

VILLAGE OF OSCEOLA PLAN COMMISSION MEETING

Date: Tuesday, January 2, 2024
Time: 6:00 p.m.
Place: Large Conference Room (Rm 205), 310 Chieftain Street, Osceola WI 54020

AGENDA

1. Call the meeting to order
2. Approval of agenda
3. Approval of minutes
 - a. December 5, 2023
4. Public input and ideas (Limit 3 minutes per speaker)
5. Discussion and possible action re:
 - a. Comprehensive Plan Update
 - b. Ridge Road Future Development – Matt Hayton
6. The Board may consider going into closed session pursuant to Wisconsin Statute §19.85(1)(e) deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specific public business, whenever competitive or bargaining reasons require a closed session. This pertains to possible sale of land, PID #165-00582-0000.
7. Future agenda items and updates
8. Adjourn

NOTE: It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Village Hall at (715) 294-3498.

PLAN COMMISSION MEETING PROCEEDINGS

November 7, 2023

The Plan Commission of the Village of Osceola met on December 5, 2023, to hold a regular monthly meeting. Chair Gilliland called the meeting to order at 6:00 p.m.

Present: Bruce Gilliland, Brad Lutz, Kim O'Connell, Dennis Tomfohrde, and Bill Chantelouis V, Rob Bullard, and Mike Sine

Others present: Devin Swanberg, Tanya Batchelor, Russ Kiviniemi – Cedar Corporation, and Tim Mauseth – Real Estate Consultant with Xcel Energy, and several others

Motion to approve the agenda was made by Lutz, second by Bullard.

Motion passed 7-0

Motion to approve the minutes of the previous meeting, November 7, 2023, was made by Lutz, second by Tomfohrde.

Motion passed 7-0

Discussion and possible action re:

a. Comprehensive Plan Kickoff with MSA

Swanberg explained last month was the kickoff meeting for the comprehensive plan. Commission members were asked for input on survey questions that will be asked of the community, and for names of people to be interviewed by MSA. Swanberg is still waiting for information from members. The survey information will go out with utility bills in December and a link will be on the village website. Survey results will be presented in the spring.

b. Site Plan Review – Parcel ID #165-00621-2500 – on Simmon Drive

Swanberg explained that first there will be a presentation of the site plan and the Public Hearing will be held after that presentation. Tim Mauseth, Real Estate Consultant with Xcel Energy, explained the use of the proposed building for a distribution crew of 4 people, and small office space for a supervisor or manager to use occasionally. There will be four truck bays, and indoor storage area and a kitchenette. There will be an area for material storage outside and a cold storage building. Crews will typically be there between the hours of 6:30 a.m. and 4:30 p.m. or so and there will be material deliveries once a week or so. They plan to be here for thirty years or more and want to be a good neighbor. Russ Kiviniemi, from Cedar Corporation, explained the details of the site plan. The building will be 80x1000, 8,000 square feet with room for an addition if necessary. It is primarily a metal building with some decorative features as required for the street facing side. A chain link fence will be around the perimeter with a screening berm that will be at least 6' in height plus trees as per the landscaping plan. There will be a secured gate with cameras at the entrance. Commission members asked questions. Landscaping will be irrigated for three years and then the irrigation can be shut off. A lighting plan has not been submitted at this time, but the intention is to have three lights on each side of the yard and lights at each gate. These will be downlit to minimize light pollution. No lighting will be on Simmon Drive. There will be a Knox box for the fire department to give them access to the yard and building in case of a fire. No signs are proposed for the site or the building.

Swanberg reviewed the village engineer's report. Stantec bought out Stephens Engineering so they are now our engineers. Only 10,000 square feet of storage will be allowed on the site, per code. The project fits in the I1 - Light Industrial zoning. They meet all setbacks and building height. The landscaping plan goes above and beyond what is required. The lighting plan was not

submitted but can be a condition of approval. The only concern is the size of the driveway cut out, which is currently larger than the standard, but that is something that can be allowed. The stormwater plan is subject to DNR approval. Two conditions to be addressed include 1) Village board approval of the lighting plan; and 2) Village board approval of the larger driveway cutout.

Lutz moved to open the Public Hearing, seconded by Bullard.

Motion passed 7-0

The following people spoke during the public hearing:

Mark & Marcia Meyer – 104 Prairie Grass Drive – Concerns include outside storage being visible to the neighbors; whether there will be green screening with the chain link fence; and keeping light pollution down for the neighbors, maybe the lights can be on timers to shut off at a certain time.

Vince Monson – 501 Pheasant Run Drive – Concerned about what is planted on top of the berm, he would prefer evergreens.

Frannie Kerber – 108 Kreekview Drive – Simmon Drive is terrible and with more traffic will get worse. If she can't get through in the future on Simmon Drive, then she would have to go through Farmington streets. Access for this site could be bad.

Taylor & Anika Ader – 103 Kreekview Drive – They looked up the Xcel Energy site in Amery and it showed the fence being see-through and they would like to have the site better shielded. They are also concerned with noise from the site and what the berm will look like until there is fully established vegetation.

Joleen Pederson – 110 Kreekview Drive – Questioned if the fence will be inside or outside the berm and trees. They have a quiet neighborhood and want that to continue. Concerned about light produced from the site. Also concerned about Simmon Drive and that it is already in really bad shape and not being fixed, the additional traffic will make it worse. What can the village do to help the residents regarding that street.

Holly Walsh – 405 Ridge Road – This project doesn't directly affect her, but when a commercial or industrial development is near neighborhoods, she hopes the village will do its best to protect the quiet quality of the neighborhood. She hopes the berm will screen the site and lighting doesn't pollute the neighborhood. She liked the idea of the landscaping on the outside of the fence and appreciated the public comment after the presentation of the site plan.

Marcia Meyer – 104 Prairie Grass Drive – Would like the requirements to be in writing so everyone is held accountable. She wants them to meet and exceed the requirements. The village needs to make the town of Osceola pay for their share of repairing Simmon Drive.

Motion by Sine to close the Public Hearing, seconded by Bullard.

Motion passed 7-0

Sine stated the site plan shows the fence inside the berm and the berm has to be a minimum of 6 feet from the ground with landscaping that will be higher than the fence. There are also density requirements shown on the landscaping plan. Lutz asked the engineer to review the landscaping plan in detail. Lutz also stated the village does not own all of Simmon Road, until the township steps up, there is nothing we can do.

O'Connell made a motion to recommend to the full board, approval of the site plan for Xcel Energy contingent upon board approval of the lighting plan and the driveway cutout as presented in the

site plan, seconded by Bullard.

Motion passed 7-0

Future Agenda Items

O'Connell would like to have Public Comment added to the agenda with a three-minute limit per person and 30 minutes maximum for all Public Input.

The meeting was adjourned at 7:24 p.m.

Minutes Respectfully submitted by Tanya Batchelor, Village Treasurer



Memo

To: Planning Commission
From: Devin Swanberg Village Administrator
CC: Village Board
Date: December 7th, 2023
Re: Ridge Road

Matt Hayton is Proposing the following for the parcel ID 165-00582-0000. (See attached Map for location)

Matt Hayton would purchase the entire remaining 10+ acres for a price of \$200k (either can purchase through just an LLC or 2 separate purchases: 1 via a development LLC & 1 via the church).

*Willing to offer a \$50k premium to acquire all of the land collectively.

*If purchased through just the LLC, a portion would then be sold to the church for church building site.

Terms:

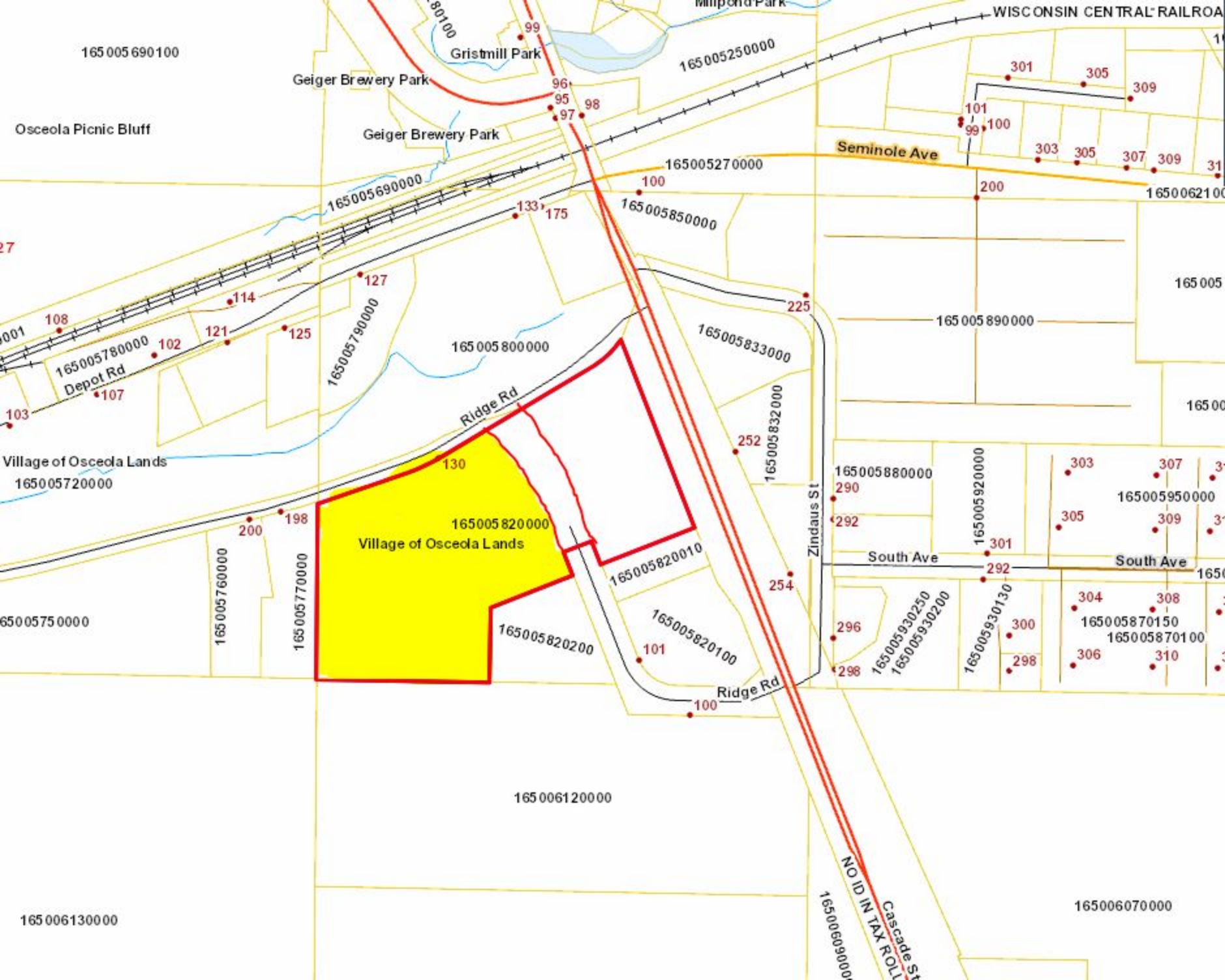
-The church pays a payment in lieu of taxes (PILOT) of \$12k annually through 2040.

-Development LLC agrees to build at least one 8-plex per year with a minimum of 32 units. Depending upon how the parcels would be orientated, Matt is wondering if there would be a way to get up to 50 units. Potentially leaving more land on the tax roll and developing more worker housing for the community.

-If we could reorient the lots, think we could possibly reduce razing some of the buildings, where the church pays that expense and not the village. *Can talk more about this in the future

-Subject to a feasibility study to ensure the lots can support the development proposed.

-Can close as soon as we can work through the logistics of a purchase and sale and get the feasibility study completed.



165005690100

Geiger Brewery Park

Gristmill Park

165005250000

WISCONSIN CENTRAL RAILROAD

Osceola Picnic Bluff

Geiger Brewery Park

Seminole Ave

165005270000

165005690000

165005850000

165006210000

27

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165005780000

165005790000

165005800000

165005833000

165005890000

165005

16500

Village of Osceola Lands

165005720000

Ridge Rd

Zindaus St

165005880000

165005920000

165005950000

Village of Osceola Lands

130

165005820000

165005820010

165005820100

South Ave

South Ave

165005750000

165005760000

165005770000

165005820200

Ridge Rd

Cascade St

165005930250
165005930200

165005930130

165005870150
165005870100

165006120000

NO ID IN TAX ROLL

165006130000

165006070000