

## OSI District

### Final Plat

**Planning Commission Meeting**  
June 1, 2023

**City Council Meeting**

**Applicants:** OS Investments, LLC

**Case Number:** 23.04 FSP

**Agent:** Paul Svenson, WLC Engineer & Surveying

**Summary:** The applicant is proposing to resubdivide four (4) lots within the Cosllo's District Subdivision to create one (1) 3.9-acre lot for the purposes of future building expansion and business development. (Lot 5 is a 5' x 694' (.79-acres) lot platted on the original Cosllo's District plat.)

**Legal Description:** All of Lots 0 & 1 and a portion of Lots 2 & 5, Cosllo's District

**Location:** The property is located off Crescent Drive, east of W Yellowstone Hwy, adjacent to the north side of Glen Garden Dr.

**Current Zoning:** EI (Established Industrial) \*no change of zoning is requested or required.

**Existing Land Use:** There is an existing shop/business building on Lots 0 & 1.

**Adjacent Land Use:** North: Unplatted tracts (EB)  
South: Mountain View Suburb (ER)  
East: Cosllo's District (EI)  
West: Mountain View Suburb (EB)

### Planning Considerations:

1. Submit a site plan of the property, specifically showing:
  - a. Location of the existing road/driveway access in relation to the platted right-of-way for Cosllo St.
  - b. Location of the business sign
  - c. Location of the access gate into the property
2. Provide a turnaround at the end of Cosllo Street approved by the Fire Department to provide adequate access for fire apparatus.
  - a. Language will need to be added to the dedication statement for the turn-around

area for Cosllo Street.

3. Place a stop sign and street sign for Cosllo St. at the intersection of Crescent and Cosllo.
  4. Discuss a change of address to accurately reflect access of Cosllo St. versus Crescent Dr.
  5. Review the line legend on the plat face:
    - a. Appears the  $\frac{1}{4}$  section line is labeled easement line
    - b. The easement line type is not shown in the legend
    - c. Recommend the subdivision boundary be a solid, black line
  6. Do not show the vacated right-of-way area of Cosllo Street as an easement, unless a 54' wide easement is intended to be shown.
- 

**Staff Recommendation:**

Staff recommends APPROVAL of the final plat upon all planning considerations being completed.

**Planning Commission Recommendation:**

**City Council Decision:**



**CITY OF MILLS**  
**APPLICATION FOR PLAT/REPLAT**  
Pursuant to the City of Mills Zoning Ordinance



City of Mills, Wyoming  
704 4<sup>th</sup> Street (Physical Address)  
P.O. Box 789 (Mailing Address)  
Mills, Wyoming 82644

Date: 5-11-2023  
Return by: \_\_\_\_\_  
*(Submittal Deadline)*  
For Meeting on: \_\_\_\_\_

**PLEASE PRINT**

**SINGLE POINT OF CONTACT:** JOEY SULLIVAN

**APPLICANT/PROPERTY OWNER(S) INFORMATION:**

Print Owner Name: OS INVESTMENTS LLC  
Owner Mailing Address: 4402 MOUNTAIN VIEW DRIVE  
City, State, Zip: CASPER WY 82604  
Owner Phone: 307-259-3107  
Applicant Email: joey@westernenergyfab.com

**AGENT INFORMATION:**

Print Agent Name: JOSEPH SULLIVAN  
Agent Mailing Address: 4402 MOUNTAIN VIEW DRIVE  
City, State, Zip: CASPER WY 82604  
Agent Phone: 307-259-3107  
Agent Email: joey@westernenergyfab.com

**PROPERTY INFORMATION:**

Subject property legal description (attach separate page if long legal): COSLLO'S DISTRICT LOT 0-1 ALL, LOT 2 PT & LOT 5 PT (5' STRIP N OF COSLLO ST)

Physical address of subject property if available: 400 CRESCENT

Size of lot(s) 3.45 ACRES sq. ft/aces:

Current zoning: EI ESTABLISHED INDUSTRIAL Current use: EI ESTABLISHED INDUSTRIAL

Intended use of the property: EI ESTABLISHED INDUSTRIAL

Zoning within 300 feet: EI, EB, ER, UA Land use within 300 feet: EI, EB, ER, UA

**ATTACHMENTS (REQUIRED):**

1. **Proof of ownership:** WARRANTY DEED (such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the plat/replat:** \_\_\_\_\_
3. **One reproducible 11 x 17 plat/replat hard copy:** \_\_\_\_\_
4. **One plat/replat electronic copy (pdf):** \_\_\_\_\_

**RIGHT-OF-WAY / EASEMENT INFORMATION:**

Right-of-Way / Easement Location: Cosllo Street five feet inside northwesterly property line and parallel to same line. No known utility easements.  
(Example: along west property line, running north & south)

Width of Existing Right-of-Way / Easement: 50' Number of Feet to be Vacated: 405' +/-

Please indicate the purpose for which the Right-of-Way / Easement is to be vacated / Abandoned  
It is currently not improved.

**SIGNATURE(S):**

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby make application to the City of Mills as follows:

JOSEPH S SULLIVAN

CHARLES B ORR

OWNER Signature



OWNER Signature



AGENT Signature

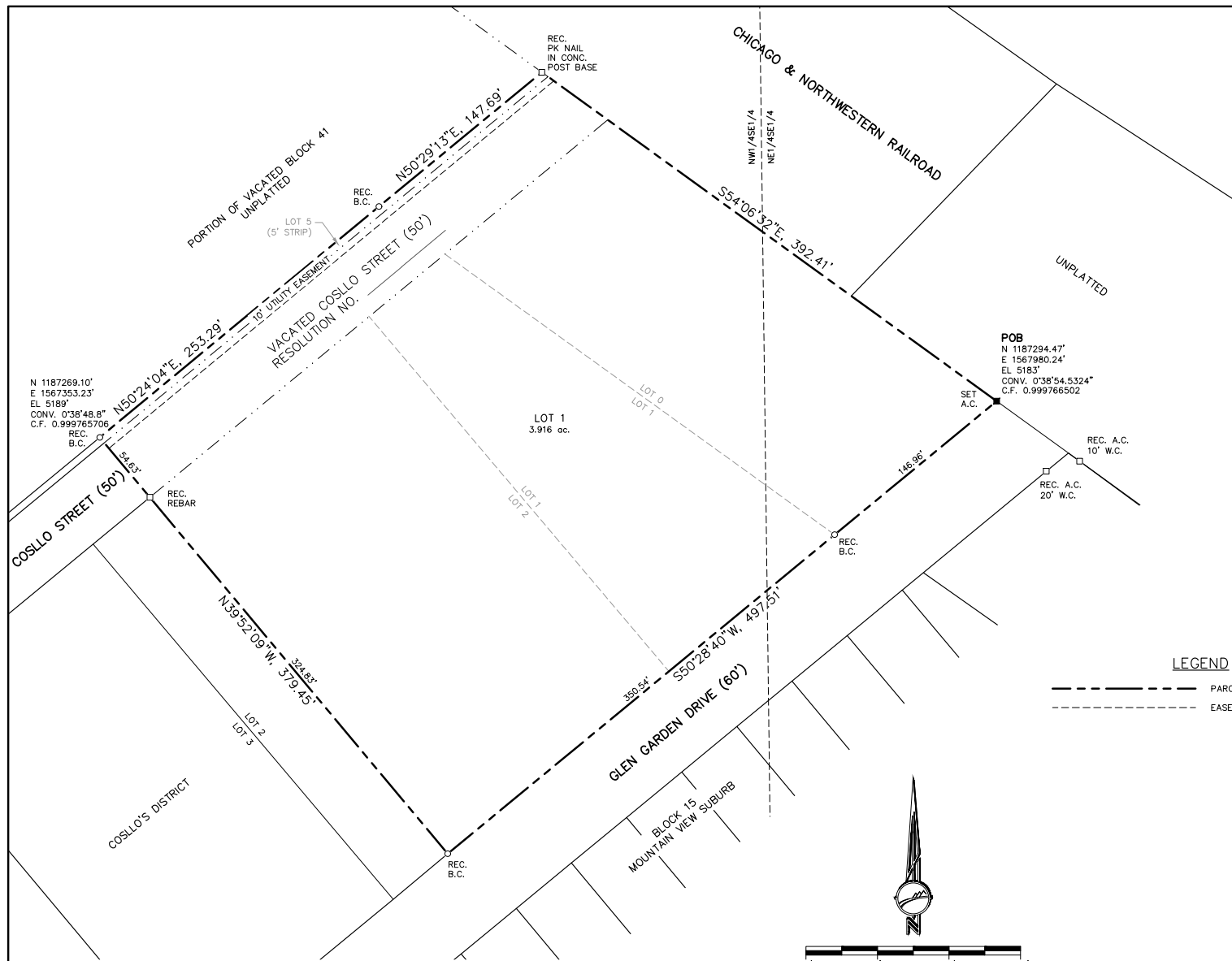


FEES (Plat/Replat): \$10.00 per lot (\$250.00 minimum and a \$1,000.00 maximum), plus \$150.00 recording fee.

For Office Use Only: Signature verified: \_\_\_\_\_ Proof of ownership provided: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

PLAT OF  
**"OSI DISTRICT"**  
 A SUBDIVISION OF PORTIONS OF  
 THE NW1/4SE1/4, NE1/4SE1/4, SECTION 1  
 TOWNSHIP 33 NORTH, RANGE 80 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

BEING A VACATION AND REPLAT OF LOTS 0-1  
 ALL, AND A PORTION OF LOTS 2 AND 5 (5'  
 STRIP) OF COSLLO'S DISTRICT, A SUBDIVISION  
 LOCATED IN AND BEING A PORTION OF THE  
 N1/2SE1/4 & SW1/4SE1/4, SECTION 1;



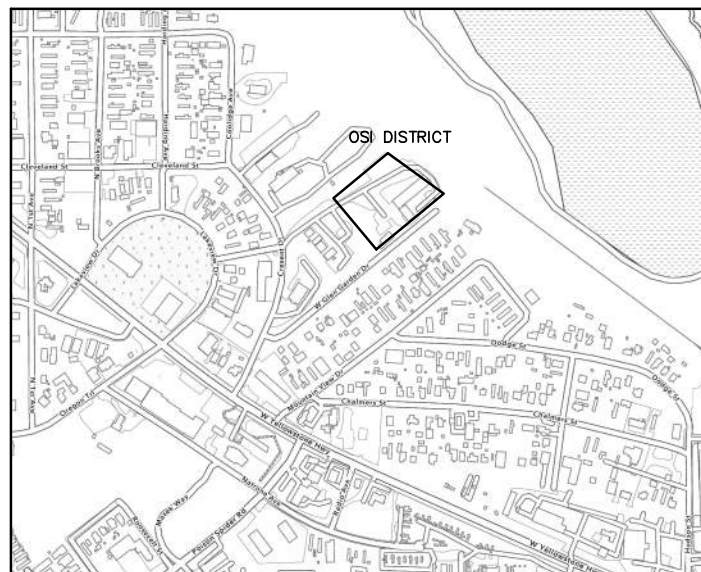
**DEDICATION STATEMENT**  
 OC Investments, LLC does hereby certify that they are the owner and proprietor of the foregoing vacation and replat of Lots 0-1 All, and a portion of Lots 2 and 5 (5' strip) of Cosllo's District, a subdivision located in and being a portion of the N1/2SE1/4 & SW1/4SE1/4, Section 1, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the most easterly corner of the Parcel being described and the most northerly corner of Glen Garden Drive; thence from said Point of Beginning and along the southeasterly line of said Parcel and the northwesterly line of said Glen Garden Drive, S50°28'40"W, 497.51 feet to a point; thence along the southwesterly line of said Parcel and into and across Cosllo Street and Lot 5, Cosllo's District, N39°52'09"W, 379.45 feet to a point in and intersection with the northwesterly line of said Lot 5, Cosllo's District; thence along the northwesterly line of said Parcel, N50°24'04"E, 253.29 feet to a point; thence continuing along the northwesterly line of said Parcel, N50°29'13"E, 147.69 feet to a point in and intersection with the southwesterly line of the Chicago & Northwestern Railroad; thence along the northeasterly line of said Parcel and the southwesterly line of said Chicago & Northwestern Railroad, S54°06'32"E, 392.41 feet to said Point of Beginning and containing 3.916 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The vacation, replat and subdivision of the foregoing described lands as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor. The name of said subdivision shall be known as "OSI DISTRICT" to the City of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for purposes of construction, operation and maintenance of utility lines, conduits, ditches drainage and access.

OS INVESTMENTS, LLC  
 4402 MOUNTAIN VIEW DRIVE  
 MILLS, WY 82604



OS INVESTMENTS, LLC

JOSEPH S. SULLIVAN, MEMBER

STATE OF WYOMING )  
 COUNTY OF NATRONA ) SS

The foregoing instrument was acknowledged before me by Joseph S. Sullivan, Member this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC

**SURVEYORS CERTIFICATE**

I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of May, 2023 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



STATE OF WYOMING )  
 COUNTY OF NATRONA ) SS

The foregoing instrument was acknowledged before me by Paul R. Svenson this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC

**APPROVALS**

Approved by the City Council of the City of Mills, Wyoming by Ordinance No. \_\_\_\_\_ duly passed, adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest: \_\_\_\_\_  
 City Clerk

Attest: \_\_\_\_\_  
 Mayor

Inspected and approved this this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.














City Engineer



# OSI District – Final Resubdivision Plat



## Mills Zoning Districts

- |  |  |
|--|--|
|  Mills, DB                          |  Mills, ER: Established Residential       |
|  Mills, DI: Developing Industrial   |  Mills, PLI: Public Land Institutions     |
|  Mills, DMH: Developing Mobile Home |  Mills, PUD: Planned Urban Development    |
|  Mills, DR: Developing Residential  |  Mills, MSR: Mixed Sized Residential      |
|  Mills, EB: Established Business    |  Mills, MU: Mixed Use                     |
|  Mills, EI: Established Industrial  |  Mills, UA: Urban Agriculture             |
|  |  Mills, UR: Urban Agriculture Residential |



Packet 3 COSLLO'S DISTRICT  
525 Folder 4  
RECORDED Sept 26 1972 2:30 P.M.  
IN BOOK 243 OF Deeds PAGE 309  
132304 JOHN J. TORRES COUNTY CLERK

PLAT OF  
"COSLLO'S DISTRICT"  
MOUNTAIN VIEW SUBURB  
NATRONA COUNTY, WYOMING  
BEING A SUBDIVISION OF  
PORTIONS OF N 1/2 SE 1/4 & SW 1/4 SE 1/4,  
SECTION 1, TOWNSHIP 33 NORTH, RANGE 80 WEST  
6th PRINCIPAL MERIDIAN, WYOMING

SCALE: 1" = 100'

CERTIFICATE OF DEDICATION

The undersigned, FRANCIS R. COSTELLO and DOROTHY MAY COSTELLO, husband and wife, hereby certify that they are the owners of the foregoing subdivision of portions of the N 1/2 SE 1/4 and SW 1/4 SE 1/4, Section 1, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming and that this plat is with the free consent and in accordance with their desires, the undersigned owners and proprietors of said lands which are more particularly described as being all of Vacated Block 42, all of Vacated 60 feet wide Hillcrest Avenue, the southerly 50.00 feet of Vacated Block 41 and all of that certain Reserved Strip lying northeasterly thereof as set forth by the Recorded Plat of Blocks Numbered 38 to 47, inclusive, and a part of Block 15, being an Addition to Mountain View Suburb as filed for Record in the office of the County Clerk of said Natrona County, Wyoming in Book 43 of Deeds at Page 248, on March 15, 1924; said parcel and subdivision is more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of said Vacated Block 42, Mountain View Suburb, said point and corner being located from the SE 1/4 (southeast one-sixteenth) corner, Section 1, T. 33 N., R. 80 W. of the 6th P.M. as established by the Official Government Dependent Resurvey of 1935, at N. 7° 02' E., 443.6 feet; Thence from said point of beginning and along the southeasterly line of said subdivision and northwesterly line of Glen Garden Drive, Mountain View Suburb, S. 51° 08' W., 917.44 feet to a point of curve; Thence northwesterly along the arc of a true curve to the right, having a radius of 30.00 feet, 79.29 feet to a point of reverse curve in the easterly line of Crescent Drive, Mountain View Suburb and the westerly line of said Subdivision; Thence northerly along the arc of a true curve to the left, having a radius of 650.00 feet, 443.20 feet to a point and northwesterly corner of said subdivision; Thence along the northwesterly line of said subdivision and the projected northeasterly extension thereof and across said Reserved Strip, N. 51° 08' E., 690.19 feet to a point in the southwesterly right of way line of the Chicago and Northwestern Railway Company, said point and corner marking the northeasterly corner of said subdivision; Thence along said right of way line and the northeasterly line of said subdivision, S. 53° 25' E., 392.60 feet to the southeasterly corner thereof; Thence leaving said right of way line and across said Reserve Strip, S. 51° 08' W., 147.24 feet to the point of beginning, containing 7.668 acres, more or less;

The name of said subdivision shall be "COSLLO'S DISTRICT", Mountain View Suburb, Natrona County, Wyoming and all Streets and Public Ways are hereby dedicated to the use of the Public; the undersigned owners and proprietors of said lands hereby waive and relinquish all rights they may have to the lands included this plat by virtue of the Homestead Exemption Laws of the State of Wyoming.

Dated at Casper, Wyoming this 25th day of September, 1972.

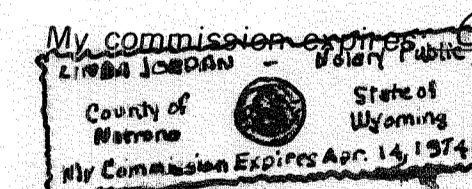
Francis R. Costello  
FRANCIS R. COSTELLO, HUSBAND

Dorothy May Costello  
DOROTHY MAY COSTELLO, WIFE

STATE OF WYOMING ss 310  
COUNTY OF NATRONA

On this 25th day of September, 1972 before me personally appeared Francis R. Costello and Dorothy May Costello, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Given under my hand and notarial seal, the day and year first above written.



Linda Jordan  
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING ss  
COUNTY OF NATRONA

I, E.C. Lenhart of Casper, Wyoming, hereby certify that this plat was prepared from notes taken during actual surveys made by me and others under my supervision and direction, during the months of July and August, 1972 and that the foregoing plat correctly represents such surveys and "COSLLO'S DISTRICT", all tracts are or shall be well and accurately marked with 5/8" x 15" steel rods, all dimensions are expressed in feet and decimals thereof and courses are referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 520 Professional Engineer & Land Surveyor

Subscribed in my presence and sworn to before me this 25th day of September, 1972.  
My commission expires January 5th, 1973.

E.C. Lenhart  
E.C. LENHART, SURVEYOR

James H. Carpenter  
NOTARY PUBLIC

APPROVALS

Inspected and approved on the 12th day of September, 1972.

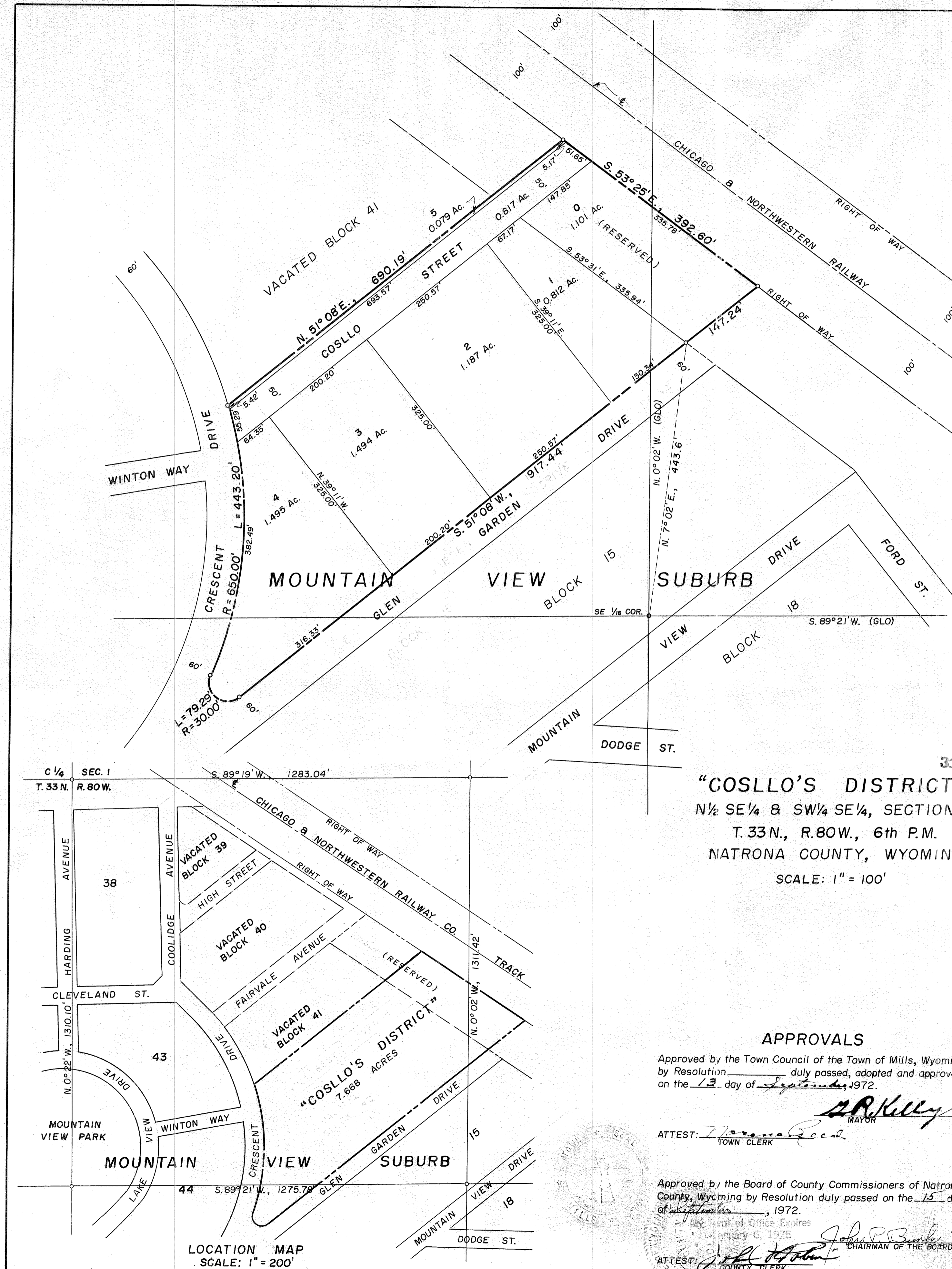
Inspected and approved on the 14th day of SEPT., 1972.

W. H. Worthington  
COUNTY SURVEYOR

Nils Anderson  
COUNTY HEALTH OFFICER

Filed for record in the office of the County Clerk of Natrona County, Wyoming on the 26th day of SEPT., 1972.

John J. Torres  
COUNTY CLERK



311  
"COSLLO'S DISTRICT"  
N 1/2 SE 1/4 & SW 1/4 SE 1/4, SECTION 1  
T. 33 N., R. 80 W., 6th P.M.  
NATRONA COUNTY, WYOMING  
SCALE: 1" = 100'

APPROVALS

Approved by the Town Council of the Town of Mills, Wyoming by Resolution \_\_\_\_\_ duly passed, adopted and approved on the 13th day of September, 1972.

ATTEST: \_\_\_\_\_  
TOWN CLERK

Approved by the Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 15th day of September, 1972.

ATTEST: \_\_\_\_\_  
COUNTY CLERK

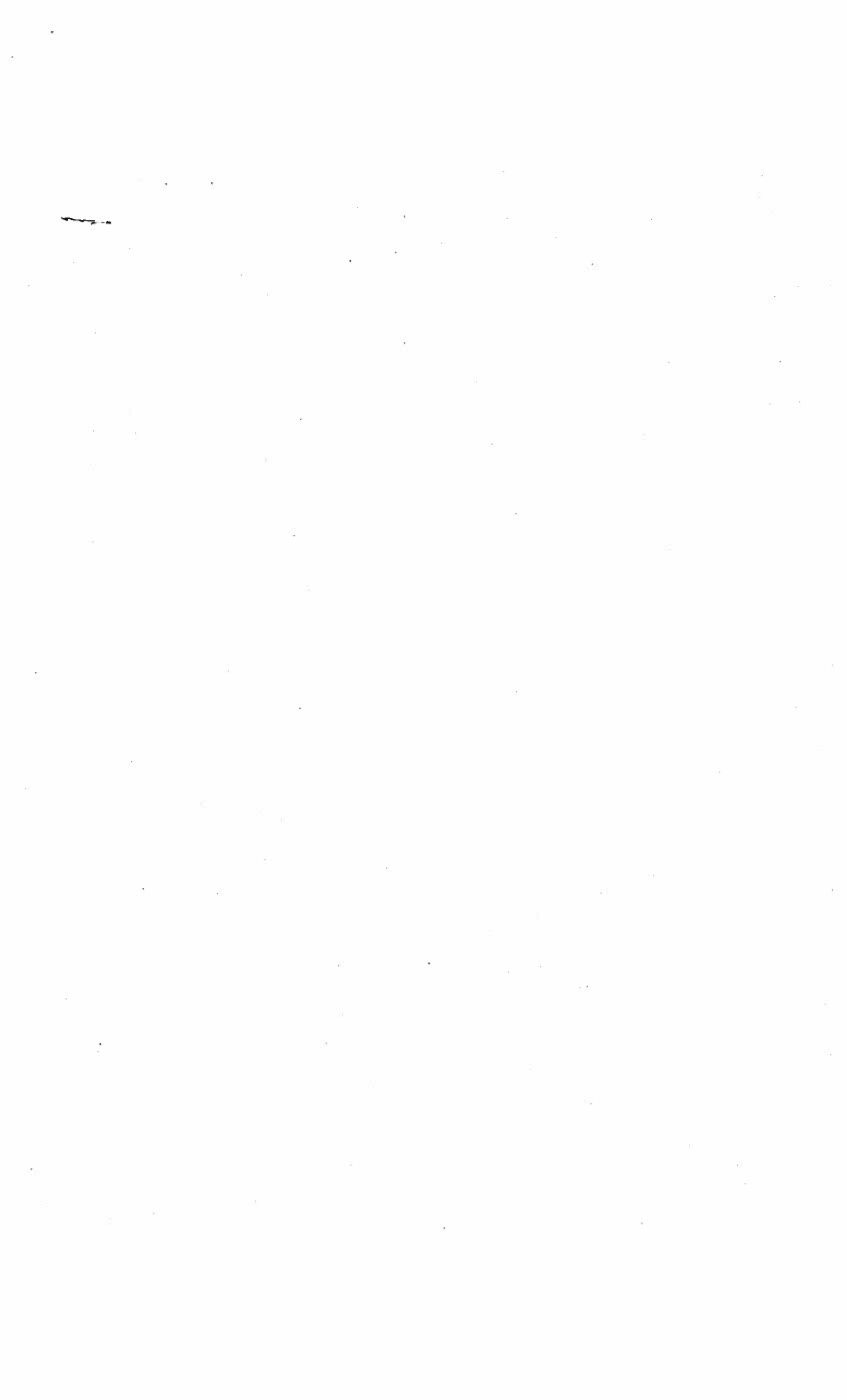
1907

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16. 1907  
17. 1907  
18. 1907

en es







**Wyoming Secretary of State**  
 2020 Carey Avenue, Suite 700  
 Cheyenne, WY 82002-0020  
 Ph. 307.777.7311  
 Fax 307.777.5339  
 Email: [Business@wyo.gov](mailto:Business@wyo.gov)

For Office Use Only

## Limited Liability Company Articles of Organization

1. Name of the limited liability company:

OS INVESTMENTS LLC

2. This entity elects to be a close limited liability company:

*(You may refer to the Close Limited Liability Supplement for more information W.S. 17-25-101-W.S 17-25-109.)*

3. Name and physical address of its registered agent:

*(The registered agent may be an individual resident in Wyoming or a domestic or foreign business entity authorized to transact business in Wyoming. The registered agent must have a physical address in Wyoming. If the registered office includes a suite number, it must be included in the registered office address. A Drop Box is not acceptable. A PO Box is acceptable if listed in addition to a physical address.)*

Name:

JOEY SULLIVAN

Address:

4402 MOUNTAIN VIEW DR  
CASPER, WY 82604

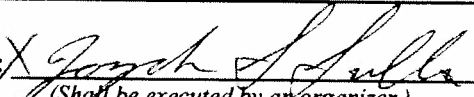
*(If mail is received at a Post Office Box, please list above in addition to the physical address.)*

4. Mailing address of the limited liability company:

4402 MOUNTAIN VIEW DR  
CASPER, WY 82604

5. Principal office address:

4402 MOUNTAIN VIEW DR  
CASPER, WY 82604

Signature: X   
*(Shall be executed by an organizer.)*

Date: X 8/27/18  
*(mm/dd/yyyy)*

Print Name: JOEY SULLIVAN

Contact Person: JOEY SULLIVAN

Daytime Phone Number: (307) 259-3107

Email: amandaf@cpawyo.com

*(Email provided will receive annual report reminders and filing evidence)  
 \*May list multiple email addresses*



Wyoming Secretary of State  
 2020 Carey Avenue, Suite 700  
 Cheyenne, WY 82002-0020  
 Ph. 307.777.7311  
 Fax 307.777.5339  
 Email: [Business@wyo.gov](mailto:Business@wyo.gov)

### Consent to Appointment by Registered Agent

I, , registered office located at  
*(name of registered agent)*

, voluntarily consent to serve

\* *(registered office physical address, city, state & zip)*

as the registered agent for   
*(name of business entity)*

I hereby certify that I am in compliance with the requirements of W.S. 17-28-101 through W.S. 17-28-111.

Signature: *Joey Sullivan*  
*(Shall be executed by the registered agent.)*

Date:   
*(mm/dd/yyyy)*

Print Name:  Daytime Phone:

Title:  Email:

Registered Agent Mailing Address  
 (if different than above):

**\*If this is a current registered agent changing their registered address on file, complete the following:**

Previous Registered Office(s):

- I hereby certify that:
- After the changes are made, the street address of my registered office and business office will be identical.
  - This change affects every entity served by me and I have notified each entity of the registered office change.
  - I certify that the above information is correct and I am in compliance with the requirements of W.S. 17-28-101 through W.S. 17-28-111.

Signature: \_\_\_\_\_  
*(Shall be executed by the registered agent.)*

Date:   
*(mm/dd/yyyy)*