VILLAGE OF OSCEOLA PLAN COMMISSION MEETING

Date: Thursday, July 20th, 2023

Time: 6:00 p.m.

Place: Large Conference Room (Rm 205) 310 Chieftain Street Osceola WI 54020

PLAN COMMISSION AGENDA

- 1. Call the meeting to order
- 2. Approval of agenda
- 3. Approval of minutes a. June 6, 2023
 - b. June 20, 2023
- 4. Public Hearing
 - a. Purpose of discussing and receiving comments on the site plan proposed for the development at 301 River Street, Osceola, WI 54020 per Village Code §219-94.
- 5. Discussion and possible action re:
 - a. Site Plan Review of Osceola Bluffs Development 301 River Street
 - b. Sale of Parcels 165-00712-0003 and 165-00716-0003
- 6. Future agenda items and updates
- 7. 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.

PLAN COMMISSION PUBLIC HEARING & MEETING PROCEEDINGS June 6th, 2023

The Plan Commission of the Village of Osceola met on February 27th, 2023, to hold a Public Hearing and meeting. Chair Deb Rose called the meeting to order at 7:00 p.m.

Present: Deb Rose, Jeromy Buberl, Kim O'Connell, Dennis Tomfohrde, Tyler Norenberg and Rob Bullard Excused: Bill Chantelois V Staff present: Devin Swanberg, Angela Poppenhagen, Lindsey Kohls Others present: Dan Hebert, John Harris, Sean Bohan, Michelle Manni, Betsy Kramer, Jean Wilson Walker, Mark Skerben, Mark Campbell, Mary Campbell, Jen Luhrs, Terry Hauer, Pete Paidar, Ardie Nyberg, Craig Hanson, Lisa Yager, Stev Stegner, Deb Wiseman, Holly Walsh, Carolyn Saunders, Adam Pieri Johnson, Brand Meissen, Mary Norenberg, Jocelyn Hale, Lisa Curry, Mike Forecki, Matt Anderson, Kent Jefferson, Arvid Maki, Jeromy Buberl, Frank Pascarella

Motion made to approve the agenda made by Gilliland seconded by Bullard motion passed 6-0

Motion made by Norenberg to approve the minutes with the additions on May 24th meeting to possible pond #2 overflow into the wetlands and to approve the May 2nd as is. Seconded by Tomfohrde, Motion passes 6-0

Deb Rose took nominations for chair as the village president no loner is chair of the planning commission, Bullard made a motion to nominate Gilliland as Planning commission char. The motion was seconded by Rose. Motion passed 4-2.

Quality Polymers presented their site plan for expansion on their parcel. Commission O'Connell had a few questions regarding drainage and had the questions answered with no other questions. O'Connell made the motion to approve the site plan seconded by Bullard. Motion passed 6-0

The Osceola Bluffs Development team gave their presentation on the development on River Street. Sean Bohan presented on Drainage and the need for disturbing 10,000sq ft CUP. The site is 4.6 acres with 96,000 sq ft of impervious surface. The new plan reduces the impervious to 64,000 sq ft. The new building will comply with all of NR 118 setbacks and slope preservation. There are permanent soil erosion controls and water purification through holding and bioretention Ponds. Currently there is nothing on the site. All ponds are dry ponds. The holding ponds decrease volumes, decrease peak rates, and increase water quality. Some Runoff going to River and Third but no more than current and there is a storm water system there. Peak rates decreased by a 1/3. Evaluating the northerner outlet. It seems to be better protected with it being, a rock channel that goes down. Looking at possibly changing it.

O'Connell wanted to know if Storm ponds can be in the Setbacks. Bohan Said they can be, as it is an erosion measure.

John Harris of Harris Architecture presented on the Mix use structure and height. The comp plan has designated this site for mixed use. The structure is visually inconspicuous. Earth toned

colors are utilized on the portion of the building that faces the bluff. A very small portion of the building may be noticeable is earth toned. DNR said inconspicuous does not mean that it can't be seen at all. The use does not affect public health and safety. All requirements that are required by the Osceola Fire Department had been met. The building will have an onsite manager and will have enhanced security features. The proposed plan is an L with T design with underground parking. They have achieved 1.7 parking on site and will not have to do any contract parking (99 units and 177 parking stalls.) The back will have a woodchip trail and back access to the garage with a dog washing station. One side is designed for a restaurant the other end is designed for commercial. The landscape plan is to get rid of invasives and plan with native vegetation and pollinator gardens. They are not planning on cutting any trees unless they are invasive. They will not be creating any view corridors. The design is to be timeless in front and unconscious riverward using colors and native stones. Large windows to help with natural light. No outside lighting on the building facing the river. Talked about building visibility and the pictures taken last year. And he couldn't see anything but trees. Using GIS, they created cross sections and used a conservative estimate for tree heights (30 feet). Harris claimed if he used 35 feet for tree height the building would have been covered. Noted that inconspicuous is difficult to see or not readily noticeable. This is not a cookie cutter building. They designed it to be sensitive to the site and community.

Norenberg asked the significance of the chart. Harris said normal line of sight.

O'Connell asked if a balloon test would been good. Harris said the DNR was satisfied with their methodology. O'Connell noted that the NPS more robust visualization that adequately responds to the site post development.

1. Gilliland read the Public Hearing notice aloud: **Public Hearing relating to Filling or** grading more than 10,000 square feet of land pursuant to Village Code § 217-8E for the property located at 301 River Street in the Village.)

Gilliland read the rules of the Public Hearing. Motion by Rose to open hearing seconded by Norenberg. Motion passed 6-0

Deb Ryun- Follow Codes specifically to the slop facing the river, follow the code.

Pete Paidar- Worried about the increase pollution in the runoff due to more traffic. Worried about Fire truck access.

Mark Kozlak- Worried about the potential of a burial site, and where the runoff will be going and what pipe.

Deborah Wiseman – Does not feel the need to move more than 10,000 sq feet, removal of the impervious ground and wants improvements in drainage. Worried about increased pollution with development that flows to river. Wants study on who is buried there.

Tom Caravelli- passes

Holly Walsh- How do the ponds treat water? Capacity in ponds? How much more can they disturb?

Jeromy Buberl- Supports the CUP to make sure they meet all criteria, Believes Commissioner Norenberg should recuse himself as he is directly impacted the appearance is he is not impartial.

Frank Pascarella- There is no burial site on the facility itself, and if so, there are protocols to follow if it transpires.

Norenberg made motion to close the hearing seconded by Rose motion passed 6-0

Bohan answered questions on how the treatment pond works. And there is a maintenance plan that goes with the ponds. And they will not be entering the slope preservation zone for excavation. Norenberg wanted to make sure all 5 criteria from 217-8E (2) were met. No disruption on the slope preservation zone, no wetlands filled (no wetlands on site), any vegetation removes is replacing with native vegetation, filling and grading activities are designed to implement in matter to minimize erosion, sedimentation, and impairment of fish and wildlife. They have an erosion control plan and sedimentation plan. Also need to follow Wisconsin construction sire bent management practices implemented. The planning commission went through all items on the handout that pertains to the CUP for disturbance of 10,000 feet. All criteria for the CUP had been met. Norenberg was worried about the loss of trees.

Motion was made by Bullard to approve the CUP for disturbing 10,000 sq ft with the conditions that they follow all SHPO for excavation of any potential burial site, replace any trees as required by the DNR, and Maintenance log of the drainage plan to the village. Seconded O'Connell motion passed 6-0

Motion for 5-minute recess made by Rose seconded by Gilliland approved 6-0

Motion to come out of recess made by Rose seconded by Bullard.

Rose made motion to open public hearing on the CUP reading first floor residential in a mix used building in the B1 Non historic downtown district seconded by O'Connell motioned passed 6-0

Deb Ryun- Wants to make sure the building reflects the character of the community like the parking garage and wants to work with developer to make sure the colors are of earth tone.

Pete Paidar – Worries that it is too much density in such a small area in Osceola. worries about the accessibility of the commercial areas, health, and safety with increase traffic counts. Worries about noise and the disappearance of peacefulness at night.

Terry Hauer- Read from a prepared letter. If favor of the development and the Polk County EDC is in favor. These issues are not unique to Osceola. This project will address critical needs in the area. Other municipalities have altered ordinances to allow these types of developments.

Debra Weisman- Mix use does not promote safety, more traffic noise, physical and emotional health is important for people living in small units wants to make sure mental health is

considering.

Perry Thorvig- CUP does not work with safety it would adversely affect traffic and noise, Because of the balconies, noise, customers parking, parking and no parking for the restaurant and people clicking their car lock fabs.

Mark Kozlak- Restaurant is going to create issues due to parking and outdoor patio noise. Worries about the late-night noise, and lack of parking for the restaurant.

Speaker- Unforeseen consequences from opening a restaurant in residential area parking needs.

Holly Walsh- This building and the TIF will increase the city levy due to the building being removed from the tax roll and increase population. Wants to reevaluate the TID agreement.

Lisa Curry- Wonders about the size of common room

Jen Luhrs- Wants to know if there is going to be an event center.

Motion to close the hearing made by Rose seconded by Norenberg.

. Discussion on the hours of use for the restaurant and noise. Administrator Swanberg mentioned that there is a noise ordinance, and they must follow all village codes. Dan Hebert mentioned that they have tenants to keep happy first and foremost so noise will not be an issue. Norenberg raises questions to the attorney about a map in the comprehensive plan. The city attorney assures us there are no issues with the maps and zoning.

Motion To recommend First Floor Residential in a Mix use building in the B1 district in the nonhistoric downtown was made by Rose and Seconded by Bullard motion passed 6-0

Motion to open the public hearing on the CUP to allow a building up to 45 feet made by Rose second by Norenberg

Deb Ryun- Expects view of River to disturbed. In order to allow up to 45 feet there needs to be a fact-based argument the building would not be seen. More testing should be done and submitted.

Pete Paidar- Showed pictures of this balloon test he conducted early in the weeks. Claims the pictures show the building will be above the tree line.

Jenn Luhrs- feels the building is too large and does not fit in with the surrounding buildings.

Craig Hanson- Reiterated the letter sent May 30th, the development may impact the bluff line, river way and scenic value. Wants commission to consider the visual impact this building may have on the scenic qualities of the St Croix River Valley.

Betsy Kramer– Would be in favor of a two-story development but 3 stories will dwarfs everything and the footprint is too large.

Perry Thorvig – Worries the height is being manipulated by using certain points that have been picked by the developer.

Mark Kozlak- Brings up John Niedermeyer not being able to live in his home because it was deemed too tall, wants same height calculation for that building to be used on the apartment complex.

Deb Weismann -Feels it is too large, large windows will cause more bird deaths. Worries about lights.

Tom Caravelli- The building would cause Osceola to lose its small-town charm does not fit in.

Holly Walsh- Needs to be smaller scale, clearly visible, if we ruin the valley what are the consequences, smaller would like to see a smaller TID amount.

Adam Peri Johnson- Mentions that the building does not comply with NR118, and the scale is too large.

Jamie Muscha- Height is not visually inconspicuous, not conforming to the rest of the developments in the area, why does it need to be 45 feet high and 102 units, would like to see the heigh reduced. Not against development.

Kent Jefferson- Feels the building would be visible from the middle of the bridge and size is crazy.

Bill Neuman – urges small towns to continue to protect the scenery of the river.

Norenberg Made motion to close the public hearing seconded by Rose 6-0

Norenberg challenges engineers on their calculation of height. Also wants more robust measures and screening at lower levels for when leaf conditions are no longer present. Does not feel it is not in compliance with NR 118.

Norenberg made a motion to deny the CUP, Norenberg rescinds motion.

It was mentioned that a condition of the CUP could be HPC approval of the COA. Other members would like to see more testing done to prove the building would not be visually seen from the river. That these tests do not cost much money to do.

Norenberg made motion to deny the CUP due to lack of information on the visual inconspicuous seconded by Tomfohrde Motion failed 3-3 (Aye Norenberg, Tomfohrde, O'Connell. Nays Bullard, Rose, Gilliland)

Rose votes No due to lack of discussion.

Rose motioned to table item 9 seconded by Bullard motion passes 6-0

Rose motioned to table item 10 seconded by O'Connell motion passes 6-0

Norenberg made motion to recommend to the board to sell parcel ID 165-00621-2500 seconded by Rose motion passes 6-0

The meeting was adjourned at 11:09 pm.

PLAN COMMISSION MEETING PROCEEDINGS May 24th, 2023

The Plan Commission of the Village of Osceola met on June 20th, 2023 to hold a special board meeting member Gilliland called the meeting to order at 6:00 p.m.

Present: Deb Rose, Dennis Tomfohrde, Bruce Gilliland, Deb Rose, Rob Bullard Excused: Bill Chantelois V, Kim O'Connell Staff present: Devin Swanberg, Adam Ruchel Others present: Holly Walsh

Motion to approve the agenda was made by Bullard, second by Rose motion passed 5-0

Baird presented on the proposed Amendment for the TID #3. The amendment was in presentation form and the presentation slides are available. Looking to expand the TID district to add to the district to allow a stainless-steel fabrication shop to utilize TID. The but for, for this development is they would not build in Osceola but for the TID. They were looking in Taylor Falls. The district will be extended using low tax value properties and county and village streets. With this the boundaries will grow and the ¹/₂ mile bubble will increase.

After the presentation Public Hearing was opened to discuss the amendment motion was made by Bullard Second by Rose

Holly Walsh- Not in support of the amendment. Wants to know why it goes so much further than the parcel needed. Wants to know why they need the TIF would like to see development without TIF. Has been in contact with many people across the state and the issues that TIF/TID can have on communities.

Motion to close the public hearing was made by Tomfohrde seconded by Rose. Passed 4-0

Questions from Planning questions regarding the amendment. Tomfohrde wanted to know why there was no legal description or legal recommendation. Was informed this meeting was to set the boundary so we can get both, but you can make your approval contingent on approval.

The motion was made to approve the amendment with to amend G- A legal opinion advising that the project plan amendment is complete and complies with section 66.105 Whereas the planning commission differs to the village board for approval, the addition of parcel 165-000712-0001 Motion made by Bullard seconded by Tomfohrde. Passed 4-0

Motion made by Rose seconded by Tomfohrde to take Comp Plan Discussion of the table. Commission directed staff to work on quotes or RFPs for the August Meeting.

Rob made a motion to take Public Comment Section off the table seconded by Tomfohrde. Directed Administrator Swanberg to keep Public Comment Section off the agenda as the best place for public comment is at the village board meeting as this is a recommendation committee.

Bullard made a motion to change the regular July Meeting to July 6th at 6:00 pm due to the 4th of July Holiday falling on their regular scheduled meeting.

Discussion on the sale of land – partial sale of parcel ID 165-00582-0000 motion was made by Rose seconded by Bullard to recommend the sale of the land to the full village board motion passed 4-0.

Rob Bullard wanted to thank the commission for being Respectful and Kind during the difficult meetings in the past month.

The meeting was adjourned 7:36 pm

Respectfully submitted by Devin Swanberg Village Administrator

Re:	Gaughan/ Osceola Bluffs Development Project
Date:	6/28/2023
CC:	Files
From:	Devin Swanberg, Administrator
To:	Planning Commission



Petitioner:	Gaughan Development

Property Owner: Osceola Bluffs LLC

Action(s) Requested

Action 1: Approve or Deny Site Plan Review

CUP's Approved

- a. The Approved CUPs:
 - i. Disturbance of 10,000sq ft
 - ii. First floor residential in a mix use building in the non-historic downtown district
 - *iii.* Exceeding 35ft in the River Town Management Zone up to 45 feet.

<u>Attachment(s)</u>

1. General site plan

BACKGROUND

<u>Subject Site</u>

Existing Land Use	Zoning (all parcels)
Commercial (retail)	B-1 General Commercial District
Historical Designation	Building
Historic Preservation District	Not Historic
St Croix District Management Zone	Building (use)
	Mix Use

Adjacent Land Use and Zoning

Existing Land Uses	Zoning
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North	Commercial	B-1 General Commercial District
East	Commercial	B-1 General Commercial District
South	Commercial	B-1 General Commercial District
West	Commercial/Parking	B-1 General Commercial District

Comprehensive Plan

Land Use Recommendation	Use Category	
Current Land Use	Commercial	
Future Land Use	Mixed Use	

Gaughan Development is proposing a mixed-use development that includes 99 apartment units and two retail spaces. This site was the old hospital. It has been vacant since 2007 and has greatly deteriorated. It currently is a facility which has seen constant vandalism, a variety of animals living in and around the vacant facility, and a haven for drug and alcohol use. All of which create an unsafe site and an ongoing challenge for the village departments.

Those issues coupled with the fact that the site is within the St. Croix National Scenic Riverway makes development of the site both interesting and challenging. Our review will address the requested Conditional Uses, address topics heard during public meetings, and comment on the proposed site plan. We hope to address all questions.

Conditional Uses:

The developer has been approved for three Conditional Uses: 1) Filling and Grading activities greater than 10,000 sf, 2) Building height up to 45-feet, and 3) Residential use on street level.

- 1) Filling and Grading activities greater than 10,000 sf Most of the disturbance outside of the existing building limits is due to erosion control measures (i.e. biorention filters/dry ponds). Given the steep slope preservation zone (the area riverward from the bluffline where the slope towards the river is 12% or more), a significant reduction in runoff needs to be achieved. These structures are outside of the slope preservation zone, will control erosion, be planted with natural vegetation, and have been detailed on the construction plan including a double-row of silt fence during installation. The developer is also leaving the existing retaining wall that holds the southwest corner of the existing drive. This area will be retained and restored with vegetation.
- 2) Building height up to 45-feet The Village concurs with the calculations shown on Sheet 4 of the civil engineering plans. The "average ground elevation" height takes all elevations around the building and associated lengths for a direct ratio. The average ground elevation is then compared against the architectural plans. The upper parapet (highest point) minus the average ground elevation equals 44'-7" which is under the 45-foot max elevation.
- 3) Residential use on street level The developer is proposing residential units on the street level along with two commercial uses at each end proposed as a restaurant and retail space.

State Historical Preservation Office (SHPO)'s response to Filling and Grading Activities:

A Request to Disturb Uncatalogued Burial Site permit was submitted given all areas along the St. Croix River require this permit and review. SHPO's response states the follow, "Based on the information you have provided for WHS #22-1069, Request to Disturb Uncatalogued Burial Site: PK-0240, we authorize the proposed ground disturbing activities within the uncatalogued boundaries of the above-referenced burial site pursuant to the provisions of Wis. Stats. §§ 157.70 (4) and Wis. Admin. Code § HS 2.04 (4) and according to the provisions provided below.

• Your Authorization to conduct these activities shall be valid for a period of one year from the date of this notice.

• Use of a hydrovac is not permitted for this project.

• All ground-disturbing activities that occur within the uncatalogued boundaries of the burial site shall be monitored by a qualified archaeologist, as defined at Wis. Stats. § 157.70 (1) (i). You may find a list of such qualified archaeologists at the following web site: <u>http://www.wisconsinhistory.org/pdfs/cms/HPR-Burial-Excavation-Consultants-List-Mar-2021.pdf</u>.

• Only the areas where the stormwater basins are being installed need to be monitored.

If, during the proposed ground disturbing activity, you encounter human remains, you must stop work at that location and contact our office immediately for further coordination, and, in the event that human remains must be excavated and analyzed, for negotiation and execution of an appropriate contract."

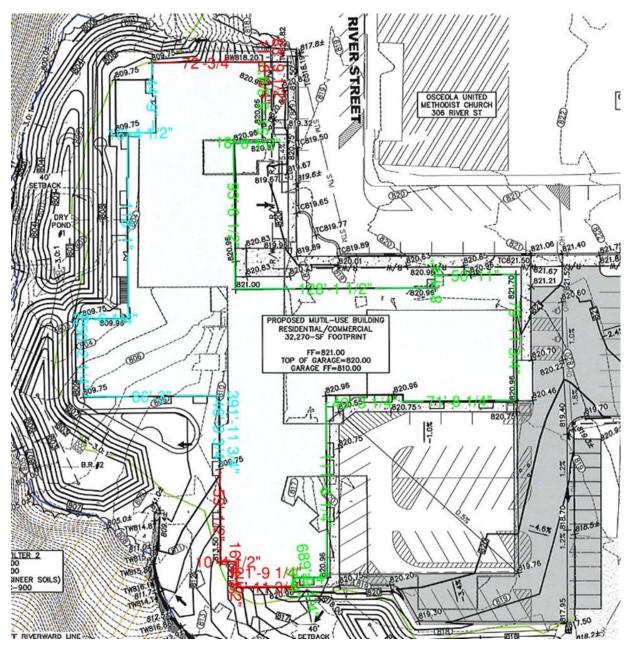
The SHPO has found no evidence that this area contains any burial grounds and is only concerned in the stormwater areas only given the previous excavation of the hospital foundation where no bones were discovered.

Visibility of the Development from the St. Croix River and Building Height:

The developer has provided photos from the Minnesota banks of the river. This is in excess of the required photos from the center of the river. The developer has also included renderings of the sight lines from the center of the river. It appears that the building will meet the regulatory requirement of being inconspicuous when foliage is in bloom from the center of the St. Croix River. "Inconspicuous", per NR 118, means that the structure does not protrude above the bluffline as viewed from, at or near the mid-line of the river, is not located within a slope preservation zone, utilizes earth-tone materials that are of non-reflective nature, except that windows may be made of ordinary window glass, and is visually inconspicuous (per NR 118.03 and Osceola Village Code 217-4 Definitions: Visually Inconspicuous is "Difficult to see, or not readily noticeable, in summer months as viewed from at or near the mid-line of the Lower St. Croix River."). This does not mean invisible.

The average ground elevation of the building was calculated by first sectioning the hospital's perimeter into 3 portions. First, the west perimeter at an elevation of **809.75**. Second, the north and south perimeter at ranged in elevation from **809.75-820.96** (average of **815.355**). Third, the east perimeter at an elevation of **820.96**. The perimeter elevations were then proportionately calculated to the lengths. This achieved the average ground elevation around the entire perimeter of the building. The average

building elevation in **engineering standards** was calculated to be **816.65.** This elevation was then translated to **architectural standards.** Given the architects front elevation of 100'-00" compared to the engineering elevation of 820.96, and the average building ground elevation was **95.69.**



West Perimeter; The west perimeter was calculated using a ground elevation of **809.75.** The west perimeter was approximately 392 LF and is indicated by the **Cyan** lines.

North-South Perimeter; The north-south perimeter was calculated using a ground elevation ranging from **809.75-820.96 (average of 815.355).** The north-south perimeter was approximately 206 LF and is indicated by the **Red** lines.

East Perimeter; The east perimeter was calculated using a ground elevation of **820.96.** The east perimeter was approximately 690 LF and is indicated by the **Green** lines.

Table 1.) Perimeter Distance and Ground Elevation.

Perimeter Section	West (Cyan)	North-South (Red)	East (Green)
Perimeter Distance (LF)	392	206	690
Ground Elevation	809.75	809.75-820.96	820.96

Table 2.) Average Ground Elevation.

	Engineering Standards	Architectural Standards	
Average Ground Elevation	816.65	95.69	

So, using this data, we calculated an average ground elevation of 95.69 feet. The upper parapet on the architectural drawing is 140.25 feet. Taking 140.25 - 95.69 = 44.56' (or $44' - 6 \frac{34''}{2}$).

Comprehensive Plan:

The Village's Comprehensive Plan was updated in 2019 and identifies this area in their Future Land Use as Mixed Use. Mixed Use is typically used as a transition from residential to commercial. The comprehensive plan is a guide for development; however, local ordinances are adopted as the official regulation. Per Wisconsin State Statute:

66.1001(2m) EFFECT OF ENACTMENT OF A COMPREHENSIVE PLAN, CONSISTENCY REQUIREMENTS.

(a) The enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.

<u>66.1001(2m)(b)</u>(b) A conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivision's comprehensive plan.

Historical Preservation and the Status of the Certificate of Appropriateness:

The meeting of the Historical Preservation for the Certificate of Appropriateness is planned for June 14th at 7:00 pm.

Public Safety:

If the development is approved, it will eliminate the need for the Police Department to address site vandalism and squatting. It should be noted that the Police as well as other village departments have determined for health and safety reasons to minimize the need to access the vacant site.

The streets will meet the ability for all public safety vehicles to access the development. Fire trucks will be able to access the building from 3rd Avenue and River Street along with entering the proposed parking area. With the elimination of the existing drive that wraps around to the west side of the building, this may limit access to the back of the building. The building will be sprinkled and meet all necessary fire codes for commercial, apartments and underground parking lots. This will minimize issues specifically related to potential fires taking place on site. The fire department met with the developer and had all the concerns addressed in the revised site plan.

Compliance with Ch. 217 and NR118:

Per Village Code, we have submitted the plans for review to the National Park Service, Wisconsin DNR and West Central Wisconsin Regional Planning Commission for comments. We have also submitted plans to Polk County. Any comments received will be read into the public hearing record.

Site Plan Comments:

The Village has reviewed the development package as submitted by the developer and has the following comments for consideration:

- 1) If the development proceeds, the Village intends to reconstruct the street and utilities of 3rd Avenue and River Street from Cascade to 4th Avenue. The Village will make a determination if River Street and 3rd Avenue will be a one-way loop as shown on the attached figure. This will be a properly signed one way access onto River Street starting at 4th Avenue and progressing to 3rd Avenue back onto Cascade. If approved this should reduce the amount of vehicular and truck traffic that would continue north along River Street given all deliveries and anticipated residents will be forced to head south and east. The adoption of this one-way access will also act as a traffic control mechanism for Cascade given more distance (by forcing left turns at 4th Avenue) from the primary commercial area and the stop light Finally, a one-way option will add approximately 20 public parking spaces in this area. The developer's plan currently shows the one-way in the opposite direction from the Village's proposal.
- 2) The ordinance requires 1.7 stalls per unit of onsite parking. As shown on the drawings, the developer is required to provide 174 parking stalls (99 units x 1.7 rounded up). The developer meets all parking requirements on their site and will not need any public or contracted parking.
- 3) The developer's east property line is along the back building edge of Lucky Panda and Osceola Family Dental. With the proposed parking, this will limit access to the backs of these buildings. There also four trees proposed to be planted along the backs of the buildings (see landscape plan).



4) The developer's engineer has submitted all calculations and plans to address the stormwater management and erosion control proposed for this site. In general, the entire site is 4.61 acres and the project will disturb 2.8 acres. Overall, the site will be 31.9% impervious (a decrease from the existing site at 47.8% impervious). Stormwater analysis from pre-development conditions to post-development conditions was performed for the 1, 2, 10, 25 and 100-year 24-hour storm events for rate control and removal of at least 40% Total Suspended Solids (TSS). The tables below is taken from their report:

	Ex-North (cfs)	P-North (cfs)	Ex-South (cfs)	P-South (cfs)	Ex-West (cfs)	P-West (cfs)
1yr	0.38	0.31	2.25	0.77	2.57	0.59
2yr	0.47	0.38	2.65	0.86	2.92	0.66
lOyr	0.77	0.62	3.89	1.09	3.96	0.82
25yr	0.99	0.80	4.71	1.22	5.91	0.92
100yr	1.36	1.10	6.06	2.10	9.33	1.06

Ex=existing: P=proposed

In addition to preventing erosion by controlling the peak runoff rates leaving the site, the proposed stormwater facilities also provide water quality measures by controlling the Total Suspended Solids (TSS). This site will treat runoff from the parking lots and buildings to a minimum of 40%; **under current conditions, no water quality measures exist.**

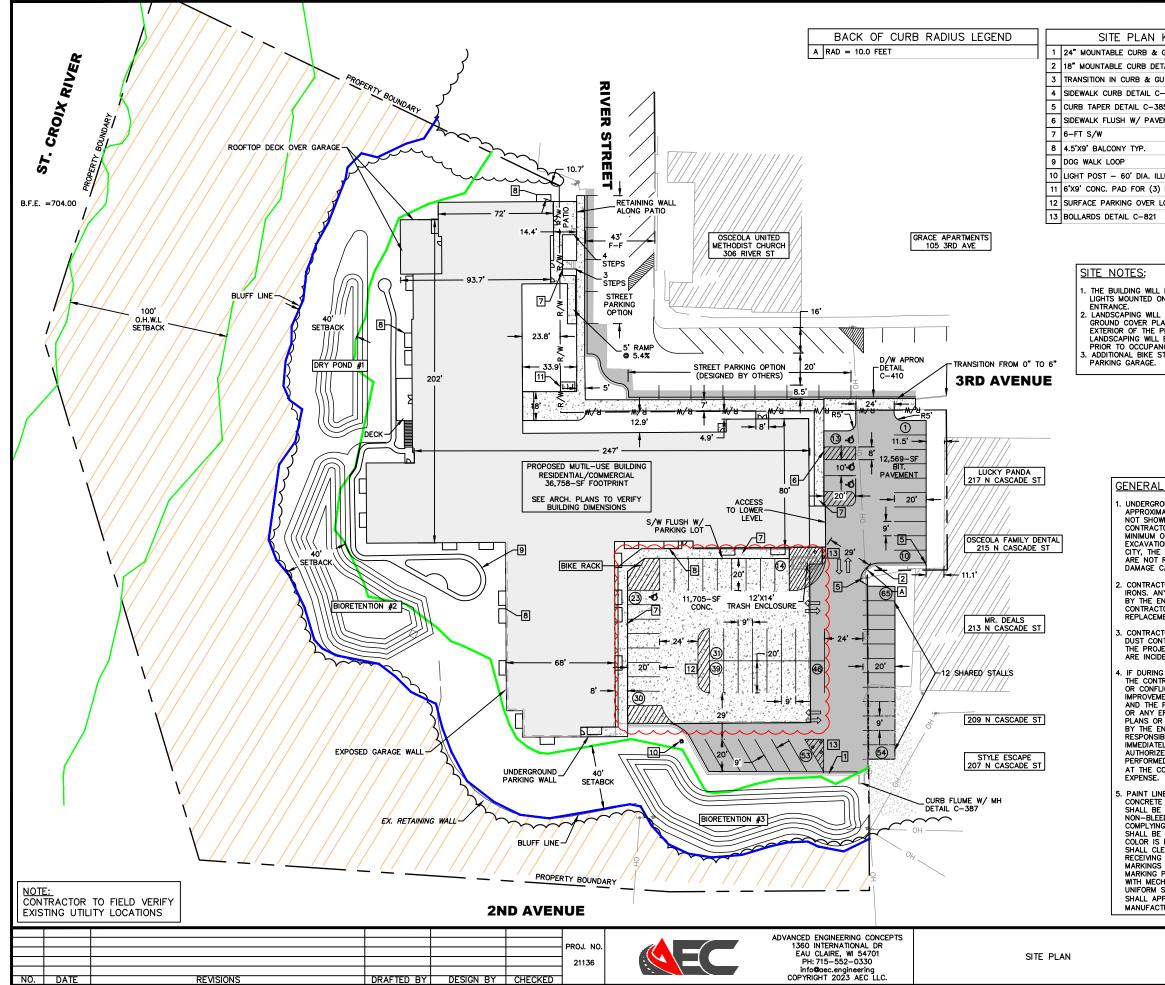
Storm Event	Total Existing Runoff Rates (cfs)	Total Proposed Runoff Rates (cfs)	Total Site Difference (cfs)
1-yr	5.20	1.67	-3.53
2-yr	6.04	1.90	-4.14

Overall summary is as follows:

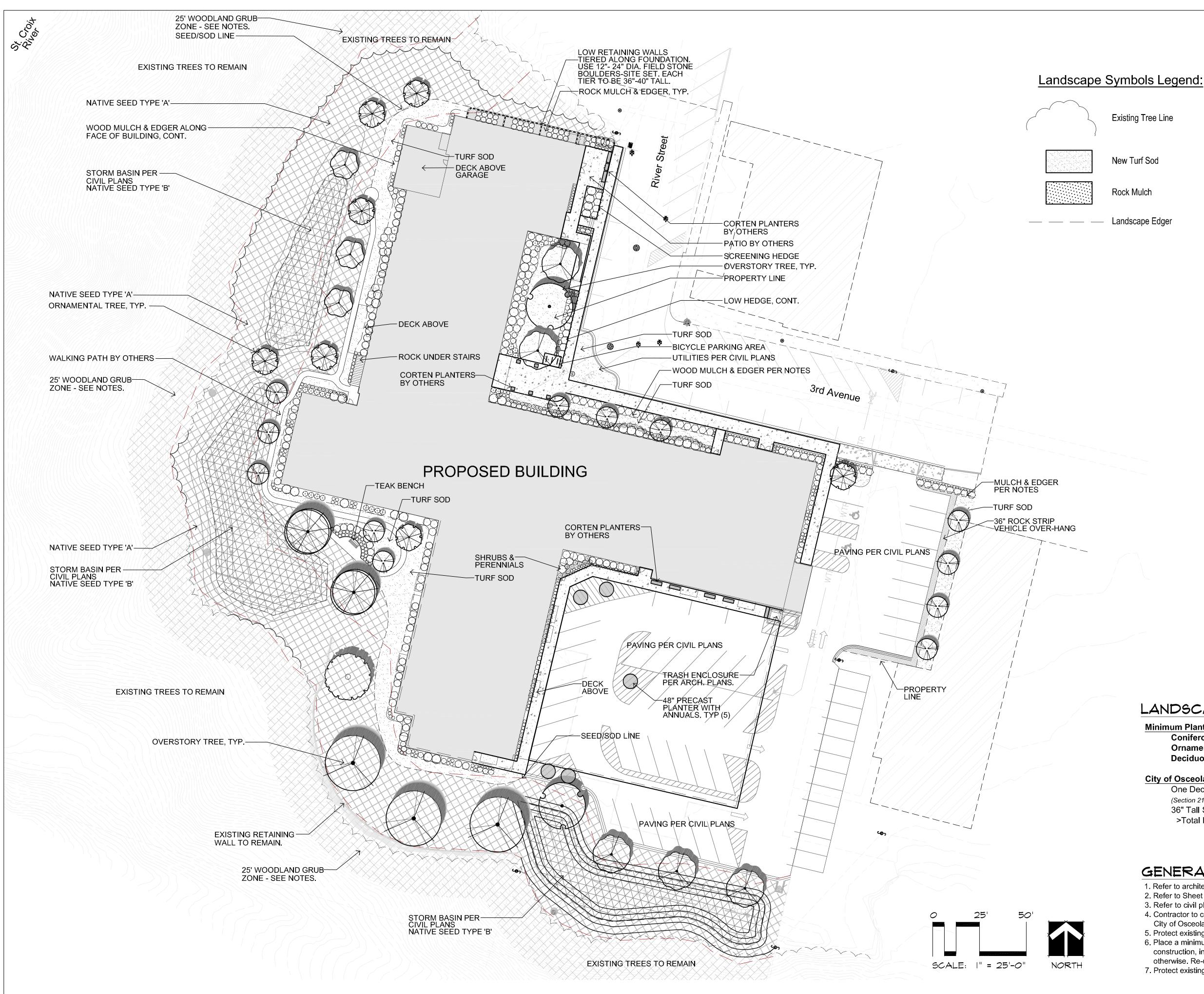
10-yr	8.62	2.53	-6.09
25-yr	11.61	2.94	-8.67
100-yr	16.75	4.26	-12.49

As you will notice, they greatly <u>exceed</u> the minimum performance measures by reducing the flow rates beyond just Pre-existing conditions equaling post-development conditions.

- 5) The erosion control plan is included in the civil plan set and follows all best management practices.
- 6) Approved DSPS and DNR WRAPP permitting needs to be submitted to the Village prior to starting construction.
- 7) A landscaping plan was submitted that shows all proposed vegetation, trees and shrubs as per Village ordinance.
- 8) A lighting plan was submitted that shows the photometrics of the proposed lights. Of specific note, the only lighting on the river-side of the building is low bollard lights for the trail.
- 9) The developer has revised the surface parking lot layout to accommodate fire truck turning movements. We agree with this modification.

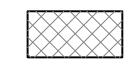


KEY NOTES	ണ	
GUTTER DETAIL C-320		
TAIL C-306		NORTH
UTTER K	now what's below.	
–390 K 35	Call before you dig.	
EMENT	· · · · · · · · · · · · · · · · · · ·	0 15 30 60
		FF APARTMENTS ER STREET
	CURRENT ZONING:	B-1
LUMINATION IN FOOT CANDLES	CONNENT ZONING.	0-1
BIKE RACKS LOWER LEVEL GARAGE	LOT SIZE:	200,685 SF (4.61 AC,)
	EXISTING IMPERVIOUS AREA:	96,089-SF (47.8%)
	PROPOSED USE:	MULTI-USE
		(99 RESIDENTIAL UNITS 2 COMMERCIAL UNITS)
	PROPOSED BUILDING:	36,758–SF (18.3%) 24,614–SF (12.3%)
	PROPOSED PAVEMENT: PROPOSED PATIO/SIDEWALK:	2,673-SF (1.3%)
HAVE DOWNCAST EXTERIOR	OVERALL IMPERVIOUSNESS: GREEN SPACE:	64,045–SF (31.9%) 136,640–SF (68,1%)
CONSIST OF SHRUBS AND	PARKING STALLS:	109 GARAGE STALLS
ANTED ADJACENT TO THE PROPOSED BUILDINGS. THE		3 GARAGE STALLS – ADA 61 SURFACE STALLS
BE PROFESSIONALLY INSTALLED		4 SURFACE STALL - ADA
TORAGE WILL BE LOCATED IN		
	BICYCLE STALLS:	3 STALLS (EXTERIOR)
	STORM WATER TREATMENT:	1 DRY POND & 2 BIORETENTION BASINS
	SETBACKS:	
	FRONT: 0' SIDE: 0'	
	REAR: 0'	
	HATCH	ING LEGEND
<u>NOTES:</u>		
OUND UTILITIES ARE SHOWN IN ATE LOCATIONS ONLY AND ARE	EXIST	ING BUILDING
WN IN THEIR ENTIRETY.	PROP	OSED BITUMINOUS PAVEMENT
FOR SHALL NOTIFY UTILITIES A OF 3 DAYS PRIOR TO ANY ON FOR FIELD VERIFICATION. THE		
DEVELOPER, AND THE ENGINEER RESPONSIBLE OR LIABLE FOR ANY	PROP	OSED BUILDING
CAUSED TO EXISTING UTILITIES.		DSED CONCRETE PAVEMENT WALKS: 4" THICKNESS)
TOR SHALL NOT DISTURB ANY R/W	(IF EX	POSED TO VEHICULAR
NGINEER, OTHERWISE THE FOR SHALL BE BILLED FOR		10. 0 INIUNNE33)
IENT.	EXIST	ING GRAVEL PARKING LOT
TOR IS RESPONSIBLE FOR ALL ITROL NECESSARY THROUGHOUT		
ECT. COSTS FOR DUST CONTROL ENTAL TO PROJECT.	SLOPI	E PRESERVATION ZONE
G THE COURSE OF CONSTRUCTION		
RACTOR FINDS ANY DISCREPANCIES		
ENTS INDICATED ON THE PLANS PHYSICAL CONDITIONS OF THE SITE,		
RRORS OR OMISSIONS WITHIN THE		
NGINEER, IT SHALL BE THE BILITY OF THE CONTRACTOR TO		
ELY NOTIFY THE ENGINEER. UNTIL ED TO PROCEED, ANY WORK	ITPICAL PAVE	MENT SECTION
D AFTER SUCH DISCOVERY WILL BE ONTRACTOR'S SOLE RISK AND	BITUMINOUS	PAVEMENT 3.5"
E WORK ON ASPHALTIC PAVING, CURBS, WALKS, AND RAMPS	8" BASE	COURSE
FACTORY MIXED, QUICK DRYING, EDING TRAFFIC MARKING PAINT		20122012201220122
G WITH AASHTO M248, Type COLOR	12" COM	
REQUIRED BY CODE. CONTRACTOR EAN SURFACE IN THE AREAS	SUB-E	DASE OF OF
AND SYMBOLS WITH TRAFFIC		_
PAINT. PAINT SHALL BE APPLIED HANICAL EQUIPMENT TO PRODUCE	NOTE: PAVEMENT SECTION PER GEOTECHNICAL ENG	INEERING REPORT.
STRAIGHT EDGES. CONTRACTOR PLY TWO (2) COATS AT	PAVEMENT SECTIONS ABO ASSUMED HOLD-DOWN C	OVE SHALL BE USED FOR
TURER'S RECOMMENDED RATES.		LUSERHOND UNET.
	FF APARTMENTS	DWG NAME 21136 PG3 3
	ENTURES, LLC ER STREET	
	OLA, WI	DATE 4/2023 8

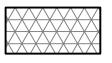


LANDSCAPE LAYOUT PLAN :

Know what's below.
Call before you dig.



Native Seed Type 'A' (Pollinator Mix) Per Specifications



Per Specifications

Native Seed Type 'B' (Wetland Mix)

25' Woodland Grub Zone. Stump Cut & Remove Buckthorn, Prickly Ash, and Mulberry.

LANDSCAPE REQUIREMENTS:

Minimum Planting Sizes Coniferous Trees: 4' Hgt. Ornamental Trees: 1.5" Cal.

Deciduous Canopy Trees: 2.0" Cal.

City of Osceola Landscape & Screening Requirements: One Deciduous Canopy Tree Per 40 feet of Street Frontage (Section 215-17)

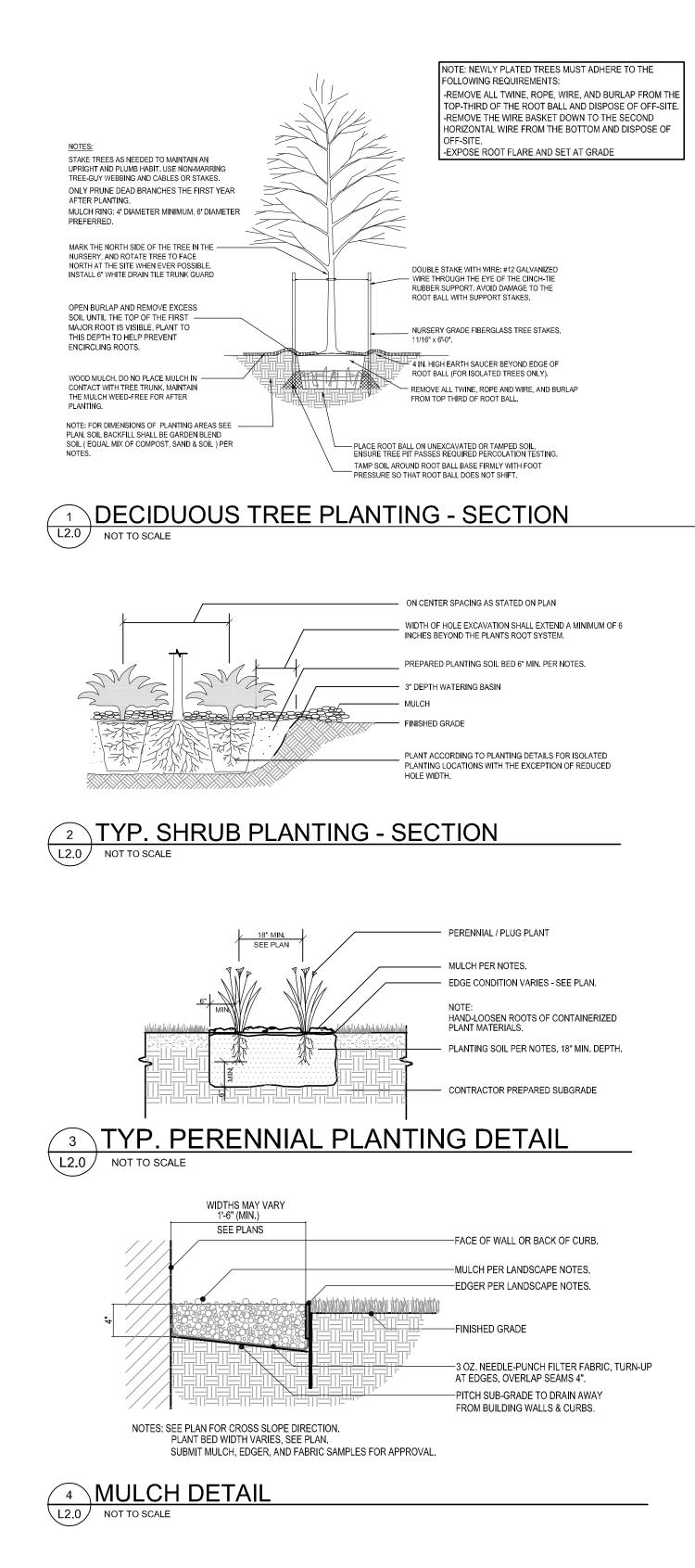
36" Tall Screening along Public Street/Sidewalk, 50% Opaque >Total New Street Trees Required: 10

GENERAL NOTES:

1. Refer to architectural site plan for additional information. 2. Refer to Sheet L2.0+L3.0 for Landscape Details & Notes. 3. Refer to civil plans for utilities, grading, and erosion control. 4. Contractor to coordinate work in the city easement or right-of-way with City of Osceola. 5. Protect existing trees to remain from damage during construction. 6. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by

construction, including right-of-way boulevards, unless specified otherwise. Re-use stripped topsoil. 7. Protect existing paving during landscape installation.

Project Team:
DESIGN GROUP Landscape Architecture Site Design Planning
475 N. Cleveland Avenue Suite 101A Saint Paul, MN 55104 telephone: 651.788.9018 internet: www.calyxdesigngroup.com
Project Name:
OSCEOLA
BLUFFS APARTMENTS
OSCEOLA, WI
THE LANDSCAPE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.
PRELIMINARY
PRELIN
SCALE: AS NOTED DATE: 04/19/2023 REVISIONS:
SHEET NAME:
LANDSCAPE LAYOUT PLAN
PRELIMINARY
L1.0



LANDSCAPE NOTES:

1. Refer to civil plan sheets for grading, drainage, site dimensic

2. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise. deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.

3. Plan takes precedence over plant schedule if discrepancies in quantities exist.

4. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.

5. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation until sod / seed establishment. Schedule plant deliveries to coincide with expected installation time within 36 hours.

7. All plant materials shall be fertilized upon installation as specified.

on-center (minimum). Submit sample for approval.

8. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.

9. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission.

10. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.

11. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance, including watering sod until establishment. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.

12. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.

13. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.

14. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.

15. Plant size & species substitutions must be approved in writing prior to acceptance in the field.

16. Replacement and repairs requested by the Owner during the warranty period must be made within 14 business days of the request.

17. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.

18. All sod areas shall be prepared prior to planting with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc. Any alternate seed mixtures, rates, & application method noted shall be submitted to the landscape architect for approval.

19. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.

20. The Landscape Contractor shall clear and grub underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the civil plan, including the stump to 30" below grade.

21. The landscape contractor shall contact 811 no less than 48 hours before digging for field utility locations.

22. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.

23. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

24. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting WiDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.

25. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with WiDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.

26. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

27. Contractor to install (2) two metal sod staples per roll of sod. On slopes 4:1 (25%) or steeper, install (4) metal sod staples per roll of sod. 28. All edger shall be professional grade 16 gauge perforated, galvanized steel landscape edger. Coyote Landscape Products or Equal. Anchor every 18"

29. Where noted, rock mulch shall be 4" depth locally available $\frac{3}{4}$ " Dresser Trap rock, over weed mat. Submit mulch sample for Owner approval. Install rock mulch 1" below back of curbs or walks to prevent spill-over. Do not mound or over-fill rock. Coordinate finished grade condition with earthwork subcontractor.

30. Landscape contractor is to install a tree saucer for individual trees. Mulch to be four inches (4") depth, natural Eastern Red Cedar mulch. Install per tree planting detail. Do not place mulch against tree trunk. Do not use dyed or color-added mulch. Mulch ring diameter: 4'-0" minimum. Ensure mulch is not mounded over root ball.

31. Irrigation: Landscape contractor shall furnish and install an underground irrigation system for the new turf area shown. Provide head-to-head coverage using commercial grade irrigation products. Coordinate with the Owner regarding water connection point, controller, and wired rain sensor locations. Submit proposed irrigation layout plan to the Owner for review and approval. Coordinate required sleeving under paved areas with the General Contractor and paving sub-contractor

32. Landscape contractor is to provide a cost for clearing & grubbing invasive Buckthorn (Rhamnus carthartica), Prickly Ash (Zanthoxylum americanum), and White Mulberry (Morus alba). Stump-cut and remove plants for disposal off-site. Treat stumps with non-selective herbicide according to Wisconsin DNR publications and regulations.

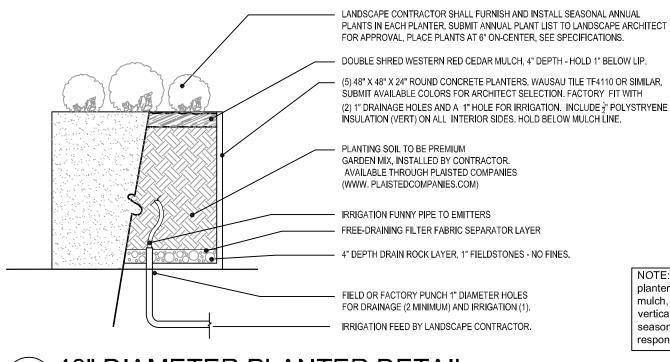
GENERAL NOTES:

- 1. Refer to architectural site plan for additional information.
- 2. Refer to Sheet L1.0 for Landscape Layout Plan
- 3. Refer to civil plans for grading and erosion control.
- 4. Contractor to coordinate work in the city easement or right-of-way with City of Osceola.
- 5. Protect existing trees to remain from damage during construction. 6. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified
- otherwise. Re-use stripped topsoil. 7. Protect existing paving during landscape installation.

ons.	survey.	tree	removal.	proposed	utilities &	erosion	control.
,	<i>,</i>		,				

PLANT	SCHEDULE

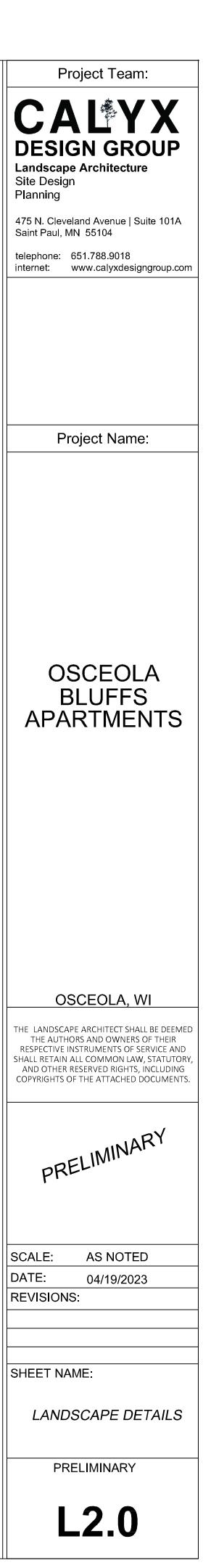
DECIDUOUS OVERSTORY TREE	CODE	BOTANICAL NAME
	AS	Acer x freemanii `Sienna`
	BR	Betula nigra
	Bw	Betula populifolia `Whitespire`
	Gd	Gleditsia triacanthos inermis 'Draves' TM
	Ts	Tilia americana `Sentry`
UNDERSTORY TREE	CODE	BOTANICAL NAME
	AG	Amelanchier grandiflora `Autumn Brilliance`
	Ms	Malus x `Spring Snow`
	Si	Syringa reticulata `Ivory Silk`
SHRUBS	CODE	BOTANICAL NAME
$\langle \star \rangle$	Cr2	Clethra alnifolia `Ruby Spice`
\bigcirc	Cr	Cornus alba `Regnzam`
\bigcirc	DI	Diervilla lonicera
for the second sec	Н	Hydrangea paniculata `Little Quick Fire`
	Pf	Potentilla fruticosa `Fargo` TM
	Rg	Rhus aromatica `Gro-Low`
$\langle \cdot \rangle$	Ra	Ribes alpinum
	Sf	Spiraea japonica `Neon Flash`
×	Sm3	Spiraea x bumalda `Goldmound`
\bigcirc	Sc	Syringa x `SMNJRPU` TM
$\langle \cdot \rangle$	Wr	Weigela florida 'Rumba'
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME
	Hh	Hemerocallis x `Happy Returns`
$\left(\star \right)$	Hg	Hosta x `Guacamole`
E Company and a company an	Nw	Nepeta x faassenii `Walkers Low`
	Sd2	Sedum x `Dazzleberry`
GRASSES	CODE	BOTANICAL NAME
	Ck	Calamagrostis x acutiflora `Karl Foerster`



5 48" DIAMETER PLANTER DETAIL L2.0 NOT TO SCALE

COMMON NAME	SIZE		QTY
Sienna Glen Maple	2.5" Cal.	B&B	3
River Birch	2.5" Cal.	B&B	2
Whitespire Birch	3" Cal.	B&B	2
Street Keeper Honey Locust	2.5" Cal.	B&B	5
American Linden	3" Cal.	B&B	1
COMMON NAME	SIZE		QTY
Autumn Brilliance Serviceberry	6` Hgt.	B&B	12
Spring Snow Crab Apple	1.5" Cal.	B&B	7
Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	3
COMMON NAME	SIZE	CONTAINER	QTY
Ruby Spice Clethra	3 gal.	Pot	24
Red Gnome Dogwood	5 gal.	Pot	54
Dwarf Bush Honeysuckle	3 gal.	Pot	62
Little Quick Fire Hydrangea	5 gal.	Pot	15
Dakota Sunspot Potentilla	5 gal.	Pot	34
Gro-Low Fragrant Sumac	5 gal.	Pot	34
Alpine Currant	5 gal.	Pot	56
Neon Flash Japanese Spirea	2 gal.	Pot	13
Gold Mound Spirea	3 gal.	Pot	3
Bloomerang Dwarf Purple Lilac	5 gal.	Pot	27
Rumba Weigela	2 gal.	Pot	7
COMMON NAME	SIZE	CONTAINER	QTY
Happy Returns Daylily	1 gal.	Pot	100
Guacamole Hosta	2 gal.	Pot	49
Walkers Low Catmint	1 gal.	Pot	41
Dazzelberry Stonecrop	1 gal.	Pot	44
COMMON NAME	SIZE	CONTAINER	QTY
Feather Reed Grass	1 gal.	Pot	180

NOTE: Landscape contractor is responsible for installation of planters. This includes putting the planter together, installing soil, mulch, plants etc., and installing internal irrigation insert & PVC vertical drain pipe. Planting contractor to fill the planters with seasonal annuals at the time of installation and Owner will take sponsibility of the change-out for next season. See specifications.



NATIVE SEED MAINTENANCE:

Year 1 Establishment (spring seeding):

1) Prepare site - Late April - May 2) Seed - May 1 - June 1

Maintenance:

1) Mow (6-8 inches) - every 30 days after planting until September 30. 2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):

- 1) Prepare site Late August early September 2) Seed - late September to freeze-up
- Maintenance (following season):
- 1) Mow (6-8 inches) once in May, June, and July 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
- Evaluation: 1) Cover crop growing within 2 weeks of planting (except dormant plantings). 2) Seedlings spaced 1-6 inches apart in drill rows.
- 3) Native grass seedlings may only be 4-6 inches tall. 4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2 Maintenance:

- 1) Mow (6-8 inches) one time between June 1 August 15 before weeds set seed. 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc. 3) Some sites may not require much maintenance the second year
- Evaluation: 1) Cover crop will be gone unless winter wheat was used in a fall planting.
- 2) Grasses forming clumps 1-6 inches apart in drill rows, but still short. 3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.). 4) If there is a flush of growth from foxtail etc., mow site.

Year 3 Maintenance:

1) Mow only if necessary.

2) Weed Control - Spot spray thistles, etc. 3) Sites usually do not require much maintenance the third year.

Evaluation: 1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term Maintenance:

1) Weed Control - Spot spray thistles, etc.

- Burning (3-5 year rotation) alternate spring and fall if possible.
- 3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning). 4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEED INSTALLATION:

Drop Seeding Onto Tilled Sites

- This is the "standard" method for seeding on prepared sites such as those on construction projects.
- a) Site Preparation: The site should be prepared by loosening topsoil to a minimum depth of 3 inches. b) Fertilizer: Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10
- (NPK) commercial grade analysis at 200 lbs/acre. c) Seed Installation: Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
- d) Seeding Rates: Rates are specified in the mixture tabulation for the specified mix. e) Packing: If the drop seeder is not equipped with a cultipacker, the site should be cultipacked
- following the seeding to ensure seed-to-soil contact. f) Mulch: Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

SEEDING SPECIFICATION:



Seed in the Upland Areas TYPE A: (unless otherwise noted on civil plans), shall be: Shooting Star Native Seeds Pollinator Mix worked into the topsoil layer at 8.00 lbs lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.

Common Name	Scientific Name	% of Mix
Grasses		
Sideoats Grama	Bouteloua curtipendula	25.00%
Blue Grama	Bouteloua gracilis	1.50%
Canada Wild Rye	Elymus canadensis	5.00%
June Grass	Koeleria cristata	1.00%
Little Bluestern	Schizachyrium scoparium	15.00%
Prairie Dropseed	Sporobolus heterolepis	2.50%
Forbs		
Anise Hyssop	Agastache foeniculum	0.50%
Prairie Onion	Allium stellatum	1.00%
Lead Plant	Amorpha canescens	2.00%
Swamp Milkweed	Asclepias incarnata	1.50%
Common Milkweed	Asclepias syriaca	2.00%
Butterfly Milkweed	Asclepias tuberosa	1.00%
Sky Blue Aster	Aster azureus	0.50%
Smooth Blue Aster	Aster laevis	1.00%
New England Aster	Aster novae-angliae	0.50%
Canada Milk Vetch	Astragalus canadensis	2.00%
White Wild Indigo	Baptisia alba	0.50%
Partridge Pea	Chamaecrista fasciculata	10.00%
White Prairie Clover	Dalea candidum	2.00%
Purple Prairie Clover	Dalea purpurea	3.00%
Showy Tick Trefoil	Desmodium canadense	0.50%
Narrow-leaved Coneflower	Echinacea angustifolia	1.50%
Ox-eye Sunflower	Heliopsis helianthoides	2.00%
Round-headed Bush Clover	Lespedeza capitata	0.50%
Meadow Blazingstar	Liatris ligulistylis	1.00%
Prairie Blazingstar	Liatris pycnostachya	1.50%
Great Blue Lobelia	Lobelia siphilitica	0.25%
Wild Lupine	Lupinus perennis	0.50%
Wild Bergamot	Monarda fistulosa	1.00%
Mountain Mint	Pycnanthemum virginianum	0.50%
Long-headed Coneflower	Ratibida columnifera	1.00%
Yellow Coneflower	Ratibida pinnata	2.00%
Prairie Wild Rose	Rosa arkansana	0.50%
Black-eyed Susan	Rudbeckia hirta	1.00%
Brown-eved Susan	Rudbeckia triloba	0.25%
Stiff Goldenrod	Solidago rigida	0.50%
Gray Goldenrod	Solidago nemoralis	0.25%
Showy Goldenrod	Solidago speciosa	0.50%
Ohio Spiderwort	Tradescantia ohiensis	2.00%
Hoary Vervain	Verbena stricta	1.00%
Culver's Root	Veronicastrum virginicum	0.25%
	a se se inserve ser a fin Bin inserta	0.2070

GENERAL NOTES:

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- 2. Refer to Sheet L1.0 for Landscape Layout Plan
- 3. Refer to civil plans for grading and erosion control.
- 4. Contractor to coordinate work in the city easement or right-of-way with City of Osceola.
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Seed in the Upland Areas TYPE B: (unless otherwise noted on civil plans), shall be: Reinders Native Wetland Mix, Product #345-1405, worked into the topsoil layer at 10.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.

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COMMON NAME: Big Bluestem Fox Sedge Virginia Wild Rye	Andropogon	Gerardi ioidea	% of Mix 20% 10% 20%	LIFESPAN Perennial Perennial Perennial	HEIGHT 3'-8' 1'-3' 2'-4'
Ratibida Pinnata	8%	Perennial	Yellow	3'-6'	July-Sept
이번 이번 것 같아? 이 것 같아? 이 것 같아? 이 것 같아 집안에 줄 것	3%	Perennial	Yellow	3'-12'	July-Oct
Solidago Rigida	4%	Perennial	Yellow	1'-5'	August-Oct
Asclepias Incarnata	2%	Perennial	Red	3'-5'	June-August
Liatris Pycnostachya	2%	Perennial	Purple	2'-4'	July-Sept
Heliopsis Helianthoides	4%	Perennial	Yellow	2'-5'	June-Sept
Aster Novae-Angliae	2%	Perennial	Purple	2'-5'	August-Oct
Silphium Perfoliatum	3%	Perennial	Yellow	3'-8'	July-Sept
Astagalus Canadensis	4%	Perennial	Cream	1'-4'	June-August
Verbena Hastata	8%	Perennial	Blue	2'-6'	July-Sept
Rudbeckia Hirta	8%	Biennial	Yellow	1'-3'	June-Oct
Monarda Fistulosa	2%	Perennial	Lavender	2'-4'	July-Sept
BOTANICAL NAME:	% of Mix	LIFESPAN	BLOOM	BLOOM	BLOOM PERIOD
	Monarda Fistulosa Rudbeckia Hirta Verbena Hastata Astagalus Canadensis Silphium Perfoliatum Aster Novae-Angliae Heliopsis Helianthoides Liatris Pycnostachya Asclepias Incamata Solidago Rigida Rudbeckia Laciniata Ratibida Pinnata <u>COMMON NAME:</u> Big Bluestem Fox Sedge	Monarda Fistulosa 2% Rudbeckia Hirta 8% Verbena Hastata 8% Astagalus Canadensis 4% Silphium Perfoliatum 3% Aster Novae-Angliae 2% Heliopsis Helianthoides 4% Liatris Pycnostachya 2% Asclepias Incamata 2% Solidago Rigida 4% Rudbeckia Laciniata 3% Ratibida Pinnata 8% COMMON NAME: Big Bluestem Fox Sedge Carex Vulpin	Monarda Fistulosa2%PerennialRudbeckia Hirta8%BiennialVerbena Hastata8%PerennialAstagalus Canadensis4%PerennialSilphium Perfoliatum3%PerennialAster Novae-Angliae2%PerennialLiatris Pycnostachya2%PerennialLiatris Pycnostachya2%PerennialSolidago Rigida4%PerennialRudbeckia Laciniata3%PerennialRatibida Pinnata8%PerennialBig Bluestem Fox SedgeBOTANICAL NAME: Andropogon Gerardi Carex Vulpinoidea	BOTANICAL NAME: % of Mix LIFESPAN COLOR Monarda Fistulosa 2% Perennial Lavender Rudbeckia Hirta 8% Biennial Yellow Verbena Hastata 8% Perennial Blue Astagalus Canadensis 4% Perennial Cream Silphium Perfoliatum 3% Perennial Yellow Aster Novae-Angliae 2% Perennial Yellow Heliopsis Helianthoides 4% Perennial Yellow Liatris Pycnostachya 2% Perennial Purple Asclepias Incamata 2% Perennial Purple Solidago Rigida 4% Perennial Yellow Rudbeckia Laciniata 3% Perennial Yellow Ratibida Pinnata 8% Perennial Yellow Big Bluestem Andropogon Gerardi 20% 20% Fox Sedge Carex Vulpinoidea 10% 10%	BOTANICAL NAME: Monarda Fistulosa% of MixLIFESPANCOLORHEIGHTMonarda Fistulosa2%PerennialLavender2'-4'Rudbeckia Hirta8%BiennialYellow1'-3'Verbena Hastata8%PerennialBlue2'-6'Astagalus Canadensis4%PerennialCream1'-4'Silphium Perfoliatum3%PerennialYellow3'-8'Aster Novae-Angliae2%PerennialPurple2'-5'Heliopsis Helianthoides4%PerennialYellow2'-5'Liatris Pycnostachya2%PerennialPurple2'-4'Asclepias Incamata2%PerennialPurple2'-4'Solidago Rigida4%PerennialYellow1'-5'Rudbeckia Laciniata3%PerennialYellow3'-12'Ratibida Pinnata8%PerennialYellow3'-6'COMMON NAME:BOTANICAL NAME: Carex Vulpinoidea% of Mix 20%LIFESPAN PerennialFox SedgeCarex Vulpinoidea10%Perennial

Project Team **DESIGN GROUP** Landscape Architecture Site Design Planning 475 N. Cleveland Avenue | Suite 101A Saint Paul, MN 55104 telephone: 651.788.9018 internet: www.calyxdesigngroup.com Project Name: OSCEOLA BLUFFS **APARTMENTS** OSCEOLA, WI THE LANDSCAPE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS. PRELIMINARY SCALE: AS NOTED DATE: 04/19/2023 **REVISIONS:** SHEET NAME: LANDSCAPE DETAILS PRELIMINARY L3.0



Symbol	Label	Helght	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
		15'0"	4	Beacon Products	VP-L-80L-180-4K7-2-BC	LARGE VIPER	1	13708	1	181.3	
	Type 2 BC										æ
		15'0"	7	Beacon Products	VP-L-80L-180-4K7-3-BC	LARGE VIPER	1	13107	1	181.3	Max: 16656cd
Ģ	Type 3 BC										-
											Max: 13471cd
		15'0"	1	Beacon Products	VP-L-80L-180-4K7-4-BC	LARGE VIPER	1	14317	1	181.3	
	Type 4 BC										
		15'0"	2	Beacon Products	VP-L-80L-180-4K7-5W	LARGE VIPER	1	21688	1	181.3	Max: 15331cd
	Type 5										
											Max: 6876cd
¢		10'0"	14	PRESCOLITE	LC6SLPH-6LCSL18L35K8	6" LED Downlight PowerHUBB Enabled	1	1899	1	23	
0	GG										Max: 1338cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING ENTRANCE	+	10.2 fc	12.8 fc	7.7 fc	1.7.1	1.3:1
BUILDING ENTRANCE	+	12.9 fc	27.9 fc	0.3 fc	93.0:1	43.0:1
NORTH PARKING	+	3.7 fc	15.2 fc	0.0 fc	N/A	N/A
SOUTH PARKING	+	3.6 fc	12.2 fc	0.4 fc	30.5:1	9.0:1
EAST PARKING	+	3.4 fc	10.9 fc	0.5 fc	21.8:1	6.8:1
BUILDING ENTRANCE	+	9.6 fc	13.3 fc	5.9 fc	2.3:1	1.6:1
BUILDING ENTRANCE	+	4.0 fc	12.7 fc	0.1 fc	127.0:1	40.0:1
BUILDING PATH ENTRANCE	+	11.2 fc	11.2 fc	11.2 fc	1.0:1	1.0:1
BUILDING ENTRANCE	+	14.3 fc	24.5 fc	4.2 fc	5.8:1	3.4:1
WALKING PATH	+	5.3 fc	15.2 fc	0.2 fc	76.0:1	26.5:1

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OSCEOLA	
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APARTMENTS	3

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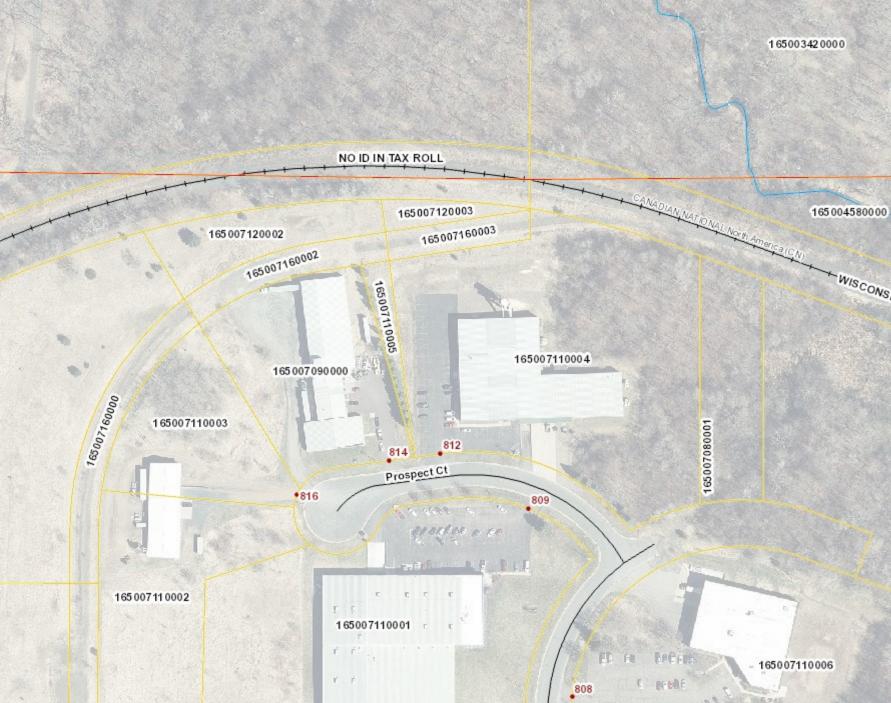
DESIGN ARCHITECT: Harriss Associates, LLC John Harris, Owner 2836 44th Avenue, South Minneapolis, MN 55406 (612) 940-6427 jharriss@harrissarchitects.com ARCHITECT OF RECORD: Momentum Design Group Brian Gadient, Partner 755 Prior Avenue North, Suite #301A St. Paul, MN 55104 (952) 583-9788 brian@mdgarchitects.com OWNER: Gaughan Companies Dan Hebert, Vice President 56 East Broadway Avenue Forest Lake, MN 55025 (651) 255-5558 danhebert@gaughancompanies.com CIVIL ENGINEER: Advanced Engineering Concepts 1360 International Drive Eau Claire, WI 54701 (715) 552-0330 www.aec.engineering MEP ENGINEER: Steen Engineering 5430 Douglas Drive North Minneapolis, MN 55429 (763) 585-6742 steen@steeneng.com							
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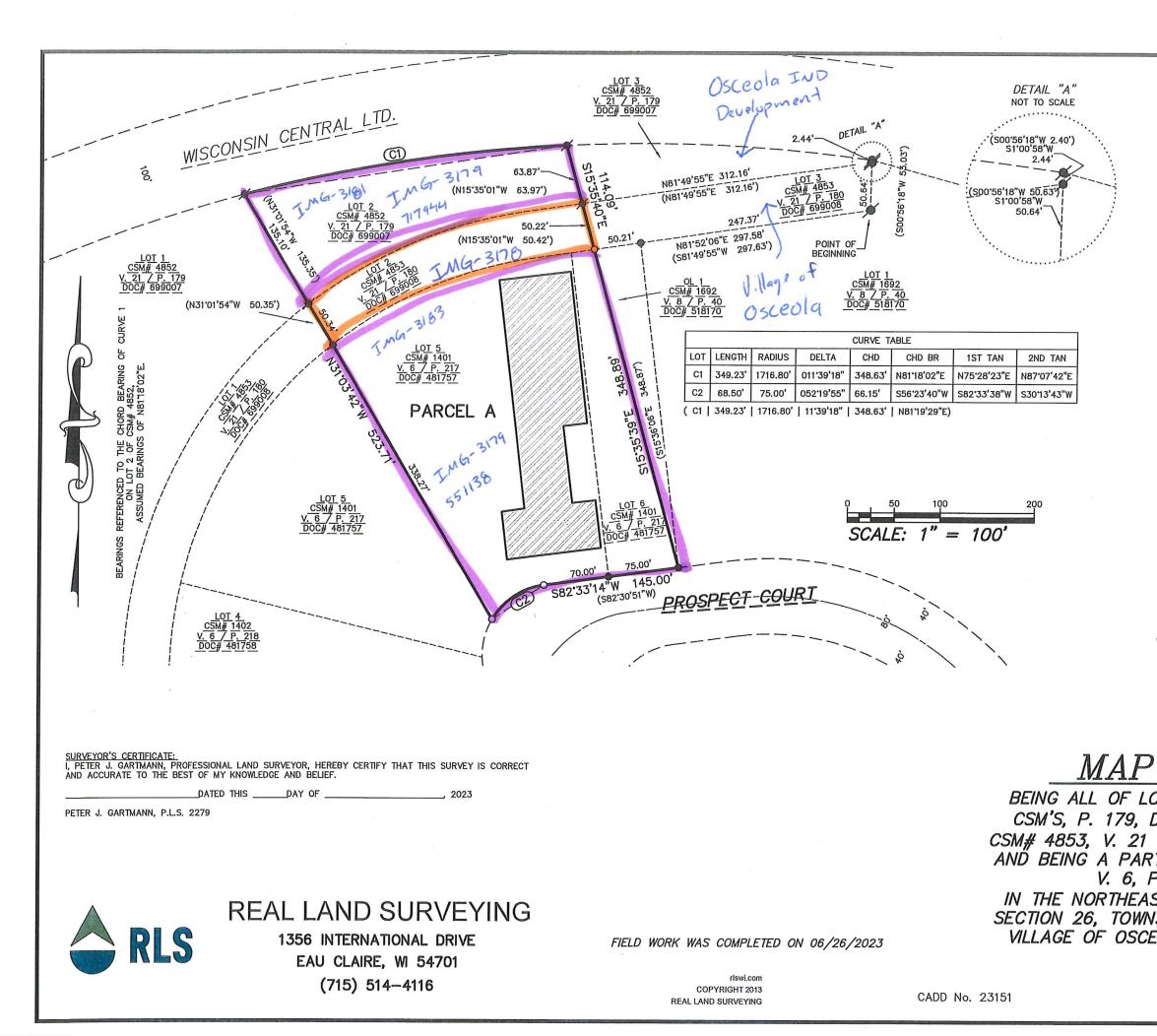
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PRELIMINARY

PARCEL A DESCRIPTION:

BEING ALL OF LOTS 2 OF CSM# 4852, V. 21 OF CSM'S, P. 179, DOC.# 699007, AND BEING ALL OF LOTS 2 OF CSM# 4853, V. 21 OF CSM'S, P. 180, DOC.# 699008 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 33 NORTH, RANGE 19 WEST, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN AND BEING A PART OF LOTS 5 & 6 OF CSM# 1401, V. 6, P. 217, DOC.# 481757

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 CSM# 4852 ALSO BEING THE POINT OF BEGINNING; THENCE S15'35'40'E ALONG THE EAST LINE OF CSM# 4852 A DISTANCE OF 114.09 FEET; THENCE S15'35'39'E ALONG THE EAST LINE OF THE REMAINDER OF LOT 6 OF CSM# 1401 A DISTANCE OF 348.89 FEET TO THE NORTHERN R/W OF PROSPECT COURT; THENCE S82'33'14'W ALONG THE NORTHERLY R/W OF PROSPECT COURT A DISTANCE OF 145.00 FEET; THENCE 68.50 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 75.00 FEET, HAVING A CENTRAL ANGLE OF 52'19'55'' AND 66.15 FEET ALONG THE CHORD WITH A BEARING OF S56'23'40'W; THENCE N31'03'42'W A DISTANCE OF 523.71 FEET; THENCE 349.23 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1716.80 FEET, HAVING A CENTRAL ANGLE OF 11'39'18'' AND 348.63 FEET ALONG THE CHORD WITH A BEARING OF N81'18''02'E; TO THE POINT OF BEGINNING, AND BEING SUBJECT TO EXISTING EASEMENTS.

LEGEND

- Ø ---- FOUND 3/4" REBAR
- ---- SET 1" OUTSIDE DIAMETER × 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT • ---- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- 🖌 ---- FOUND 1-1/4" REBAR
- EXISTING BUILDING

MAP OF SURVEY

BEING ALL OF LOTS 2 OF CSM# 4852, V. 21 OF CSM'S, P. 179, DOC.# 699007, AND LOTS 2 OF CSM# 4853, V. 21 OF CSM'S, P. 180, DOC.# 699008, AND BEING A PART OF LOTS 5 & 6 OF CSM# 1401, V. 6, P. 217, DOC.# 481757 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 33 NORTH, RANGE 19 WEST, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN

Date: July 10, 2023

Mr, Devin Swanberg, Village Administrator 310 Chieftain Street PO Box 217 Osceola, WI 54020

Regarding: Offer to Purchase

Please accept my offer of \$1.00 each for the purchase of the property shown below. Property is described as: Lot 3 CSM# 4852 V. 21 / P. 179 DOC# 699007 and Lot 3 CSM# 4853 V. 21 / P. 180 DOC# 699008.

Purchaser Info: Aaron Berg

i and in the ICONSIN CENTRAL ŔТ 97 80.20°--86.987) MININ **医**448 减期的 肉编辑 ST.DO 材約 140 1113418 IFSE 845.83 NACIT tit inder links particular anti-始終之 PARCEL A · ET / 249.33 1 3718.89 1 11 2438 1 104545 PROSPECT_COLL 朝梅 Sincerely, Aaron Berg Quality Polymers, Inc

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