

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.

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 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 longer is chair of the planning commission, Bullard made a motion to nominate Gilliland as Planning commission chair. 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 be 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 removed is replaced 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 site best 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 fobs.

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 non-historic 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 dwarf 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 height 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 ½ 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

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



GENERAL INFORMATION

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.

Attachment(s)

- 1. General site plan

BACKGROUND

Subject Site

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

Adjacent Land Use and Zoning

<i>Existing Land Uses</i>	<i>Zoning</i>
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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

<i>Land Use Recommendation</i>	<i>Use Category</i>
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. bio-retention 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: <http://www.wisconsinhistory.org/pdfs/cms/HPR-Burial-Excavation-Consultants-List-Mar-2021.pdf>.
- 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."

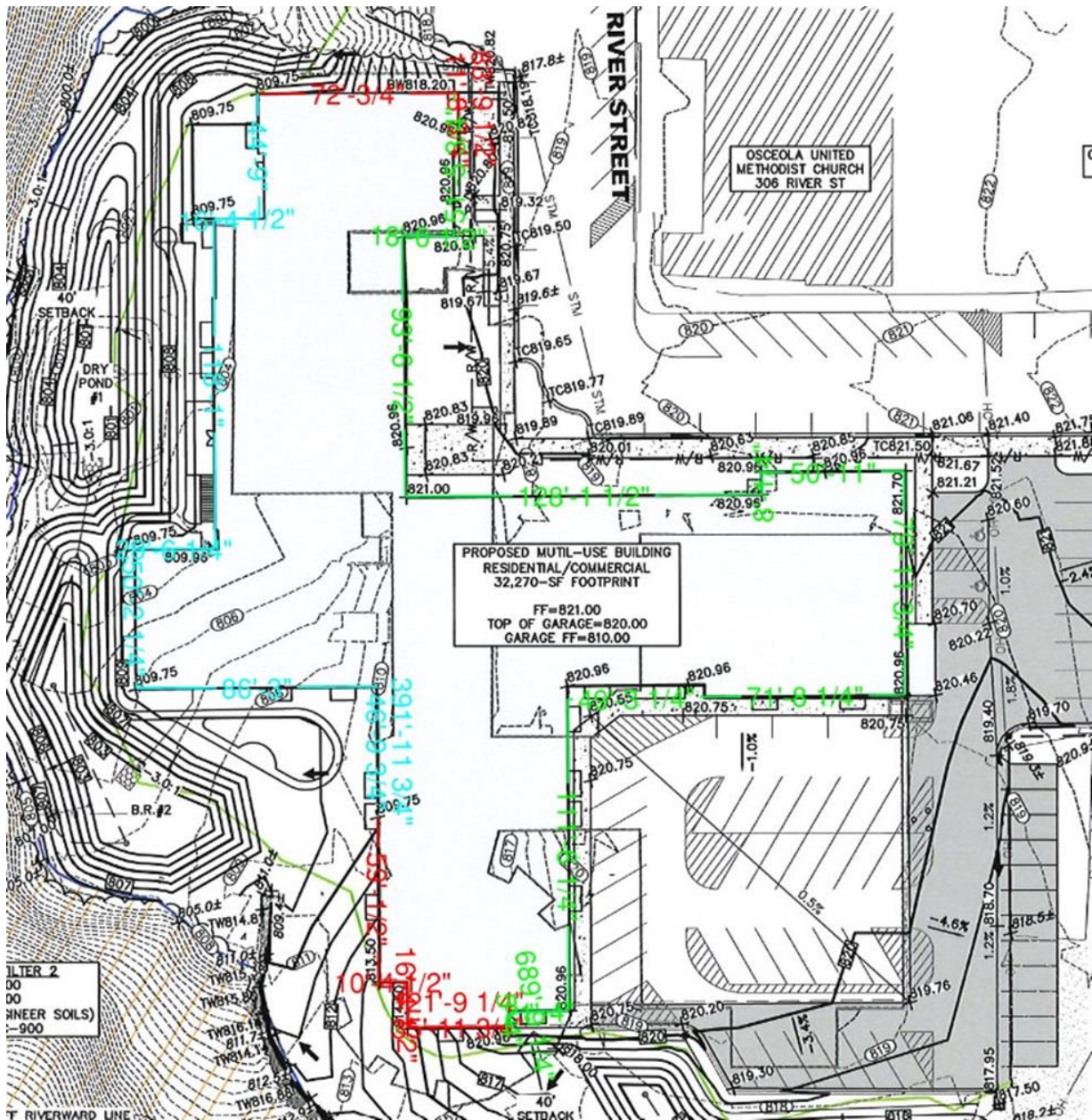
The SHPO has found no evidence that this area contains any burial grounds and is only concerned in the stormwater areas only given the previous excavation of the hospital foundation where no bones were discovered.

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 $44' - 6 \frac{3}{4}''$).

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.

[66.1001\(2m\)\(b\)](#)(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
10yr	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.**

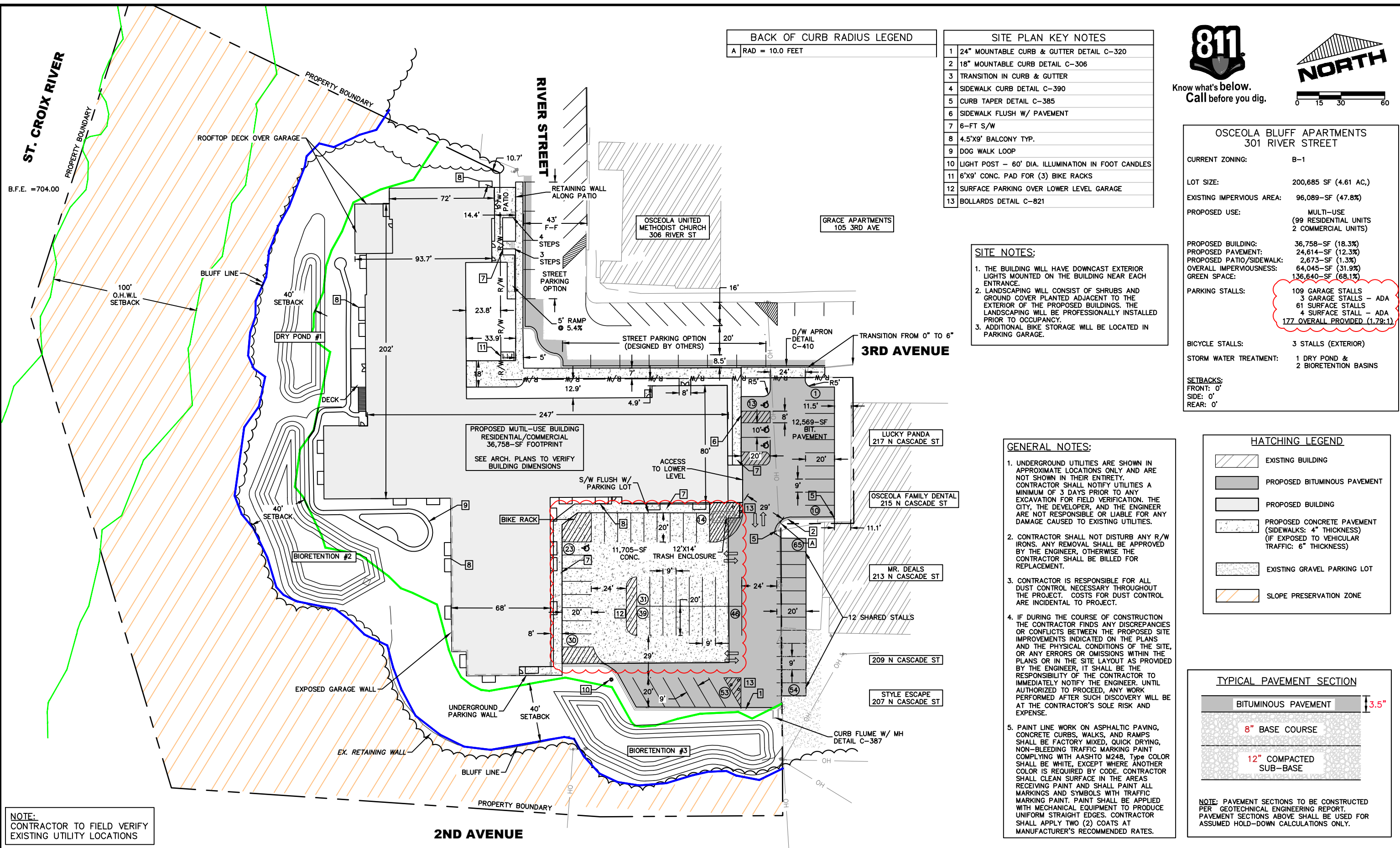
Overall summary is as follows:

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

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

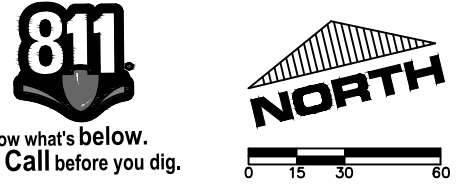
As you will notice, they greatly exceed the minimum performance measures by reducing the flow rates beyond just Pre-existing conditions equaling post-development conditions.

- 5) The erosion control plan is included in the civil plan set and follows all best management practices.
- 6) Approved DSPPS 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.



BACK OF CURB RADIUS LEGEND	
A	RAD = 10.0 FEET

SITE PLAN KEY NOTES	
1	24" MOUNTABLE CURB & GUTTER DETAIL C-320
2	18" MOUNTABLE CURB DETAIL C-306
3	TRANSITION IN CURB & GUTTER
4	SIDEWALK CURB DETAIL C-390
5	CURB TAPER DETAIL C-385
6	SIDEWALK FLUSH W/ PAVEMENT
7	6-FT S/W
8	4.5'X9' BALCONY TYP.
9	DOG WALK LOOP
10	LIGHT POST - 60" DIA. ILLUMINATION IN FOOT CANDLES
11	6'X9' CONC. PAD FOR (3) BIKE RACKS
12	SURFACE PARKING OVER LOWER LEVEL GARAGE
13	BOLLARDS DETAIL C-821



OSCEOLA BLUFF APARTMENTS 301 RIVER STREET	
CURRENT ZONING:	B-1
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%)
PROPOSED PAVEMENT:	24,614-SF (12.3%)
PROPOSED PATIO/SIDEWALK:	2,673-SF (1.3%)
OVERALL IMPERVIOUSNESS:	64,045-SF (31.9%)
GREEN SPACE:	136,640-SF (68.1%)
PARKING STALLS:	109 GARAGE STALLS 3 GARAGE STALLS - ADA 61 SURFACE STALLS 4 SURFACE STALL - ADA 177 OVERALL PROVIDED (1.79:1)
BICYCLE STALLS:	3 STALLS (EXTERIOR)
STORM WATER TREATMENT:	1 DRY POND & 2 BIORETENTION BASINS
SETBACKS:	FRONT: 0' SIDE: 0' REAR: 0'

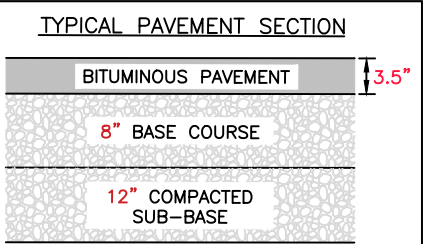
SITE NOTES:

- THE BUILDING WILL HAVE DOWNCAST EXTERIOR LIGHTS MOUNTED ON THE BUILDING NEAR EACH ENTRANCE.
- LANDSCAPING WILL CONSIST OF SHRUBS AND GROUND COVER PLANTED ADJACENT TO THE EXTERIOR OF THE PROPOSED BUILDINGS. THE LANDSCAPING WILL BE PROFESSIONALLY INSTALLED PRIOR TO OCCUPANCY.
- ADDITIONAL BIKE STORAGE WILL BE LOCATED IN PARKING GARAGE.

GENERAL NOTES:

- UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION. THE CITY, THE DEVELOPER, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
- CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
- CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO PROJECT.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS, AND RAMPS SHALL BE FACTORY MIXED, QUICK DRYING, NON-BLEEDING TRAFFIC MARKING PAINT COMPLYING WITH AASHTO M248, Type COLOR SHALL BE WHITE, EXCEPT WHERE ANOTHER COLOR IS REQUIRED BY CODE. CONTRACTOR SHALL CLEAN SURFACE IN THE AREAS RECEIVING PAINT AND SHALL PAINT ALL MARKINGS AND SYMBOLS WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.

HATCHING LEGEND	
	EXISTING BUILDING
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)
	EXISTING GRAVEL PARKING LOT
	SLOPE PRESERVATION ZONE



NOTE: PAVEMENT SECTIONS TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING REPORT. PAVEMENT SECTIONS ABOVE SHALL BE USED FOR ASSUMED HOLD-DOWN CALCULATIONS ONLY.

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

St. Croix River



Project Team:

CALYX 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

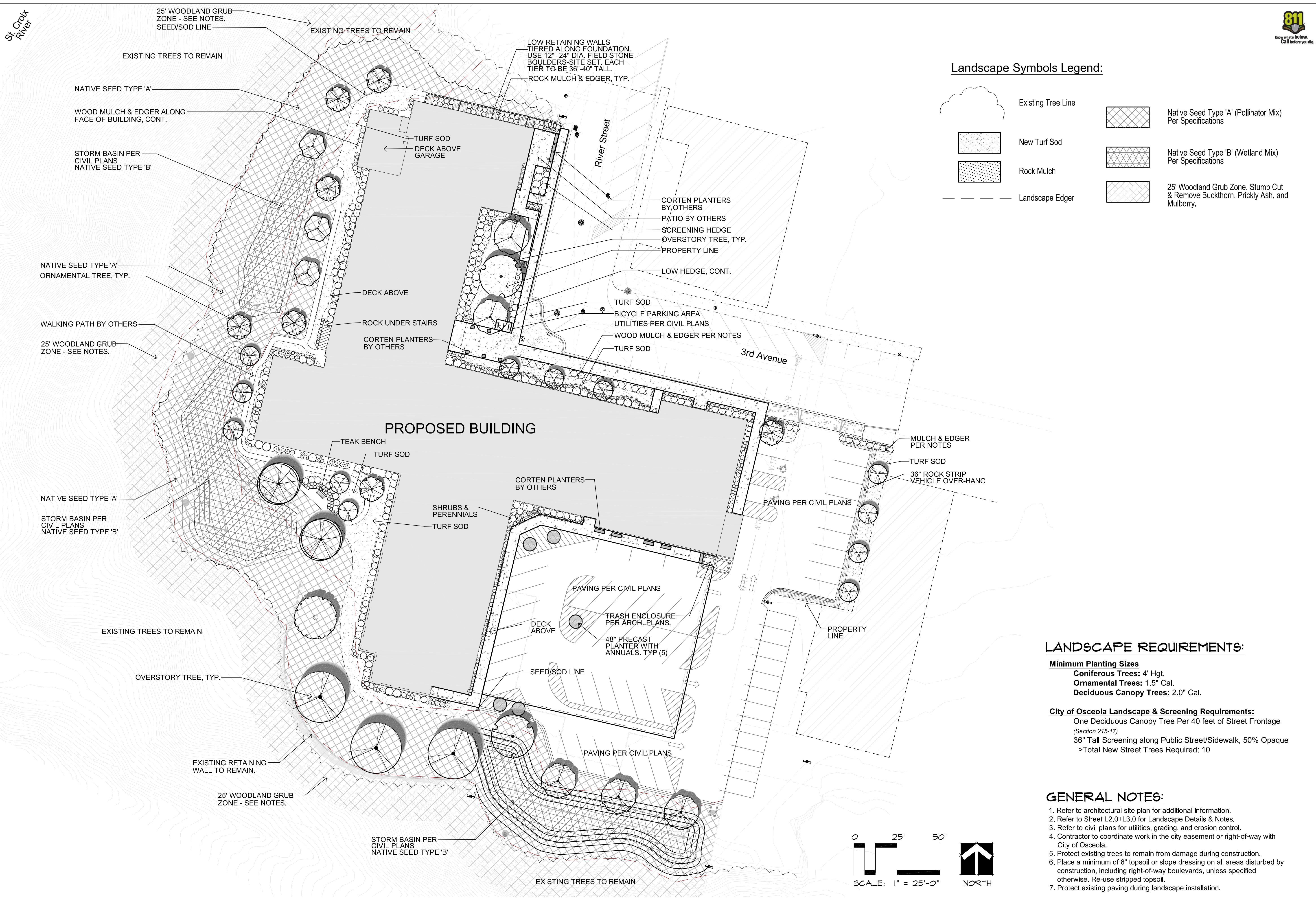
REVISIONS:

SHEET NAME:

LANDSCAPE LAYOUT PLAN

PRELIMINARY

L1.0



Landscape Symbols Legend:

- Existing Tree Line
- Native Seed Type 'A' (Pollinator Mix) Per Specifications
- New Turf Sod
- Native Seed Type 'B' (Wetland Mix) Per Specifications
- Rock Mulch
- Landscape Edger
- 25' Woodland Grub Zone, Stump Cut & Remove Buckthorn, Prickly Ash, and Mulberry.

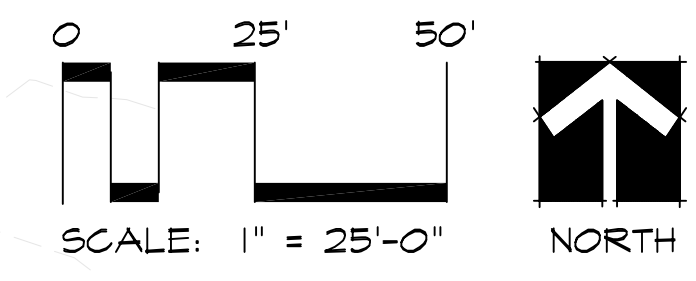
LANDSCAPE REQUIREMENTS:

- 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.



OSCEOLA BLUFFS APARTMENTS

Z:\Projects\18022021- Osceola Apartments\DWG\18022021-Photometrics\Osceola-Design\371899.dwg

DESIGN ARCHITECT:
Harris Associates, LLC
John Harris, Owner
2836 44th Avenue, South
Minneapolis, MN 55406
(612) 940-6427
jharris@harrisarchitects.com

ARCHITECT OF RECORD:
Momentum Design Group
Brian Gadler, Partner
755 Prior Avenue North, Suite #301A
St. Paul, MN 55104
(952) 583-8788
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.com

MEP ENGINEER:
Steen Engineering
5430 Douglas Drive North
Minneapolis, MN 55429
(763) 588-6742
steeng@steeng.com

Symbol	Label	Height	Quantity	Manufacturer	Catalog Number	Description	Mounting	Lumen Per Luminaire	Light Loss Factor	Footcandle	Photo	
□	Type 2 BC	10'0"	4	Beacon Products	VPL-400-180-407-8-BC	LARGE VIPER		1	12708	1	181.3	
□	Type 3 BC	10'0"	7	Beacon Products	VPL-400-180-407-8-BC	LARGE VIPER		1	13107	1	181.3	
□	Type 4 BC	10'0"	1	Beacon Products	VPL-400-180-407-8-BC	LARGE VIPER		1	14317	1	181.3	
□	Type 5	10'0"	2	Beacon Products	VPL-400-180-407-8-BC	LARGE VIPER		1	21688	1	181.3	
○	GG	10'0"	14	PRESCOLITE	LOGSPLH4LCSL18L30S	6" LED Downlight PowerLite® ExactFit		1	1899	1	23	

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



BEACON
VIPER L
LARGE VIPER LUMINAIRE

FEATURES

- Large lumen output in the field
- Wide beam width for wide coverage applications
- For indoor applications
- Designed for use in high-bay applications
- Avalanche beam technology

CONTROL TECHNOLOGY
NX BACNET | WISAPAGE | DALI | STRIKE

INSTALLATION

RELATED PRODUCTS
181.3

BEACON
VIPER L
LARGE VIPER LUMINAIRE

ORDERING GUIDE

Model	Height	Beam Spread	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Width	Beam Depth	Beam Weight	Beam Price
VPL-400-180-407-8-BC	10'	180°	40°	7.0'	151.7 sq ft	10.0'	10.0'	10.0'	10.0'	181.3

LNC
COMPACT LED LUMINAIRE

FEATURES

- Compact LED luminaire for tight spaces
- Easy to install and maintain
- Wide beam spread for wide coverage
- For indoor applications
- Designed for use in high-bay applications

INSTALLATION

RELATED PRODUCTS
181.3

LNC
COMPACT LED LUMINAIRE

ORDERING GUIDE

Model	Height	Beam Spread	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Width	Beam Depth	Beam Weight	Beam Price
LNC-100-180-407-8-BC	10'	180°	40°	7.0'	151.7 sq ft	10.0'	10.0'	10.0'	10.0'	181.3

PRESCOLITE
6" LED Downlight
LOGSPLH4LCSL18L30S

FEATURES

- 6" LED downlight for tight spaces
- Easy to install and maintain
- Wide beam spread for wide coverage
- For indoor applications
- Designed for use in high-bay applications

INSTALLATION

RELATED PRODUCTS
181.3

PRESCOLITE
6" LED Downlight
LOGSPLH4LCSL18L30S

ORDERING GUIDE

Model	Height	Beam Spread	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Width	Beam Depth	Beam Weight	Beam Price
LOGSPLH4LCSL18L30S	10'	180°	40°	7.0'	151.7 sq ft	10.0'	10.0'	10.0'	10.0'	181.3

1 PHOTOMETRIC PLAN NOT TO SCALE

100 UNIT MIXED USE PHOTOMETRICS

Project number: GNC202201
Date: 04/18/2023
Drawn by: JDM
Checked by: SMY

E - 0.2
Scale: NOT TO SCALE

165003420000

NO ID IN TAX ROLL

165004580000

CANADIAN NATIONAL North America (CN)

WISCONSIN

165007120003

165007160003

165007120002

165007160002

165007110005

165007110004

165007090000

165007110003

165007080001

165007160000

Prospect Ct

814

812

816

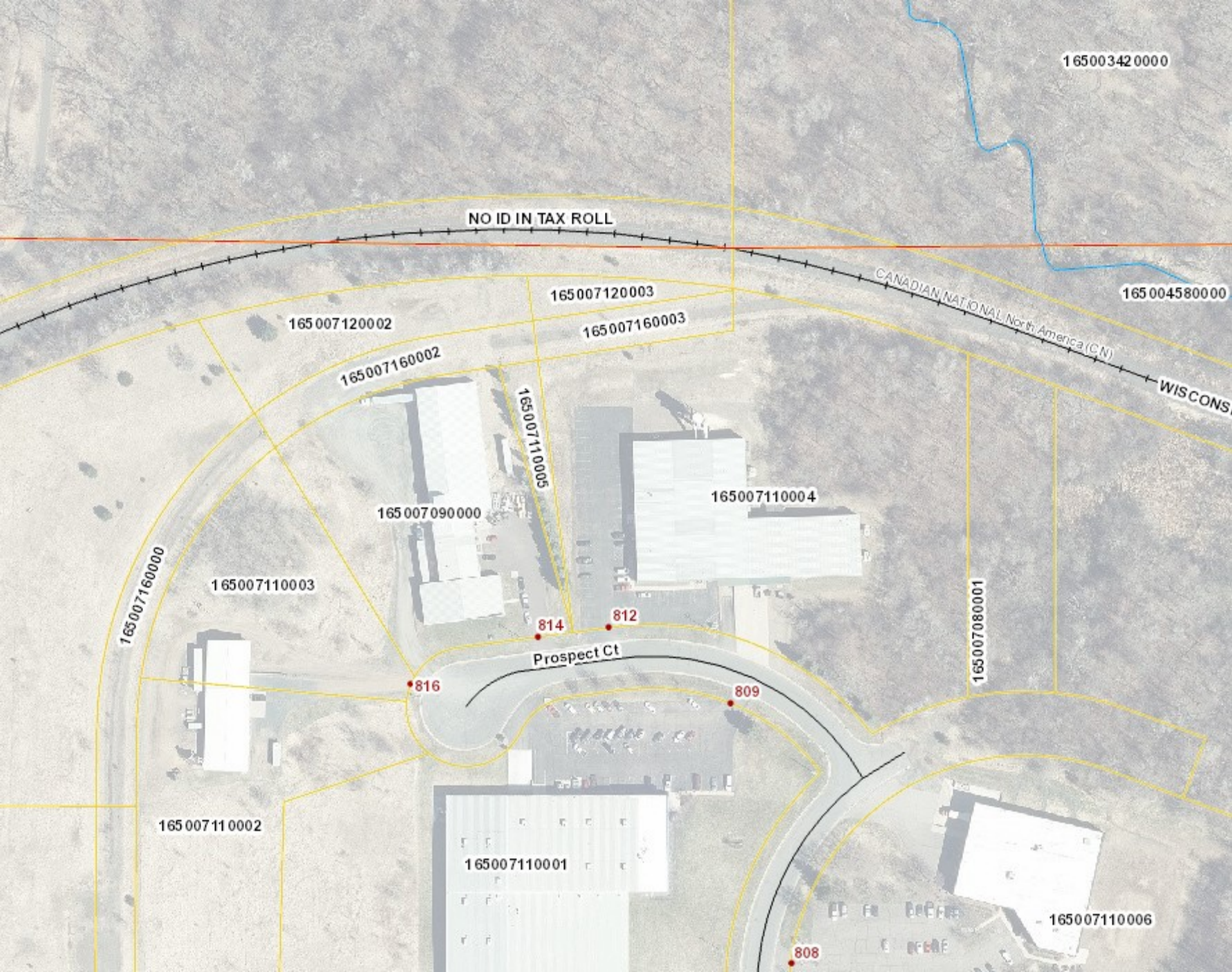
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165007110002

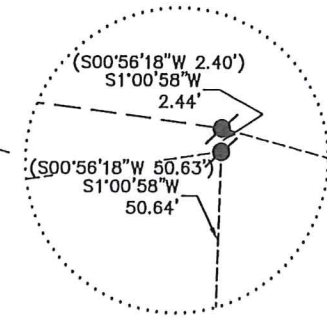
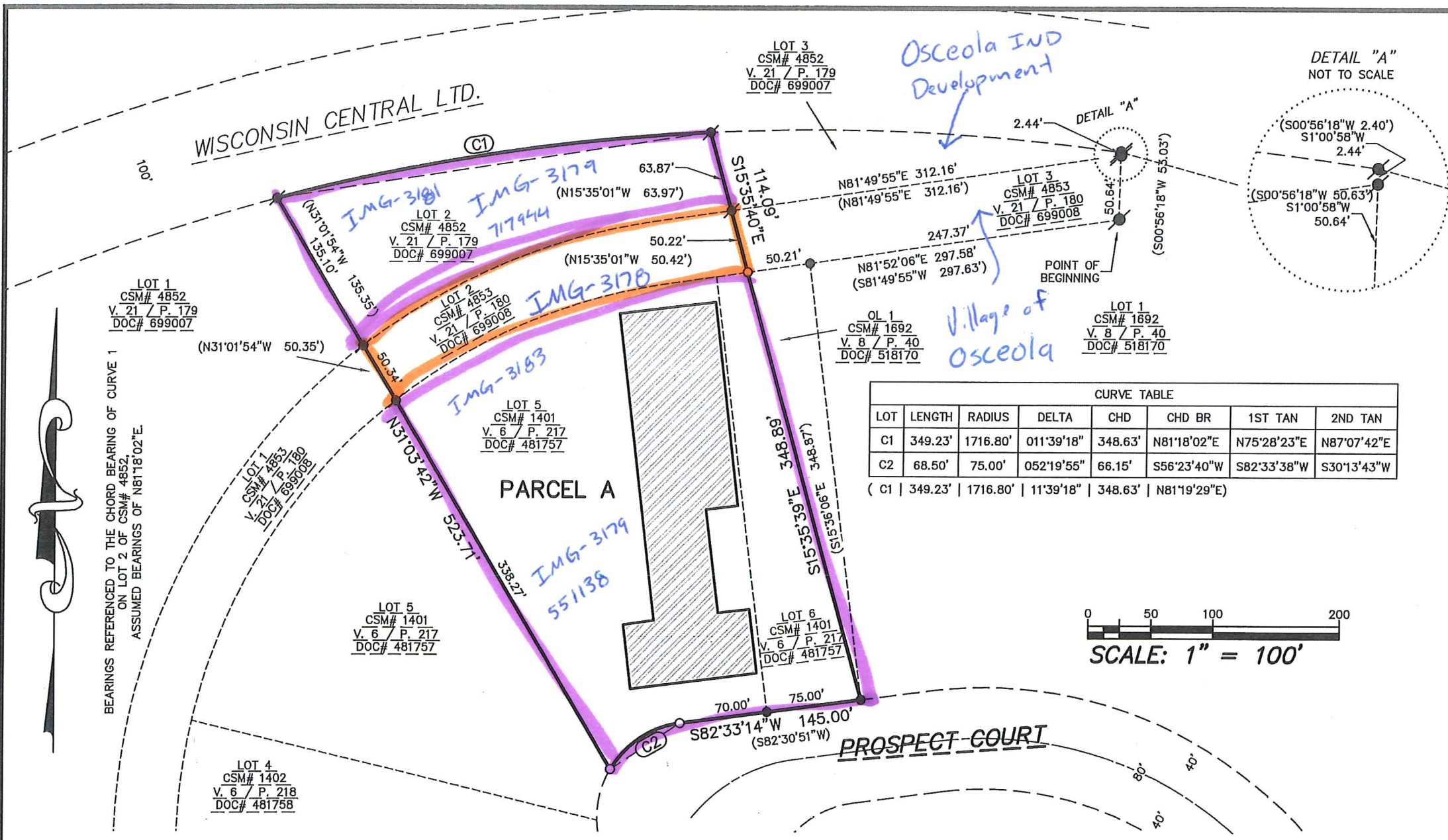
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PRELIMINARY



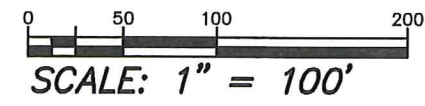
PARCEL A DESCRIPTION:
 BEING ALL OF LOTS 2 OF CSM# 4852, V. 21 OF CSM'S, P. 179, DOC.# 699007, AND BEING ALL OF LOTS 2 OF CSM# 4853, V. 21 OF CSM'S, P. 180, DOC.# 699008 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 33 NORTH, RANGE 19 WEST, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN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

CURVE TABLE

LOT	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
C1	349.23'	1716.80'	011°39'18"	348.63'	N81°18'02"E	N75°28'23"E	N87°07'42"E
C2	68.50'	75.00'	052°19'55"	66.15'	S56°23'40"W	S82°33'38"W	S30°13'43"W

(C1 | 349.23' | 1716.80' | 11°39'18" | 348.63' | N81°19'29"E)

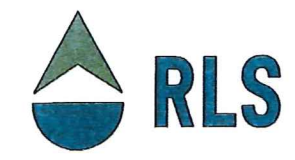


- LEGEND**
- ⊗ --- FOUND 3/4" REBAR
 - --- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
 - --- FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - ⊙ --- FOUND 1-1/4" REBAR
 - ▨ --- EXISTING BUILDING

SURVEYOR'S CERTIFICATE:
 I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 _____ DATED THIS _____ DAY OF _____, 2023
 PETER J. GARTMANN, P.L.S. 2279

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



REAL LAND SURVEYING
 1356 INTERNATIONAL DRIVE
 EAU CLAIRE, WI 54701
 (715) 514-4116

FIELD WORK WAS COMPLETED ON 06/26/2023

rls.wi.com
 COPYRIGHT 2013
 REAL LAND SURVEYING

CADD No. 23151

FOR: NORTHWEST BUILDERS

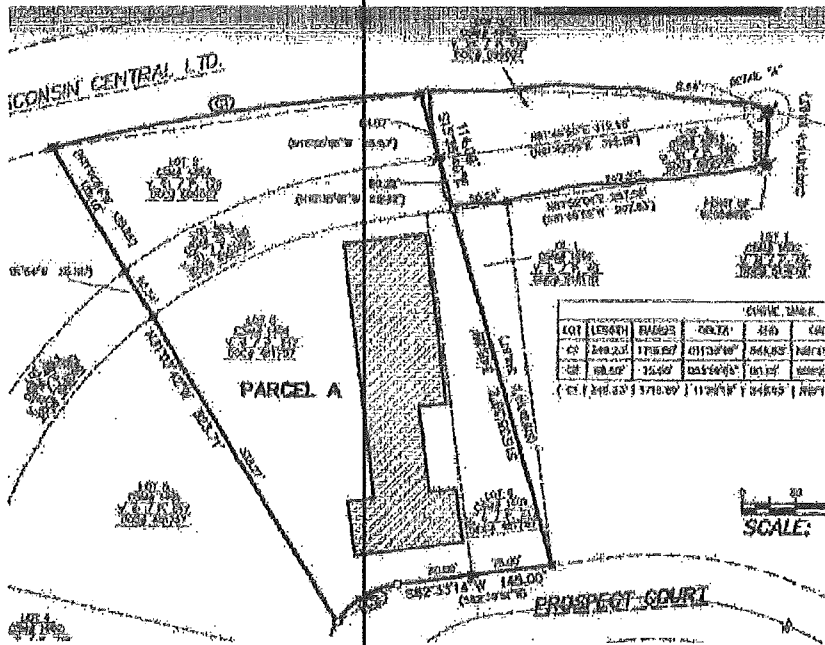
Date: July 10, 2023

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



Sincerely,
Aaron Berg
Aaron Berg
Quality Polymers, Inc