

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, JULY 28, 2026 – 6 P.M.**

Approved J.U.


MINUTES

The Plan Commission of the Town of Osceola held a meeting on Tuesday, July 28, 2026, at the Osceola Town Hall, Dresser, Wisconsin.

CALL TO ORDER

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

VERIFICATION OF MEETING POSTING

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

PLEDGE OF ALLEGIANCE

Chair Utke led the group in the Pledge of Allegiance.

ROLL CALL

PRESENT: Chair Jeremy Utke, Dianne Aarthun, Gae Magnafici, Cindy Thorman.

ABSENT: Warren Johnson, Dan Tronrud, Webley Weingarten

APPROVAL OF PROPOSED AGENDA

MOTION BY MAGNAFICI/ 2ND BY THORMAN TO APPROVE THE AGENDA. MOTION CARRIED.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION BY THORMAN / 2ND BY AARTHUN TO APPROVE
TUESDAY, MARCH 25, 2025, MEETING MINUTES. MOTION CARRIED.

PUBLIC COMMENT

Glyn Thorman- Spoke to the Plan Commission regarding the proposed HAAS Subdivision, in support of the proposal as a private business owner and landowner. He requested that the Planning Commission consider including a notification on the final recorded plan, stating that the seven Haas parcels are adjoining or adjacent to a legally permitted and approved CUP quarry site, so that future purchasers are informed of existing land usage.

OLD BUSINESS

A. REVIEW YEAR TO DATE BUILDING PERMIT REQUESTS

For discussion only.

NEW BUSINESS

A. HAAS SUBDIVISION

Sean Bohan, engineer of Advanced Engineering Concepts (AEC), presented the design on behalf of the property owners. Mr. Bohan noted that originally, AEC was looking at 16 lots, but have reduced to 7 lots, after having soils testing and drain field designed, 1150' of roads, and adding a storm water facility, that will be approved by the DNR, permits yet to be approved

MOTION BY MAGNAFICI/ 2ND BY AARTHUN TO RECOMMEND THE TOWN BOARD APPROVE THE PROPERTY DIVISION AS PRESENTED. MOTION CARRIED. 3 YAY, 0 NAY AND 1 ABSTAIN (THORMAN). MOTION CARRIED.

B. REVIEW PROCESS OF ACCEPTING MAJOR SUBDIVISION APPLICATIONS

The Plan Commission was provided with information about the current process used by the Town, and currently no specific application is in place for major subdivisions, but only minor subdivisions. Materials will be reviewed. No motion was made by the Plan Commission.

C. REVIEW CHAPTERS 36, 30 and 34 OF THE CODE OF ORDINANCES

Included in the Plan Commission Packet were the Code of Ordinances, Chapter 36, 30, and 34. Because the Plan Commission has not worked with a major subdivision for many years, it was recommended that the Plan Commission review the ordinances.

CHAIR'S REPORT

PC Chair Utke thanked all in attendance and was happy to see progress being made within the Town.

COMMISSION MEMBER COMMENTS

PC Thorman welcomed PC Magnafici and PC Aarthun to the Plan Commission.

FUTURE MEETING AGENDA ITEMS

Building Permits

Review Process of accepting Major Subdivisions, Review Chapters 36, 30, and 34

Nominate secretary and other Plan Commission posts

NEXT PLAN COMMISSION MEETING

MEETING SET FOR AUGUST 25, 2026, 6 PM

ADJOURNMENT

MOTION BY MAGNAFICI /2ND BY AARTHUN TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 28TH DAY OF AUGUST 2026 MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:25 p.m.

Written by Dani Pratt, Town Clerk

Attestation: J. U.
Jeremey Utke, Plan Commission Chair

Date Approved: 8-25-26