

**TOWN OF OSCEOLA
PLAN COMMISSION
REGULAR MONTHLY MEETING
Tuesday, September 22, 2026 – 6:00 P.M.**

Town Hall - 516 East Avenue North, Dresser WI

Virtual - Open Meeting via Microsoft Teams

To join via Teams: See Meetings, Notices/Agendas on www.townofosceola.com

Agenda Can Change Up to 24 Hours Prior to Meeting

MEETING AGENDA

- 1. Call Meeting to Order**
- 2. Verification of Meeting Posting**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Acceptance of Proposed Agenda**
- 6. Approval of Minutes of Previous Meeting(s): 08/25/2026**
- 7. Public Comment**
- 8. Old Business**
 - a. Review Year-To-Date Building Permit Requests
- 9. New Business**
 - a. Discussion of approval of district change from B1 to R1 for lots #042-00344-0001 and #042-00344-0000
 - b. Discussion of recommendation of re-parceling for lots #042-00344-0001 and #042-00344-0000
 - c. Discussion of recommendation of Elias-Rodriguez preliminary subdivision plans
- 10. Chair's Report**
- 11. Commission Member Comments**
- 12. Request for Future Meeting Agenda Items**
- 13. Next Plan Commission Meeting – October 27, 2026**
- 14. Adjournment**

Notice is hereby given that a quorum of the Osceola Town Board may be present at this meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. The Board will take no formal action at this meeting.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities to have an equal opportunity to enjoy all Town programs and services. Anyone who requires an auxiliary aid or service for effective communication should contact the Clerk's office at (715)755-3060 no later than one (1) day ahead of the event.

AFFIDAVIT OF POSTING: I hereby certify that this notice has been posted at the Dresser Post Office, the Town Hall, and the Town Web Site.
/s/ Dani Pratt, Clerk

**PLAN COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, August 25, 2026**

MINUTES

The Plan Commission of the Town of Osceola held a meeting on Tuesday, August 25, 2026 at the Osceola Town Hall, Dresser, Wisconsin.

1. CALL TO ORDER

Chair Jeremy Utke called the meeting to order at 6:09 p.m.

2. VERIFICATION OF MEETING POSTING

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

2, PLEDGE OF ALLEGIANCE

Utke led the group in the Pledge of Allegiance.

4. ROLL CALL

PRESENT: Jeremy Utke, Webley Weingarten, Dan Tronrud, Warren Johnson, Gae Magnifici, Dianne Aarthun, and Cindy Thorman

ABSENT: None

6. APPROVAL OF PROPOSED AGENDA

MOTION BY JOHNSON, SECOND BY THORMAN TO APPROVE THE AGENDA. MOTION CARRIED.

6. APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION BY MAGNIFICI, SECOND BY AARTHUN TO APPROVE JULY 28, 2026 MEETING MINUTES. MOTION CARRIED.

7. PUBLIC COMMENT & ATTENDANCE

No public attendance and no comments.

OLD BUSINESS

A. REVIEW YEAR-TO-DATE BUILDING PERMIT REQUESTS

Not available for review. Will review at next meeting.

NEW BUSINESS

A. NOMINATE A PLAN COMMISSION SECRETARY AND ALTERNATE CHAIR

MOTION BY JOHNSON SECOND BY MAGNIFICIE TO NOMINATE CINDY THORMAN AS SECRETARY AND WEBLEY WEINGARTEN AS ALTERNATE CHAIR. MOTION CARRIED.

B. REVIEW AND DISCUSS PROCESS OF ACCEPTING MAJOR SUBDIVISION APPLICATIONS.

No changes are recommended for subdivision applications and/or the verbiage. Subdivisions are not defined as major/minor, just by acreage. If anyone sees a need to change anything, please bring it forward.

C. REVIEW AND DISCUSS CHAPTERS 36, 30 AND 34 OF CODE OF ORDINANCE

Discussion on chapters 36, 30, and 34. No changes recommended.

10. CHAIRMAN'S REPORT

PC Chair Utke thanked all in attendance. Nothing new to report.

11. COMMISSION MEMBER COMMENTS

Johnson commented on concern for when the PC gives a recommendation to the Board of Supervisors, any PC member who disagrees should talk to the PC Board before it goes to the Town Board of Supervisors.

Tronrud commented on recommending all committee members read up on the Subdivision Ordinances and praised Kim Kaiser on her previous work on PC Board.

12. FUTURE MEETING AGENDA ITEMS

Building permits.

13. NEXT PLAN COMMISSION MEETING

Meeting set for September 22, 2026, 6p.m.

14. ADJOURNMENT

MOTION BY JOHNSON AND 2ND BY TRONRUD, TO ADJOURN THE PLAN COMMISSION MEETING HELD THIS TUESDAY THE 25TH OF AUGUST, 2026. MOTION CARRIED.

Being no further business to come before the Plan Commission, the Meeting was adjourned at 6:33p.m.

Submitted by:

Cynthia Thorman, Plan Commission Secretary

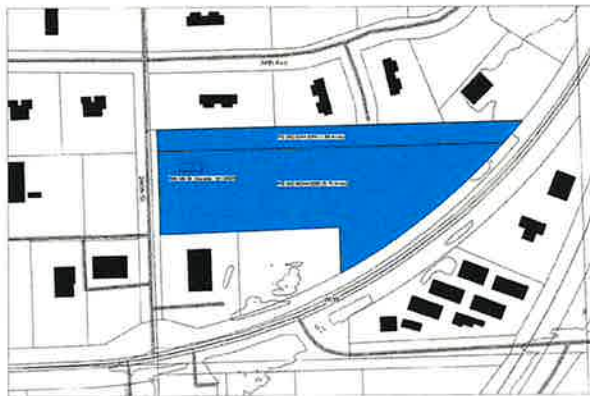
Date Approved: _____

Building Permits - Planning Commission as of 8-31-26

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
4/3/25	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 Neilson 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 8-31-26

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



Existing lot lines
10th Ave
11th Ave
12th Ave

EXISTING
1" = 166'-0"



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No.	Description	Date

ANNE ELIAS
DUPLEX
EXISTING LOT

Project Number	Project Number
Drawn	2-29-16
Checked By	Author
Checked By	Checker
Scale	1" = 166'-0"

Sheet 1 of 1



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No.	Description	Date

ANNIE ELIAS
DUPLEX
PROPOSED LOTS

Project Number
Date
Drawn by
Checked by

Project Number
9-29-26
Author
Checker

P1

Scale
1" = 160'-0"

4/21/2026 10:10:26 AM



1 PROPOSED LOTS
1" = 160'-0"

501-7401
 1-2-2-2
 -3-2-2
 1-2-2-2
 1-2-2-2
 1-2-2-2

2000-2001
 2002-2003
 2004-2005
 2006-2007
 2008-2009
 2010-2011

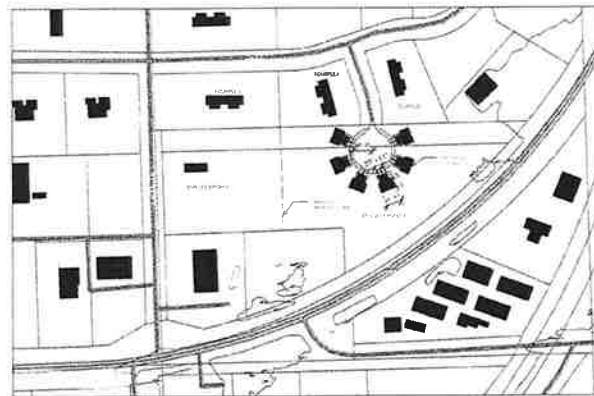
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Project Number	8-29-2
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Page	1 of 10

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⑨ See Part 1, p. 100.

Early Development Centre:

Conclusion: Free energy subharmonic circuits are more efficient at measuring a Wilsonian quantity than an arbitrary subharmonic.

Skills: Conceptual design, design team, 2D and 3D design, planning, communication, and critical analysis - not for construction, permitting, or engineering

A black and white architectural drawing of a two-story house. The house features a gabled roof with a central dormer. The front facade has a central entrance with a small porch, flanked by two large windows. The second story has three windows: a large one on the left, a small one in the center, and a large one on the right. The house is surrounded by a lawn and a sidewalk.

① FRONT ELEVATION

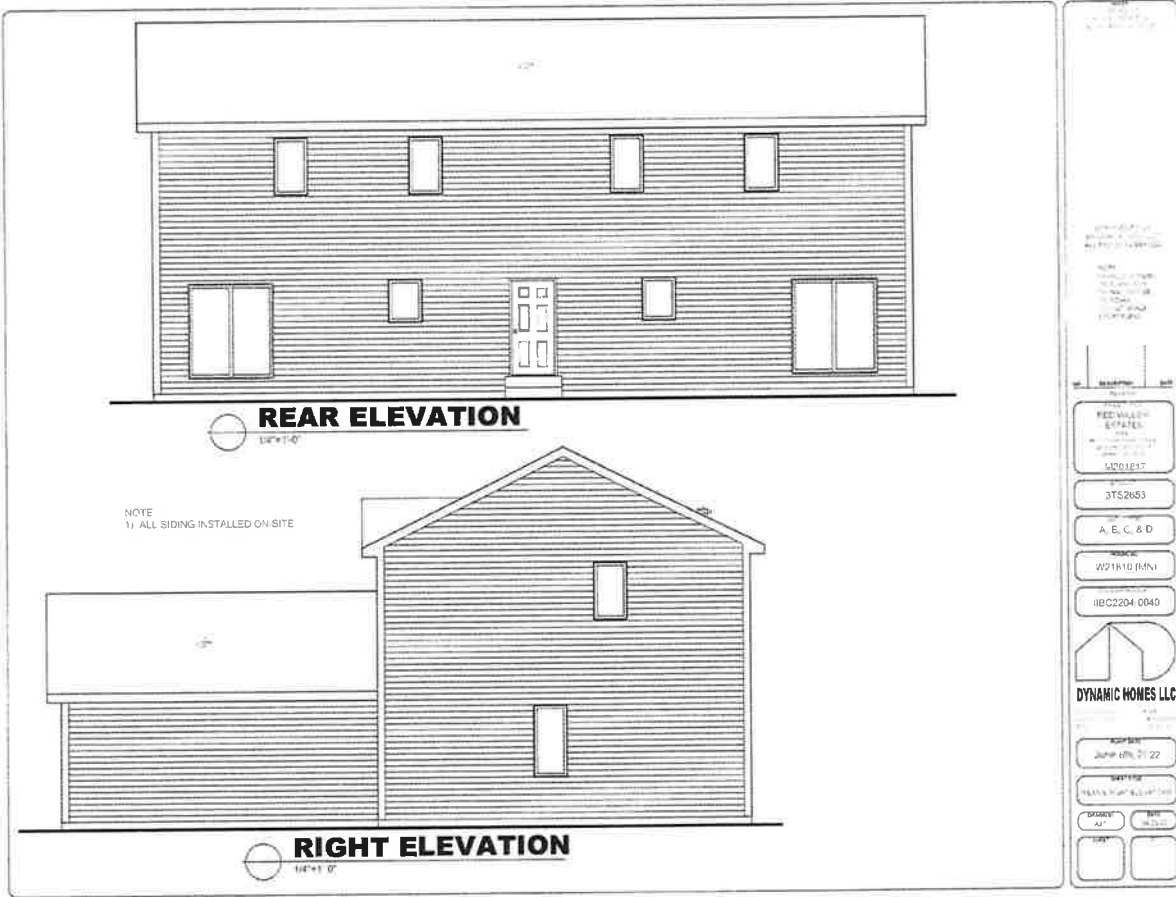
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EMILIO RDZ
DUPLEX
FRONT ELEVATION

Project no. name	Project Number
01 -	R 202
02 -	MARCO
03 -	Checke

A2

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.



PROJECT 10000 S. 100th Ave. Suite 100 Denver, CO 80231	
OWNER Mr. & Mrs. J. Smith 10000 S. 100th Ave. Suite 100 Denver, CO 80231	
ARCHITECT DYNAMIC HOMES LLC 10000 S. 100th Ave. Suite 100 Denver, CO 80231	
DATE 10/1/2020	BY AJT
DESCRIPTION REAR ELEVATION MOD1617	
3TS2653	
A, E, C, & D	
W21R10 (R/N)	
JIBC2204 0040	
 DYNAMIC HOMES LLC	
ACQUISITION JANUARY 21, 22	
SETTLED MAY 15, 2022	
PROJECT AJT	DATE 10/1/20
FILE	



FRONT ELEVATION



LEFT ELEVATION

NOTE
1: ALL SIDING INSTALLED ON-SITE

Journal of Management Education 35(1)

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 La Jolla, CA 92037, USA
 E-mail: jerry.hirshfeld@ucsd.edu

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3TS2653

A B C & D

W21x10 (MN)

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DYNAMIC HOMES LLC

June 6th 2022

1050 LEE ET AL.



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