

**VILLAGE OF OSCEOLA**  
**SPECIAL BOARD MEETING PROCEEDINGS**  
**July 25, 2023**

The Village of Osceola met for a special meeting on July 25, 2023, at Village Hall. Village President Rose called the meeting to order at 6:00 pm.

Present: Deb Rose, Bruce Gilliland, Van Burch, Brad Lutz, Arvid Maki and Neil Kline

Absent: Bill Chantelois IV

Staff present: Devin Swanberg and Carie Krentz

Motion by Burch and seconded by Gilliland to approve the agenda.

Ayes-6

Nay-0

Motion carried

**Public input and ideas:**

Pete Paidar at 508 River Street is very distressed about this process. Spoke about his history and how he's seen this process play out. Issue with neglect for many years on this property and upset that public funds will be needed for cost improvements related to this development. Also discussed not following other committee recommendations. Expense of this project is out of control.

Debbie Borek Wiseman at 403 River Street in her opinion board should not vote to approve this process today and went through comments that have been ignored. Stated there was a petition with over 1100 signatures that has been ignored by board. Implores board to not vote tonight but to wait for further study on height, traffic, sewage and water requirements.

Kyle Weaver at 100 Depot Road wrote a letter to the editor at newspaper and is about 75% confident developers can do what they say. Stated a performance bond to hold developer to what is agreed upon is a reasonable condition to protect the Village.

**Other business – discussion and possible action re:**

**Appointment of Gail Hanson to the Library board for a 3-year term until 2026.**

Motion by Gilliland and seconded by Maki to approve Gail Hanson for Library Board for a 3-year term.

Ayes-6

Nays-0

Motion carried

**Site Plan Review for Osceola Bluffs – 301 River Street**

Swanberg is looking for the board to make a determination for the site plan for Osceola Bluff Development. The site plan was reviewed last week by the Planning Commission with a vote of 4-2 to approve with conditions developer receives all required permits from the State and all signage is approved by the HPC. Also informed the board why two members voted against the motion. Referred board to Stevens Engineering report along with his memo to Planning Commission.

Kline had couple questions out of curiosity regarding shared parking spaces and lighting along 3<sup>rd</sup> Avenue. Dan Herbert from Gaughan stated some parking spaces will be shared with business located on Cascade Street and can be used for resident parking. Lights on site plan as street lights would be Villages responsibility but are not being asked for by developer.

Burch went through his thoughts and what he feels needs to be considered when deciding. Maki commented on traffic concerns and how traffic will flow. Swanberg inserted this would be a good item for discussion when road design is addressed. He also informed the board he reached out to WI DOT and was told no traffic study needs to be done for this development.

Motion by Gilliland and seconded by Kline to approve Site Plan for Osceola Bluff with the conditions set forth by the Planning Commission.

Ayes-6

Nays-0

Motion carried

