

Osceola Village Board,

Mount Hope Cemetery has resided in the Village of Osceola since 1863 and holds a great deal of history within its 5.04 acres of property. Mount Hope is bordered by Summit Street on the east, Osceola residents on the South, and village property on the north and west.

In the near future we aspire to install a new fence on the property line(s), either full perimeter or partial, depending on needs and available funds. In partnership with the Village of Osceola and the Osceola Fair Board (cost sharing), we commissioned a survey of the property lines. This survey allows Mount Hope to be confident in the boundaries for a fence and the progression of the community fair building.

The survey determined the east boundary was as expected on Summit Street, and with much relief the south property line does not cross over the existing fence line and residential properties. The boundaries we share with the Village also came out as we anticipated. The survey shows that a portion of Mount Hope Cemetery property is currently being used by the Village for the fairgrounds; it extends inside the fence line of the Osceola Braves baseball field, which is used for the tractor pull.

Acquired documentation identifies that there was an agreement (between former Village and Mount Hope representatives) that when the football field was no longer being used in Oakey Park the Cemetery property would be returned and fence lines reestablished in their original locations. The Oakey Park football field was shut down and moved to its current location on the north side of town in 1984. To date the property has not been returned to the Cemetery.

Our goal is to resolve the discrepancy in property lines to the satisfaction of all parties in order for the survey to be finalized. We would like for the Village of Osceola Board to review our ideas and be prepared to have further conversation. Please let us know your feelings and perhaps provide an offer of compensation.

**The Mount Hope Cemetery Board has reviewed the following options for the Village of Osceola to consider.**

- 1) The parcel of cemetery property that the Village is currently using is approximately .33 acres. We believe that the value of this land is about \$30,000. We would consider selling this land parcel to the village at a fair negotiated price.
- 2) The adjoining property along the northeast corner of the Cemetery is Village property. At one time this was a trailer court in the Village. This property is larger than the parcel on the west side. We would consider swapping our parcel for the old trailer court property and pay the

Village a fair negotiated price for the difference in the size of the properties being swapped. The idea of the Cemetery obtaining this property has been around for years, as it has been documented in Village Board meeting minutes several times.

The Mount Hope Board feels that this property could be used in several ways to enhance the Cemetery and make the property even more appealing for the village. Some ideas that could be considered include the installation of a columbarium, sitting benches for public use, more cemetery plots in appropriate locations, flowers, and parking possibilities when a burial service is being conducted.

*We would be willing to sign a memorandum of understanding that would allow a continuation of parking for carnival personnel during the Osceola fair week.*

Upon your review, we believe progress would best be made by each board selecting a small committee to exchange thoughts. If we can come to a consensus at the committee level we then could each bring the ideas to the respective full boards.

Confirmation on the receipt of this letter would be much appreciated and is highly anticipated.

Sincerely submitted,

Mount Hope Cemetery Association Board

**PRELIMINARY**



PROJECT:  
**MOUNT HOPE CEMETERY ASSOCIATION**  
**MAP OF SURVEY**  
 N47°NE SEC. 27, T33N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN

**Auth-Consulting/associates**      **S&N Land Surveying**

PROJECT:	DATE:	DRAWN BY:	MCAM
CHECKED BY:	DATE:	CHECKED BY:	05/15/24
DWG FILE:	DATE:	DWG FILE:	225261
REV FILE:	DATE:	REV FILE:	
JOB NUMBER:	6305-001	REVISION DESCRIPTION:	
		NAME:	
		DATE:	

1 OF 1



Village of Osceola, Planning Commission members,

Outlot 11 is a buildable lot with existing ingress, egress, and utility easements as shown deeded, platted, and surveyed in the attached documents. I would like to improve the access in the areas shown in purple and green to continue to access the property year-round and in anticipation of development. The Village is proposing that 8<sup>th</sup> actually ends where 8<sup>th</sup> meets Oak and that it would be in my best interest to ask for an additional easement to my property. I believe the documentation clearly defines that 8<sup>th</sup> ends where it meets my existing easement, but I am hoping the Planning Commission can help clarify, and if so needed, then to assist me in acquiring an additional easement. Your service to the community and your guidance in this matter is very much appreciated!

Sincerely,

Shane Twohy

1000  
c: 0.31  
ac:

Survey Ac:

Calculated Ac: 4.21  
Survey Ac:

890

165006730000  
Calculated Ac: 0.38  
Survey Ac:

165003470000  
Calculated Ac: 0.89  
Survey Ac:

165006700000  
Calculated Ac: 0.4  
Survey Ac:

165006710000  
Calculated Ac: 0.24  
Survey Ac:

165003460000  
Calculated Ac: 17.73  
Survey Ac: Schillberg  
Park

NO ID IN TAX ROLL  
Calculated Ac: 0.28  
Survey Ac:

Village of  
Diserola

8th Ave

1000  
c: 0.33  
ac:

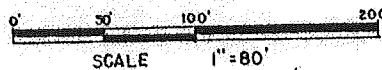




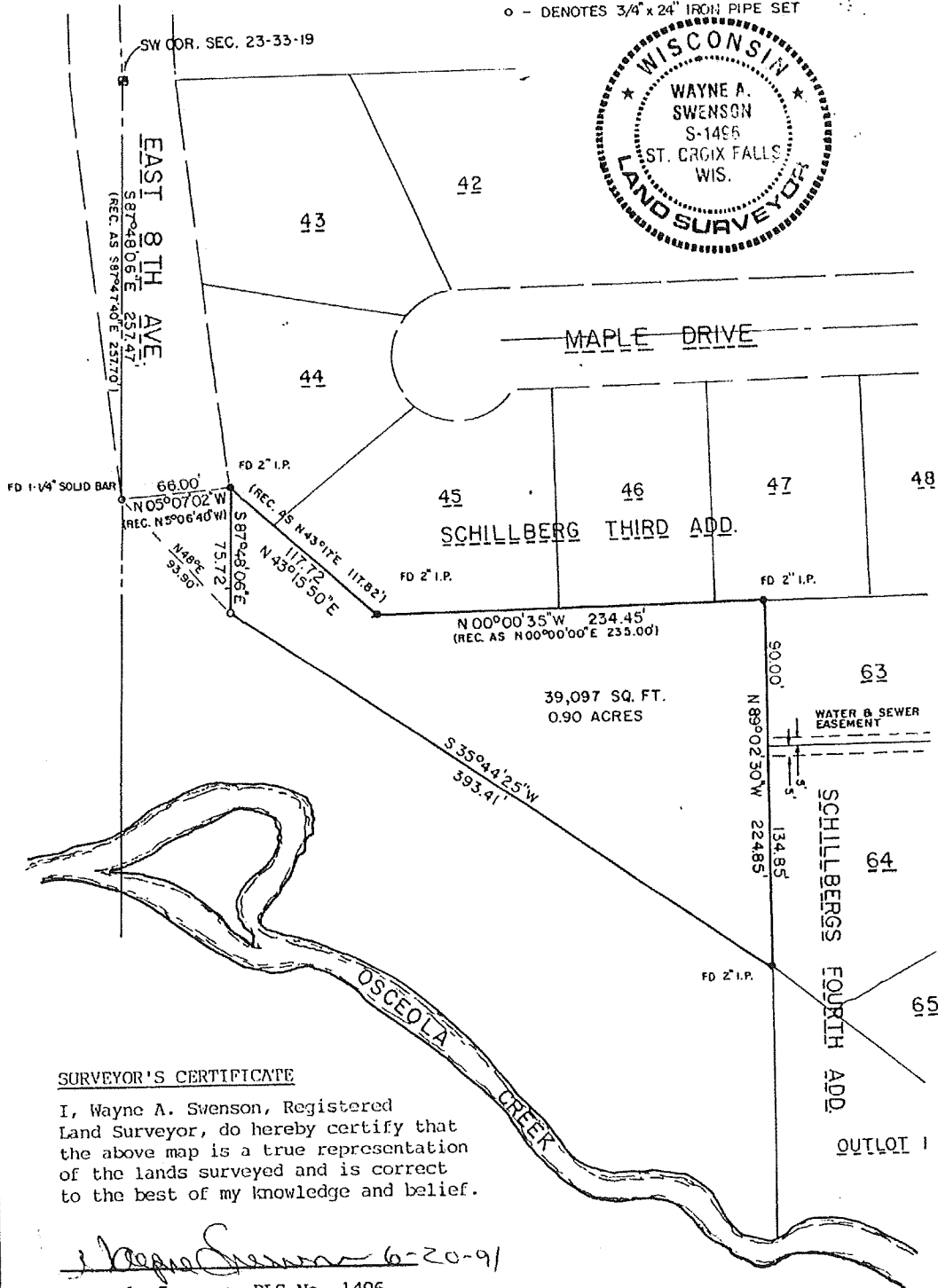
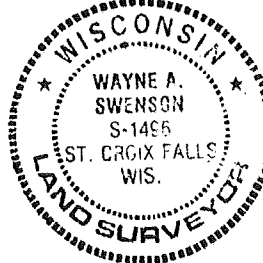
# POLK CO. LAND SURVEYING COMPANY

RT. 2, Box 157A, St. Croix Falls, WI. (715) 483-9484  
 WAYNE SWENSON · CARL HETFELD

DATE: JUNE 20, 1991  
 JOHN and MARTHA SCHILLBERG  
 CLIENT:



o - DENOTES 3/4" x 24" IRON PIPE SET



**SURVEYOR'S CERTIFICATE**

I, Wayne A. Swenson, Registered Land Surveyor, do hereby certify that the above map is a true representation of the lands surveyed and is correct to the best of my knowledge and belief.

*Wayne A. Swenson* 6-20-91  
 Wayne A. Swenson, RLS No. 1496

**MAP OF SURVEY**

OF PART OF OUTLOT 11 OF THE  
 OUTLOT PLAT OF THE VILLAGE  
 OF OSCEOLA, POLK CO., WI.  
 SEC. 23, T.33N., R.19W.

RECEIVED JUN 26 1991

91-72

MS Vol. 2 #443

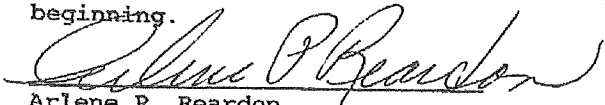


Addendum A-Deed  
Reardon to Twohy

\*Legal description continued

in the South line of Lot 44 of the Plat of Schillberg Third Addition to the Village of Osceola; thence North 43 degrees 15'50" East, along the Easterly line of said Third Addition, 117.72 feet to the angle point in the Easterly line of Lot 45 of said Third Addition; thence North 00 degrees 00'35" West, along the East line of said Third Addition, 234.45 feet to the point of beginning.

TOGETHER with an easement for ingress and egress over and across Outlot 11 as described as follows: Beginning at the Southeast corner of East 8th Avenue, as platted on Schillberg Third Addition; thence North 05 degrees 07'02" West, along the East line of said East 8th Avenue, 66.00 feet to the Northeast corner of said East 8th Avenue; thence South 87 degrees 48'06" East, 75.72 feet; thence South 48 degrees 00'00" West, 93.90 feet to the point of beginning.

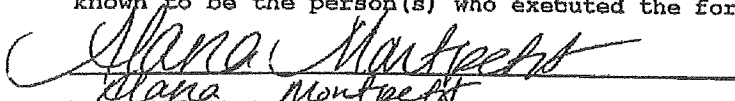
  
Arlene P. Reardon

ACKNOWLEDGMENT

STATE OF WISCONSIN )

COUNTY OF Polk ) ss.

Personally came before me on 10/20/2017, the above-named Arlene P. Reardon to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

  
Alana Montpetit

Notary Public, State of Wisconsin

My Commission (is permanent) (expires on 8/28/20)

ALANA MONTPETIT  
Notary Public  
State of Wisconsin

Date & Time: Thu, Jul 25, 2024 at 11:57:24 CDT  
Position: +045.325362° / -092.693301° (±15.7ft)  
Altitude: 866ft (±10.9ft)  
Datum: WGS-84  
Azimuth/Bearing: 086° N86E · 1529mils True (±27°)  
Elevation Angle: +00.0°  
Horizon Angles: -01.9°  
Zoom: 1.0X  
Twohy Property



Date & Time: Thu, Jul 25, 2024 at 11:58:01 CDT

Position:  $\pm 045.325257^\circ$  /  $-092.693009^\circ$  ( $\pm 29.2$ ft)

Altitude: 852ft ( $\pm 49.5$ ft)

Datum: WGS-84

Azimuth/Bearing:  $101^\circ$  S79E, 1.796mils True ( $\pm 14^\circ$ )

Elevation Angle:  $-03.7^\circ$

Horizon Angle:  $-03.3^\circ$

Zoom: 1.0X

Twohy Property



Date & Time: Thu, Jul 25, 2024 at 11:58:17 CDT  
Position: +045.325275° / -092.692247° (±24.5ft)  
Altitude: 830ft (±44.3ft)  
Datum: WGS-84  
Azimuth/Bearing: 135° S45E 2400mils True (±14°)  
Elevation Angle: -04.6°  
Horizon Angle: -02.8°  
Zoom: 1.0X  
Twohy Property



Date & Time: Thu, Jul 25, 2024 at 11:58:30 CDT

Position: +045.325328° / -092.691880° (±16.6ft)

Altitude: 840ft (±9.5ft)

Datum: WGS-84

Azimuth/Bearing: 114° S66E 2027mils True (±14°)

Elevation Angle: -05.8°

Horizon Angle: -02.6°

Zoom: 1.0X

Twohy-Property



Date & Time: Thu, Jul 25, 2024 at 12:00:35 CDT  
Position: +045.325377° / -092.691568° (±16.6ft)  
Altitude: 843ft (±9.4ft)  
Datum: WGS-84  
Azimuth/Bearing: 273° N87W 4853mils True (±14°)  
Elevation Angle: -01.8°  
Horizon Angle: -04.3°  
Zoom: 2.0X  
Twohy Property

