site or when the signs' messages are not relevant. All barricades and barrels shall be reflectorized with Type H reflective sheeting as a minimum. Cones used during nighttime operations shall be at least 28" in height and reflectorized.

6. Permit Required

No person shall perform work within the Town Right-of-Way without first obtaining a permit therefore from the Town. Individual permits must be applied for on each Town **roadhighway** where the utility work will be carried out. If the utility work is a continuous project that occupies more than one Town **roadhighway**, only one permit application (**Appendix A**) will be required. There is no fee for **theTown of Osceola Utility Accommodation in the Road Right-of-way permit**. All required plans and drawings shall be submitted in paper and/or in digital PDF format as specified below. No person shall perform work on or under **a** ~~an~~ existing **roadhighway** in the Town without first obtaining a permit.

7. Plan Requirements

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Construction plans included with the use of the Town of Osceola Utility work in the Right-of-Way permit application must include a roadhighway cross section, indicating the specific location of the proposed Utility Service, and the Utility Service shall be installed where indicated on the plans.

A. Traffic control plan. All Town of Osceola utility accommodation permits issued, where construction will impede normal traffic flow, shall have attached a traffic control plan in accordance with the Wisconsin Manual on Uniform Traffic Control Devices (MUTCD), Chapter 6, indicating placement and spacing of all construction signs applicable to the work being implemented.

B Map required. All utilityaccommodation in the Road Right-of-way permit applications must include an attached legible map indicating the specific location of the Utility Services project. The maps and drawings shall be drawn to 1 inch to 50 feet for residential/urban areas and 1 inch to 200 feet for rural areas, or a scale mutually agreed upon with the Town to enable map readability.

8. Construction Site

The applicant is responsible for ensuring that the site of the construction is secure against any hazard to the public, both when the site is attended and during off hours, any holiday and the hours of night when the site is unattended.

a. Traffic lanes. All operations shall be performed without obstructing or closing all or any part of any Town traffic lane unless lane-influence is specifically sanctioned by the Town, and special controls applicable thereto are set forth herein. Unless otherwise authorized, unobstructed traffic shall be maintained on all constructed Town roadhighways. See UAP-96 Section 51.

1. Buildings, cabinets, and any other aboveground structures that are to be located within the roadway right-of-way, shall be positioned as far from the roadhighway edge as practical, to ensure public safety, including but not limited to vehicle egress and sightlines for oncoming vehicle traffic, and minimizing impact for right-of-way maintenance activities, such as snow-plowing and grass-cutting.

b. Town signs. The applicant shall not remove or reposition any Town sign(s) without prior Town approval.

c. Existing Underground Service. The utility company or its contractor is required to contact Diggers Hotline for locates for any excavation work.

9. Operations and Safety

Operations and safety precautions pertinent to any trenching, tunneling, or excavation 113 activities shall comply with the strictest requirements of all applicable regulations and 114 codes, including but not limited to those of the Wisconsin Department of Safety and 115 Professional Services or OSHA standards.

10. Utility Installation

Unless otherwise authorized, any utility lines installed across, and beneath, the traveled way(s) and shoulders of hard-surfaced Town roadhighways and private driveways in the Town Right-Of-Way connected to Town roadhighways, shall be installed by boring, with no open cut excavation permitted between points no less than five feet outside the outer shoulder or back of curb unless authorized by the Town. This requirement also includes curb and gutter and sidewalks within the Town Right-Of-Way.

A. Under hardship conditions, i.e., rock, soil conditions, utility connections, etc., the Town can allow the applicant, as part of this permit, to open cut and excavate the roadway pavement under the following conditions and provisions. Any excavation authorized within the limits of any Town road pavement or shoulder area shall be backfilled with approved material, placed in lifts or layers six inches or less each in depth, and compacted mechanically to the compaction of the

adjacent and undisturbed ground or material. Water flooding and the use of moisture in excess of necessity to facilitate mechanical compaction are expressly prohibited.

B. Any subsequent heaving, settlements, or other faulting attributable to the permitted work shall be repaired in a manner satisfactory to the Town, at the applicant's expense. All excavation within the roadway pavement shall be initiated by saw cuts and restored to original condition and cross section.

C. Trenched construction in the roadway pavement and shoulders requires Town approval.

11. Restoration and Replacement

All Town facilities, both above and below ground, including the roadway pavement, shoulders, ditches, culverts, storm sewer, sanitary sewer and water, slopes, signs, sidewalks, curb and gutter, etc., damaged or disturbed by the permitted utility work shall be restored promptly. See UAP-96 54.

A. Damage to any portion of an asphalt-paved travel lane will require the replacement of the entire travel lane per Town standards. Replacement of concrete pavement will be reviewed and approved by the Town prior to the utility work beginning.

B. If restoration is not carried out in a timely manner, the Town may issue a notice setting forth a time certain by which the restoration must be complete. If the permit applicant fails to satisfactorily complete all restorations within the time established, the Town will arrange directly for all necessary restorations, and all costs associated with such restorations shall be the cost obligation of the permit applicant. The applicant agrees to pay any, and all, such costs within 60 calendar days of the Town billing.

C. Any restoration to a Town ~~Road~~ Highway must be performed pursuant to Town of Osceola Ordinance No. ~~-----~~ SEC 34-4 "Town and Private Road Standards".

12. Insurance and Liability

If it is determined that compliance with this ordinance or the financial responsibility of an applicant is in question, prior to the issuance of a permit, the Town may require an applicant to furnish to the Town a certificate of insurance naming the Town as an additional insured.

13. Indemnification

The Applicant shall save and hold the Town, its officers, employees, and agents harmless from all liability, damage, loss, expense, claims, demands, and actions of any nature whatsoever arising out of any acts or omissions of Applicant in any way connected with the work to be performed pursuant to this permit, or the construction or maintenance of facilities by the Applicant, in the Town right-of-way which is the subject of this permit. Notwithstanding the foregoing, Applicant shall not be obligated to indemnify the Town or its officers, employees, or agents for that portion of any liability, damage, loss, expense, claims, demands, or actions caused by the negligent, wanton, intentional, or otherwise wrongful acts or omissions of the Town, or its officers, employees, or agents.

14. Severability

Should any portion of this ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of any other provisions of this ordinance.

15. Effective Date and Publication

This ordinance shall become effective upon adoption and publication as required under s 60.80, Wis. Stat.

TOWN OF OSCEOLA

Polk County, Wisconsin

www.townofosceola.com

Resolution 03-04-02 Establishing Building Permit Fees For the Town of Osceola

WHEREAS, The Osceola Town Board of Supervisors for the Town of Osceola has determined that in order to promote the orderly operation and assessment of fees in the application for and granting of building permits within the Town of Osceola

WHEREAS, PURSUANT TO Ordinance 2024-1 Chapter 11, Section 11.03 (5) PERMIT FEES, the following shall be the building permit, inspection, and related fees in effect in the Town of Osceola.

WHEREAS, the fees set forth in the Permit Fees Schedule may be added to or amended from time to time by adoption of a Resolution, and

WHEREAS, the Town Board shall review the Permit Fee Schedule on a regular basis for the purpose of adjusting and updating the Permit Fees charged by the Town and any amendments or additions thereto may be made by Resolution of the Town Board.

Building Code Permits Fees:

Fees for permits pursuant to this Section shall be based on square footage or the physical value of the work to be done. This value will be based on current costs of construction as determined by the Building Inspector.

One and Two Family Dwellings

New: \$600 + \$.20 per square foot of all finished space, unfinished space, attached garages, decks, porches, crawl spaces.

Addition: \$250 + \$.20 per square foot for all areas listed above.

Alterations/Repairs*: \$150 + \$6.00 per \$1,000.00, or fraction thereof, of cost (Building cost per RS Means).

Manufactured/Modular Homes: \$500 + \$.10 per square foot for all areas listed above. HUD - \$300 if no new slab, \$400 if new slab.

Plan review: 10% added to above fees.

State Seal: \$35 or current cost

Commercial Buildings

New: \$600 + \$.25 per square foot of project area

Addition: \$400 + \$.25 per square foot of project area

Apartments, Hospitals, Schools: Add \$200 for each room/unit.

Warehouses and Storage Buildings: Subtract 20%

Alteration: \$250 + \$6.00 per \$1,000.00, or fraction thereof, of cost (Building cost per RS Means) for first \$500,000 and \$3 per \$1,000 over \$500,000.

Plan Review: Fees listed on State of WI form SBD-118

Accessory Buildings/ Detached Garages

Over 144 Square Feet: \$125 + \$.10 per square foot. Add \$50 if the building will have electrical, plumbing, or heating.

Plan review: 10% added to above fees.

Decks & Porch Additions	Decks: \$160 Porches/Covered Decks: \$300
Signs	\$75 (Replace or Repair Sign: \$40)
Services (not part of another permit)	Residential Electrical Service or Gas Meter: \$150
Commercial Service: Up to 200 Amp Service	\$150.00, \$35 per 100 amps over 200 amps (Minimum \$175)
Solar	\$30 per KW Min Fee of \$200 and a Max Fee of \$600 Plan Review: \$50
Outdoor Heating Appliance/Fireplace	\$125
Pools	In-Ground: \$180 Above Ground Over 5,000 Gallons: \$100
Miscellaneous	Move or Raze/Footing & Foundation: \$150
Non-Building Structures (Towers, etc)	\$150 + \$6.00 per \$1,000.00, or fraction thereof, of cost
Starting Project Without Permit	Permit fee is doubled
Renewal Fee	Half the original permit fee, maximum \$350.00 plus \$50.00 Admin Fee
Other Inspections Not Listed	\$75 per Inspection
Administrative Fee	Town of Osceola Admin Fee \$100 New Construction, \$50 Other

* Minor repairs and alterations costing less than \$2,000 in value which do not change occupancy area, structural strength, fire protection, exits, natural light or ventilation do not require a permit.

Exempted from permits are re-roofing, re-side, finishing of interior surfaces, installation of cabinetry, and minor repair as deemed by the Building Inspector. No more than two (2) layers of roofing shall be installed on a roof.

SO THEREFORE BE IT RESOLVED: that the Town Board of Supervisors for the Town of Osceola approves the above fee schedule and that this fee schedule shall become effective upon passage and posting thereof.

Adopted this 4th day of March 2024, at a Town Board of Supervisors Regular Board Meeting. .



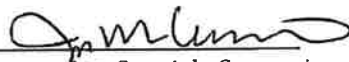
Dale Lindh, Town Chairman

By Roll Call: ☐ AYE ☐ NO ☐ ABSTAIN ☐ ABSENT

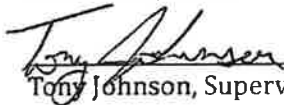
Adopted this 4th day of March 2024, at the Town Board of Supervisors Regular Board Meeting.



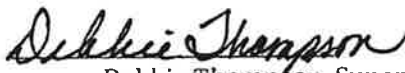
Dale Lindh, Chair



Jon Cronick, Supervisor



Tony Johnson, Supervisor



Debbie Thompson, Supervisor



Webley Weingarten, Supervisor

ATTEST:



Dani Pratt, Clerk

☐ Voice Vote

☒ Roll Call Vote

5 Yeas; ☐ Nays; ☐ Absent/Abstain

TOWN OF OSCEOLA

Polk County, Wisconsin

www.townofosceola.com

RESOLUTION 25-12-03 AMENDMENT OF FEE SCHEDULE FOR THE TOWN OF OSCEOLA

WHEREAS, the Town Board of Supervisors for the Town of Osceola has determined that it is prudent to create a Fee Schedule to provide efficiency, economy and uniformity in establishing and adjusting the fees charged by the Town of Osceola as enumerated throughout the Town of Osceola Code of Ordinances into one abbreviated schedule; and,

WHEREAS, the fees set forth in the Fee Schedule append the fees in the Town of Osceola Code of Ordinance; and,

WHEREAS, the fees set forth in the Fee Schedule may be added to or amended from time to time by adoption of a Resolution; and,

WHEREAS, the Town Board shall review the Fee Schedule on an annual basis for the purpose of adjusting and updating the fees charged by the Town, and any amendments or additions thereto may be made by Resolution; and,

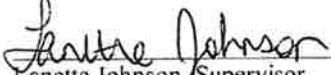
WHEREAS, the fees set forth in the Fee Schedule shall supersede any fee established elsewhere in the Town's Code of Ordinance or Resolutions for the same charge, and if a fee is set forth elsewhere in the Town of Osceola's Code of Ordinance or via a Resolution, and there is no corresponding fee set forth in the attached Fee Schedule, the fee set forth elsewhere in the Code of Ordinance or the Resolution shall control until such time as a fee for the same charge is established in the Fee Schedule; and,

SO THEREFORE BE IT RESOLVED that the Town Board of Supervisors for the Town of Osceola approves the following Fee Schedule as defined in the attached schedule; and

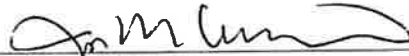
BE IT FURTHER RESOLVED that this schedule shall become effective upon passage and posting thereof.

Adopted this 1st day of December 2025, at a Town Board of Supervisors Regular Board Meeting.
Effective 1st December, 2025.


Dale Lindh, Chair


Lanette Johnson, Supervisor


Webley Weingarten, Supervisor


Jon Cronck, Supervisor


Lee Mortenson, Supervisor

ATTEST: 
Dani Pratt, Clerk

Voice Vote
☒ Roll Call Vote
5 Yeas: ☒ Nays: ☒ Absent/Abstain

TOWN OF OSCEOLA SCHEDULE OF FEES AND PENALTIES

Effective January 1, 2026

AMENDED 12-1-2025

DESCRIPTION	ADDITIONAL INFORMATION	FEE	ORDINANCE # OR STATE STATUTE#
General Provisions			
First Offense	Plus court costs	\$100	Sec. 1-7 (c)(1)
Subsequent Offenses	Plus court costs	\$200	Sec. 1-7 (c)(2)
Special Assessment Search		\$25	Sec. 2-220 (b)
Copy Charge		\$0.25 per page	Sec. 2-220 (b)
Alcohol Beverage (Liquor) License			
Alcohol Beverage Penalties	1st Offense (See Sec. 1-7)	\$100	Sec. 4-1
	Subsequent Offense (See Sec. 1-7)	\$200	
Class "A" Fermented Malt Beverage Retailer's License		\$100	Sec. 4-36 (1)
Class "B" Fermented Malt Beverage Retailer's License		\$100	Sec. 4-36 (2)
Six months Class "B" License		\$50	Sec. 4-36 (2)a.
Special event (picnic)		\$10	Sec. 4-36 (2)b.
Retail Class "A" Intoxicating Liquor License		\$500	Sec. 4-36 (3)
Retail Class "B" Intoxicating Liquor License		\$500	Sec. 4-36 (4)
Reserve Retail Class "B" Intoxicating Liquor License Initial Issuance Fee		\$10,000	
Operator's (Bartender) License		\$20	Sec. 4-36 (6)e.5.
Background Check		Dept of Justice: \$ + Town Admin of \$10	Sec. 4-36 (6)e.6.
Provisional (Temporary Bartender) License	60-day license	\$15	Sec. 4-36 (6)e.7.
Retail Class "C" Wine License		\$100	Sec. 4-36 (7)
Transfer of Licenses		\$10	Sec. 4-40 (b)
Cigarette, Tobacco, or Electronic Vaping Device Retailer License		\$100	Wis. Stats. § 134.65 (2)
Animal			
Dogs running at large	1st Offense	\$50 plus Animal Warden costs	Sec. 6-8 (b)
	Subsequent Offenses	\$100 plus Animal Warden costs	
All other violations	1st Offense	\$50 plus Animal Warden costs	Sec. 6-8 (c)
	Subsequent Offenses	\$100 plus Animal Warden costs	
Dog License: neutered male or spayed female	Annual April 1-March 31	\$12	Sec. 6-38 (b)(1)
Dog License: un-neutered or un-spayed	Annual April 1-March 31	\$17	Sec. 6-38 (b)(1)
Kennel License: 5-12 dogs		\$50	Sec. 6-38 (b)(2)
Kennel License: additional dog tags over 12	Each	\$6	
Late Fee	If not purchased by April 1 or within 30 days of acquiring the ownership of the dog	\$5	Sec. 6-38 (c)
Impoundment	Per day	\$7	Sec. 6-41 (b)
Failure to obtain rabies vaccination.	1st Offense	\$75	Wis. Stats. § 95.21 (10)(a)
	Subsequent Offenses	\$150	
Refusal to comply with order or quarantine.		\$750	Wis. Stats. § 95.21 (10)(b)
Other Violations any provision of Stats. § 95.21 (10) not specified	1st Offense	\$50	Wis. Stats. § 95.21 (10)(c)
	Subsequent Offenses	\$100	
Operates without a license	Regulation of persons who sell or operate animal shelters of a least 25 dogs in a year	\$5,000	Wis. Stats. § 173.41 (15)(a)
Except those under Wis. Stats. § 173.41 (15)(a) a person who violates this section or a rule promulgated under this section	1st Offense	\$500	Wis. Stats. § 173.41 (15)(b)
	Subsequent Offenses	\$1,000	

TOWN OF OSCEOLA SCHEDULE OF FEES AND PENALTIES

Effective January 1, 2026

AMENDED 12-1-2025

DESCRIPTION	ADDITIONAL INFORMATION	FEE	ORDINANCE # OR STATE STATUTE#
Owner's penalty for damage caused by a dog without notice		Not less than \$50 nor more than \$2500	Wis. Stats. § 174.02 (2)(a)
Owner's penalty for damage caused by a dog with notice		Not less than \$200 nor more than \$5000	Wis. Stats. § 174.02 (2)(b)
Crimes against animals	Charged according to Class of Forfeiture as defined in 951.18	Wis. Stats. § 951.18	Wis. Stats. § 951.18
Building Permits			
Building and Building Regulation Penalties	1st Offense (See Sec. 1-7)	\$100	Sec. 8-1
	Subsequent Offense (See Sec. 1-7)	\$200	
Town Administrative Fee	New Construction.	\$100	Sec. 8-2 (e)(1)
	All others	\$50	
Building Permit Fee		WWIA	Sec. 8-2 (e)(2)
Penalty for any work started without a building permit		Equal to permit Fee	Sec. 8-2 (f)
Commercial Building Permit Fee		WWIA	Sec. 8-3 (f)
Commercial Penalties	For each day of noncompliance	not less than \$25 nor more than \$1,000	Sec. 8-3 (g)
Nonmetallic Mineral Extraction Permit			
Penalties	1st Offense	not less than \$100 nor more than \$1,000	Sec. 14-20 (d)
	Subsequent Offenses	not less than \$200 nor more than \$2,000	
Extraction Permit Fee- New	Five-year license	\$700	Sec.- 14-25 (k)
Extraction Permit Fee- Renewal	Five-year license	\$700	Sec.- 14-25 (k)
Extraction Permit Fee - Conditional		No Fee	
Fire Prevention and Protection			
Fire Protection Fire call made for a structure fire		\$500	Sec. 18-2 (b)
Fire Inspection after second fail		\$100	Sec. 18-3 (d)
No Burning Permit Violations	1st Offense	\$25	Sec. 18-32 (a)
	Subsequent Offenses	\$25	
Burning Permit Violations	1st Offense	\$100	Sec. 18-32 (a)
	Subsequent Offenses	\$200	
All other Burning Violations	1st Offense	\$100	Sec. 18-32 (a)
	Subsequent Offenses	\$200	
Burning Permit - Annual		No Fee	Sec. 18-32 (d)
Licenses, Permits and Miscellaneous Business Regulations			
Business Regulation Penalty	1st Offense (See Sec. 1-7)	\$100	Sec. 20-19
	Subsequent Offense (See Sec. 1-7)	\$200	
Bonds shall be executed by two sureties or a surety company approved by the town board			Sec. 20-23
Secondhand Article Dealer License		\$40	Wis. Stats. § 134.71
Secondhand Jewelry Dealer License		\$45	Wis. Stats. § 134.71

TOWN OF OSCEOLA SCHEDULE OF FEES AND PENALTIES

Effective January 1, 2026

AMENDED 12-1-2025

Effective January 1, 2026

DESCRIPTION	ADDITIONAL INFORMATION	FEE	ORDINANCE # OR STATE STATUTE#
Manufactured Homes and Trailer Penalty			
Manufactured Homes and Trailer Penalty	1st Offense (See Sec. 1-7)	\$100	Sec. 22-1
	Subsequent Offense (See Sec. 1-7)	\$200	
Mobile home parking fee, Wis. Stats. § 66.0435	Paid biannually	\$25	Sec. 22-3 (b)
Mobile home parking fee, nonexempt mobile home Late fee	For each 30 day period	\$10	Sec. 22-3 (b)
Mobile home park license fee, Wis. Stats. § 66.0435(3)	For each 50 spaces annually	\$150	Sec. 22-3 (c)(1)
Mobile homes outside parks fee	Per year	\$40	Sec. 22-3 (d)(1)
Mobile homes outside parks parking fee, farmstead nonexempt mobile home	Per year	\$10	Sec. 22-3 (d)(2)a.1.
Mobile homes outside parks parking fee, permanent dwelling mobile home	Nonrenewable	\$100	Sec. 22-3 (d)(2)b.1.
Nuisances			
Public Nuisances	1st Offense	\$100	Sec. 26-2
	Subsequent Offenses	\$200	
Offenses and miscellaneous Provisions			
Firework Sales License Fee		\$200	Sec. 28-1 (c)(1)g.
Firework Use Permit Fee (Proof of Liability insurance of \$1,000,000.00 with town as the insured)		\$50	Sec. 28-1 (c)(2)e.
Beaches and Parks Violation	1st Offense (See Sec. 1-7)	\$100	Sec. 28-2 (f)
	Subsequent Offense (See Sec. 1-7)	\$200	
Planning Development Agreements			
Planning Development Agreements Violations	Per day	\$200	Sec. 30-24 (a)
Dumping and Disposal			
Dumping and Disposal Penalty	1st Offense (See Sec. 1-7)	\$100	Sec. 32-21 (3)
	Subsequent Offense (See Sec. 1-7)	\$200	
Waste Management Permit		\$100	Sec. 32-24 (c)(2)

TOWN OF OSCEOLA SCHEDULE OF FEES AND PENALTIES

Effective January 1, 2026

AMENDED 12-1-2025

Effective January 1, 2026

DESCRIPTION	ADDITIONAL INFORMATION	FEE	ORDINANCE # OR STATE STATUTE#
Streets, Sidewalks and other Public Places			
Acceptance of Roads in Subdivision Permit (Before work begins on the project, a bond or letter of credit, in favor of the town)	Per lineal foot	\$100	Sec. 34-3 (d)(6)
Road Construction Inspection Fee		\$300	Sec. 34-3 (g)(2)
Additional Road Construction Inspection Fee	Per inspection	\$150	Sec. 34-3 (g)(2)
Driveway Inspection Permit Fee		\$75	Sec. 34-5 (b)
Streets, Sidewalks and other Public Places Penalty	1st Offense (See Sec. 1-7)	\$100	Sec. 34-6
	Subsequent Offense (See Sec. 1-7)	\$200	
Snow and Debris Removal from Public Roads and Road Rights-of-way Penalty	1st Offense	Written Notice	Sec. 34-8(4)a.
	Subsequent Offense	\$100	
Snow and Debris Removal from Public Roads and Road Rights-of-way by Town (Truck and one person)	1st Offense	Written Notice	Sec. 34-8(4)b.
	Subsequent Offense	\$100 per hour	
Snow and Debris Removal from Public Roads and Road Rights-of-way by Town (Grader and one person)	1st Offense	Written Notice	Sec. 34-8(4)b.
	Subsequent Offense	\$150 per hour	
Charge for police, fire, or other required services	Written Notice	Invoiced amount	Sec. 34-8(4)c.
Mailbox Permit		No Fee	Sec. 34-41
Swing-arm Mailbox	Purchase and install	\$110	Sec. 34-42
Mailbox Penalties	1st Offense	Written Notice	Sec. 34-45
	Subsequent Offense	\$100	
Subdivisions			
Subdivisions Fees- Certified Survey Map Review by Town Board	Residential	\$100	Sec. 36-16 (a)
	Nonresidential	\$150	
	Lots less than 19 acres	\$20/acre	
Subdivision Penalties Fee (Wis. Stats. § 236.31, 236.32, 236.335)	1st Offense (See Sec. 1-7)	\$100	Sec. 36-20
	Subsequent Offense (See Sec. 1-7)	\$200	
Traffic and Vehicles			
Traffic and Vehicles Penalties	Wis. Stats. § 757.05		Sec. 40-1
House Moving Permit		\$100	Sec. 40-6 (2)
Weight Limitations Penalties	Wis. Stats. § 348.21 & town fee		Sec. 40-6 (3)
Weight Limitations Penalties	Wis. Stats. § 348.21 & town fee		Sec. 40-7 (b)
Weight Limitations Penalties	1st Offense (See Sec. 1-7)	\$100	Sec. 40-7 (c)
	Subsequent Offense (See Sec. 1-7)	\$200	
Compression Brake Penalties	1st Offense (See Sec. 1-7)	\$100	Sec. 40-10 (b)
	Subsequent Offense (See Sec. 1-7)	\$200	

Public Nuisance – October 2026

- 1) 789 Horse Lake Lane - Letter drafted to be sent – NO update
- 2) 897 250th St - From Polk County 7.6.26: logged a compliance check on this property and passed the information along to the technician covering this area. I'm not showing a letter has been sent, I'm not positive if any progress has been made with contacting the property owner A certified mail letter was sent to property address on 7/1/26, requesting clean-up of debris and informing the resident that no more than one unregistered vehicle can be on property.
- 3) 797 200th St – the burned down home. The property owner received a letter in August 2025, and clean-up efforts were approved. Clerk waited upon updated photos, now received, and a letter will be sent soon. – NO Update
- 4) 1967 Dwight Lane – See photos This property was listed as a nuisance previously, lots of children's toys and various yard items strewn throughout yard. Perhaps excessive vehicles. – NO Update

Osceola Area Ambulance Service Amended Municipal Corporation Contract 2027

This contract pursuant of Wisconsin Statutes §61.64, §60.565 and §66.0301, amends and revises that OSCEOLA AREA AMBULANCE SERVICE COMMISSION MUNICIPAL CORPORATION CONTRACT dated May 19, 1976 as amended, and provides for the continuation of a commission to provide ambulance service is hereby entered into by and between towns and villages who have authorized this contract and shall be effective immediately.

1. Name: The name of the organization/commission shall be the Osceola Area Ambulance Service.
2. Purpose: The purpose of this contract for cooperative services shall be to lease or own and operate an ambulance service in the towns and villages who are parties to this contract.
3. Board of Directors: The organization shall be governed by a commission of two members appointed annually during April of each year by the governing body from each of the participating towns and villages.
4. Annual Meeting: The commissioners shall hold an annual meeting each year in the month of May for the election of officers and other business, and such additional meetings as the may from time to time deem necessary for the conduct of the ambulance service.
5. Officers: The officers of the commission shall consist of the Chairman, Vice Chairman and Secretary who shall be elected by the commissioners and shall serve one-year terms. The commissioners may appoint managing officers who shall be a Director of the Ambulance Service and a Treasure who will act as a bookkeeper, together with such assistance as needed from time to time who shall carry out the policies as determined by the commissioners.
6. Finances: The cost of operations shall be shared by the Village of Osceola, the Town of Farmington, The Village of Dresser, the Town of Osceola and the Town of Alden. The annual contributions for the Village of Osceola and the Town of Farmington shall be \$15.00 per resident, based upon the entire population of the respective village and town, based upon the most recent population estimates. The annual contributions for the Village of Dresser, the Town of Osceola and the Town of Alden shall be \$15.00 per resident, based on one-half the population of the Village of Dresser, two-thirds the population of the Town of Osceola and 30%

of the population for the Town of Alden, and based upon the most recent population estimates. The commission shall prepare a proposed budget prior to the end of each calendar year and shall prepare projected yearend financial statements, and provide copies of the same to each participating municipality prior to the 1st day of October each calendar year.

7. Discontinuance: In the event that the ambulance organization is at any time discontinued or dissolved for any reason and the assets of the organization disposed of, the members municipalities at the time shall receive and assets to be distrusted based upon their population contribution shares as of that date. In the event that any member of the organization should withdraw from membership or discontinue paying their share of the costs prior to such dissolution, they shall not be entitled to any share of any assets upon subsequent dissolution of the organization or received benefits derived from being a participating member.
8. Liability: Members and employees of the commission shall be governed by Wisconsin Statutes §893.80 and §895.46 regarding liability for acts performed in the course of their official duties for the commission. The commission shall maintain adequate liability insurance and the member municipalities further agree to indemnify all officers and employees whether paid or volunteer, or a combination of both, in accordance with Wisconsin Statute §895.46 in proportion to population shares.
9. Length of Contract: This contract is to run for a period of one (1) year and shall automatically renew on January 1st of year for an additional term of one (1) year unless a majority of the members hereto vote to discontinue or dissolve the organization.
10. Additional Members: Additional towns, villages or cities may become members of the commission upon a favorable vote by three-fourths of the members at the time. A new member shall be obligated to pay its share of the investment in the housing and equipment based on their population share as of the time of joining as determined by the commissioners. Monies received shall at the option of the commissioners be retained by the organization for future purchase of equipment or operating expenses.
11. Quorum: A quorum of the commissioners shall consist of not less than 50% of the commissioners. The annual budget for the organization in order to be approved must receive two-thirds vote of the commissioners present and voting.
12. **Amendment: This contract may be amended at any time. Amendments shall be subject to the approval of the participating members.**

TOWN OF FARMINGTON Dated _____ By: _____
Town Chairman
Dennis Cottor

Dated _____ By: _____
Town Clerk
Steve Swanson

VILLAGE OF OSCEOLA Dated _____ By: _____
Village Administrator
Devin Swanberg

Dated _____ By: _____
Village Clerk
Carie Krentz

TOWN OF OSCEOLA Dated _____ By: _____
Town Chairman
Dale Lindh

Dated: _____ By: _____
Town Clerk
Dani Pratt

VILLAGE OF DRESSER Dated _____ By: _____
President
Darren Peterson

Dated: _____ By: _____
Village Clerk
Jodi Gilbert

TOWN OF ALDEN Dated: _____ By: _____
Town Chair
Keith Karpenski

Dated: _____ By: _____
Town Clerk
Chris Genung

From: Clerk
To: John Warner
Cc: ChairLindh
Subject: Town of Osceola Bond Renewal Blue Stone Sand And Gravel
Date: Monday, September 21, 2026 2:22:00 PM

To Mr. John Warner, Blue Stone Sand and Gravel

Hi John -

Reminder: The \$15,000.00 Insurance Bond required by the Town of Osceola expires on September 27, 2026.

Our next Town board meeting is October 5, 2026, please send a copy of the paid license bond no later than September 27, 2026.

Please let me know if you have any questions.

The Town will approve a resolution something along the lines of the following: MOTION TO EXTEND THE BLUE STONE SAND AND GRAVEL LLC PERMIT BASED UPON THE LICENSE BOND RENEWAL BEING RECEIVED THE TOWN ON [insert DATE].

Thank you for doing business with the Town of Osceola.

Dani Pratt

Clerk - Town of Osceola, Polk County

Pop.: approx. 3,132

715-755-3060, ext. 1

516 East Avenue North

P.O. Box 216

Dresser, WI 54009-0216

Clerk@townofosceola.com



Receipt for Surety Bond Purchase - Paid in Full

Item Description

Bond Type: Township of Osceola License Bond

State: Wisconsin

Bond Amount: \$15,000.00

Term Dates: 9/27/2026 - 9/27/2027

Bond Premium	\$100.00
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Shipping	\$20.00
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Total:	\$120.00
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Purchase Information

Payment Method: MasterCard ending in XXXX2510

Payment Date: 7/7/2026

Payment	\$120.00
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Balance Due:	\$0.00
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This email is a receipt verifying your payment has been submitted. Your official bonding confirmation will be sent in a separate email once your order has been processed.

let

From Ben Campbell – West Wisconsin Inspection Agency

The state has adopted the new electrical code. This code change will affect many of your residents with added costs and time to now get some electrical permits. If there is vacant land and someone wants to put in an electrical service or if someone is building a detached accessory building or garage and wants to have electrical, even if there is a house there, they will now need to get a permit from the state assigned inspector. This could be changed to go back through our office if your municipality becomes a delegated municipality.

To get this delegation, you would need to adopt SPS 316, apply for the electrical inspection agency license, and submit those items to the state. Our office would help every step of the way in drafting your ordinance and helping with obtaining the license. We would do all the submissions to the state on your behalf. There would not be any fees from our office for this assistance. In order to obtain the electrical inspection agency license, someone from your town will need to fill out the application with our assistance and enter their social security number. The state will also require you to submit your UDC code, which most likely will need some changes. We will also help with that. The fee is \$55 for the application and license. It would need to be renewed every 4 years.

The cost for an electrical permit through the state starts at \$350 and can be higher if wiring is to be done. Our fee for that same permit would be \$150, less than half the cost for the state permit.

Basically if an electrical service or wiring is going to be done on anything but the dwelling, then a permit will be needed from the state appointed inspector. So for instance, someone just got a detached garage building permit and is doing electrical in it. I couldn't issue the electrical permit now so he had to get a separate permit from the state appointed inspector.

Your community will be one of the most affected by the new code as there are a lot of accessory buildings issued. They are grouping those permits with the commercial electrical permits. If the Town adopts the commercial electrical code SPS 316, then we can start issuing the electrical permits with the building permits at a much lower cost. It's technically not a change but a rule clarification. The UDC-Electrical Inspector certification was always just for UDC (dwellings and manufactured homes), but it was allowed to do the outbuildings.

516 East Avenue North
P. O. Box 216
Dresser, WI 54009-0216
Office: 715-755-3060
clerk@townofosceola.com

TOWN OF OSCEOLA

Polk County, Wisconsin
www.townofosceola.com

Resolution to Adopt Wisconsin Chapter Safety and Professions Services 316
Resolution #26-10-01

WHEREAS, Wisconsin Chapter SPS 316, Safety and Professional Services is the Wisconsin Administrative Code for electrical wiring installations, serving as the state's official electrical code.

WHEREAS, with the adopted code chapter SPS 316 the Town can become a delegated electrical inspection agency, reducing the costs of electrical permitting,

WHEREAS, the Town will continue to work with the Town's appointed Building Inspector for issuing Electrical Permits

NOW, THEREFORE, BE IT RESOLVED, that the Town of Osceola Board of Supervisors adopts the SPS 316- State of Wisconsin Electrical Code and obtains the Electrical Inspection Agency License.

THIS RESOLUTION is adopted by the Town of Board of the Town of Osceola on the fifth day of October 2026.

Adopted this fifth day of October 2026, at the Town Board of Supervisors Board Meeting.

Dale Lindh, Chair

Jon Cronick, Supervisor

Lanette Johnson, Supervisor

Lee Mortenson, Supervisor

Webley Weingarten, Supervisor

ATTEST: _____
Dani Pratt, Clerk

____ Voice Vote
____ Roll Call Vote
____ Yeas; ____ Nays; ____ Absent/Abstain

Sec. 8-3. Commercial building code.

- (a) *Authority.* These regulations are adopted under the authority granted by Wis. Stats. § 101.12.
- (b) *Purpose.* The purpose of this section is to promote the general health, safety and welfare by enforcing the adopted codes.
- (c) *Adoption of codes.* The following Wis. Admin. Code, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the building inspector, who shall be commercially certified by the state division of industry services:

Wis. Administrative code chs. SPS 316

Wisconsin Electrical Code

Wis. ~~Stats. Administrative~~ Code chs. SPS 360—366	Wisconsin Commercial Building Code
Wis. ~~Stats. Administrative~~ Code chs. SPS 375—379	Buildings constructed prior to 1914 Code

- (d) *Building inspector.* The building inspector authorized by the town to enforce the adopted codes shall be properly certified by the division of industry services.
- (e) *Building permit required.* No person shall build or cause to be built any new public building or alter a public building without first submitting plans and specifications to the building inspector and obtaining a building permit for such building.
- (f) ***Electrical Permit Required. No electrical wiring project may commence unless the owner of the premises where the installation is to occur or their agent holds a permit from the designated inspection agency if the project involves the installation of new or an addition to any electrical service, feeder, or branch circuit serving any of the following;***
 - 1. ***A farm.***
 - 2. ***A public building, structure, or premises***
 - 3. ***A place of employment.***
 - 4. ***A manufactured home community.***
 - 5. ***A public marina, pier, dock, or wharf.***
 - 6. ***A recreation vehicle par.***
 - 7. ***Except as specifically exempted by rule or statute, vacant land for which a permit under this chapter or ch. SPS 320 has not already been issued.***
 - 8. ***Except as specifically exempted by rule or statute, any structure for which a permit under this chapter or ch. SPS 320 has not already been issued.***
- (g) *Building permit fees.* Building permit fees shall be as provided in the schedule of fees and penalties.
- (h) *Penalties.* Enforcement of this section shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be as established in the schedule of fees and penalties.

(Ord. of 1-8-2001; Ord. No. 17-12-04, §§ 1.1—1.7, 12-5-2017)

TOWN OF OSCEOLA
POLK COUNTY, WISCONSIN
ORDINANCE #26-01

CHAPTER 8 PUBLIC WORKS CODE OF ORDINANCES

Adopted 03/08/1999, Amended 05/12/2003, 06/11/2007, 07/14/2008, 08/0/2011,
11/07/2017, 05/01/2018, 10/04/2021, 01/03/2022, 03/03/2025, and _____

The purpose of this ordinance is to amend Chapter 8 – BUILDINGS AND BUILDING REGULATIONS to revise the Electrical Permit requirements, Sec. 8-3 Commercial building code.

Now therefore, the Town Board of Supervisors of the Town of Osceola does ordain as follows:

Sec. 8-3. Commercial building code.

- (a) *Authority.* These regulations are adopted under the authority granted by Wis. Stats. § 101.12.
- (b) *Purpose.* The purpose of this section is to promote the general health, safety and welfare by enforcing the adopted codes.
- (c) *Adoption of codes.* The following Wis. Admin. Code, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the building inspector, who shall be commercially certified by the state division of industry services:

Wis. Administrative code chs. SPS 316

Wisconsin Electrical Code

Wis. Administrative Code chs. SPS 360—366	Wisconsin Commercial Building Code
Wis. Administrative Code chs. SPS 375—379	Buildings constructed prior to 1914 Code

- (d) *Building inspector.* The building inspector authorized by the town to enforce the adopted codes shall be properly certified by the division of industry services.
- (e) *Building permit required.* No person shall build or cause to be built any new public building or alter a public building without first submitting plans and specifications to the building inspector and obtaining a building permit for such building.
- (f) *Electrical Permit Required.* No electrical wiring project may commence unless the owner of the premises where the installation is to occur or their agent holds a permit from the designated inspection agency if the project involves the installation of new or an addition to any electrical service, feeder, or branch circuit serving any of the following;
 - 1. A farm.
 - 2. A public building, structure, or premises
 - 3. A place of employment.
 - 4. A manufactured home community.
 - 5. A public marina, pier, dock, or wharf.
 - 6. A recreation vehicle park.

7. Except as specifically exempted by rule or statute, vacant land for which a permit under this chapter or ch. SPS 320 has not already been issued.
8. Except as specifically exempted by rule or statute, any structure for which a permit under this chapter or ch. SPS 320 has not already been issued.

(g) *Building permit fees.* Building permit fees shall be as provided in the schedule of fees and penalties.

(h) *Penalties.* Enforcement of this section shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be as established in the schedule of fees and penalties.

(Ord. of 1-8-2001; Ord. No. 17-12-04, §§ 1.1—1.7, 12-5-2017)

Adopted on this __ day of ____ 2026, By the Town Board of the Town of Osceola

Dale Lindh, Chair

Jon Cronick, Supervisor

Lanette Johnson, Supervisor

Lee Mortenson, Supervisor

Webley Weingarten, Supervisor

Attest: _____

Dani Pratt, Clerk

Roll Call Vote _____

Ayes _____ Nays _____

Abstain _____

TOWN OF OSCEOLA

Polk County, Wisconsin
www.townofosceola.com

Resolution Amending the 2026 Budget Resolution 26-10-02

WHEREAS, The Osceola Town Board adopted the 2026 budget on November 17, 2025; and

WHEREAS, the year-to-date- budget reports indicate that there are expense accounts that are currently over-budget, and revenue accounts that should be adjusted to reflect this financial report; and

WHEREAS, it is financially prudent to amend the 2026 budget accordingly.

SO THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF OSCEOLA TO AMEND THE FOLLOWING ACCOUNTS OF THE 2026 BUDGET:

- The Sum of (\$100.00) is hereby transferred from the Town's Reserve for Contingencies to Building Expense; Building Repair and Maintenance.
- The Sum of (\$3,041.11) is hereby transferred from the Town's Reserve for Contingencies to the Public Works: Fuel.

Adopted this 5th day of October 2026, at the Town Board of Supervisors Regular Board Meeting.

Dale Lindh, Chair

Jon Cronick, Supervisor

Lanette Johnson, Supervisor

Lee Mortenson, Supervisor

Webley Weingarten, Supervisor

ATTEST:

Dani Pratt, Clerk

____ Voice Vote
____ Roll Call Vote
____ Yeas; ____ Nays: ____ Absent/Abstain