Memo

To: Village Board Members

From: Devin Swanberg, Village Administrator

CC: Carie Krentz

Date: July 21st, 2023

Re: Site Plan Review Osceola Bluffs – 301 River St

GENERAL INFORMATION

Background

The July 20th Planning commission meeting Rob Bullard made a motion to recommend approval of the site plan for the Osceola Bluffs – 301 River St site plan. With the conditions that they receive all required permits from the state and all signage is approved by the HPC. motion was seconded by Gilliland. Motioned passed 4-2 (ayes-Bullard, Rose, Sine, Gilliland. Nays – O'Connell and Tomfohrde absent- Chantelois)

O'Connell and Tomfohrde feel that Gaughan has yet to prove the building follows NR-118 and the burden of proof is on the developer to prove further that it is visually inconspicuous. They feel with the facts they have right now they cannot say they know for sure if it would or would not be visible from the middle of the river. Many of the public comments during the hearing echoed this sentiment. Other issues discussed are the future of 3rd and River Street and the potential impact of the costs on the village.

Action(s) Requested

To review site plan and to approve or deny.

Recommendation: To approve the site plan with the conditions added by the planning commission.

Attachment(s)

Engineer and village Site Plan memo with Photometric plan, landscaping plan and site plan.

To: Planning Commission

From: Angela Popenhagen

Date: 7/20/2023

Re: Osceola Bluffs Site Plan Review

GENERAL INFORMATION

Petitioner: Gaughan Development
Property Owner: Osceola Bluffs LLC
Civil Plans dated 6-6-2023

Zoning B-1

Requirements:

1. No minimum lot size.
2. No minimum yards.
3. Development has provided sufficient number of parking stalls: 177 parking stalls / 99 residential units = 1.79:1 ratio. The ordinance requires 1.7:1, so this criteria has been met.
4. Parking lots have a hard surface and have a vegetative screen along the frontage side of the property.
5. Parking lot are set back a minimum of 10 feet from non-residential properties.
6. Lighting is of an intensity that is reasonable for the purpose served and will appropriately shield from adversely affecting the use and enjoyment of adjoining properties.

Article X Site Plan Review

Requirements:

1. Traffic access: All proposed traffic access ways shall conform to Village Code (one access point and no width greater than 30-feet). Clear site vision. These conditions are met.
2. Circulation and parking was reviewed by staff and fire department for compliance.
3. Landscaping and screening: All parking, loading areas, service areas and rooftop mechanical equipment are properly and reasonably screened at all seasons of the year from the view of adjacent lots and streets and that the general landscaping of the site is in character with that generally prevailing in the neighborhood.

4. Illumination: The lighting from the installation of outdoor flood or spotlighting and illuminated signs is of an intensity which is reasonable for the purpose served and will be appropriately shielded from adversely impacting the use and enjoyment of adjoining properties.
5. Signage: The signage on the property is in compliance with Village ordinances and State Administrative Rules, is placed in a manner that preserves the visual site lines to adjoining properties and is in keeping with the general character and appearance of neighboring properties. Signage plan will be provided with architectural plans.
6. Site preservation: The site is to be preserved in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas. The site minimizes the existing building footprint and impervious areas and removal of trees will be kept to a minimum.
7. Relationship to adjacent and neighboring properties: The site plan has provided the following:
    a. The orderly layout of structures and uses on the site to create a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the site.
    b. The amount and location of open space and landscaping.
    c. Vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.
    d. Architectural standards: It is not the intent of the Village to restrict design freedom unduly when reviewing project architecture in connection with a site and building plan. However, it is in the best interest of the Village to promote high standards of architectural design and compatibility with surrounding structures and neighborhoods.
    e. Protection of adjacent and neighboring properties: Reasonable provisions have been made for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.
    f. Adequacy of utilities: The utilities to serve the site are adequate in size to serve the proposed future use of the property and located for a proper connection to the Village sewer and water utilities. Developer is required to pay all applicable fees. Currently we have an 8" clay sanitary sewer and a 6" water main. The Village will be upgrading these to a 10-12" PVC sanitary sewer and an 8" DIP water.

Commercial and industrial driveways

Requirements:

1. Width of drive. No part of a driveway located within the dedicated area of a public street shall, except as hereinafter provided, have a width greater than 30 feet measured at right angles to the center line of the property line. The proposed drive is 24-feet.

Misc. Site Plan Comments

Below are additional site plan review aspects that were reviewed.

1. The project conforms to the Village of Osceola's ordinances as outlined above. All requirements were met.
2. 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 prepare a design and have the design reviewed and approved through the proper channels (i.e. Village Staff, Planning Commission and Village Board).
3. The developer's engineer has submitted all calculations and plans to address the stormwater management and erosion control proposed for this site in accordance with Chapter 218 Subdivision of Land and Stormwater Management.
    a. For redevelopment, by design, reduce, to the maximum extent practicable, the total suspended solids load by 40% based on the average annual rainfall, as compared to no runoff management controls.
    b. Reduce peak runoff discharge rates, to the maximum extent practicable, as compared to predevelopment conditions for the 2-yr, 24-hr design storm applicable to the postconstruction site.
    c. Infiltration is not recommended on this site given areas with less than 5-feet of separation from the bottom of an infiltration system to the top of bedrock and proximity to river bluff ("protective areas").
    d. Maintenance agreement was included in CUP approval but needs to be formalized and signed for DNR permitting.
    e. 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.

4. The erosion control plan is included in the civil plan set and follows all best management practices.
5. Approved DSPS and DNR WRAPP permitting needs to be submitted to the Village prior to starting construction.
6. A landscaping plan was submitted that shows all proposed vegetation, trees and shrubs as per Village ordinance.
7. 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.
8. The developer has revised the surface parking lot layout to accommodate fire truck turning movements. We agree with this modification.

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

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***

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: 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."

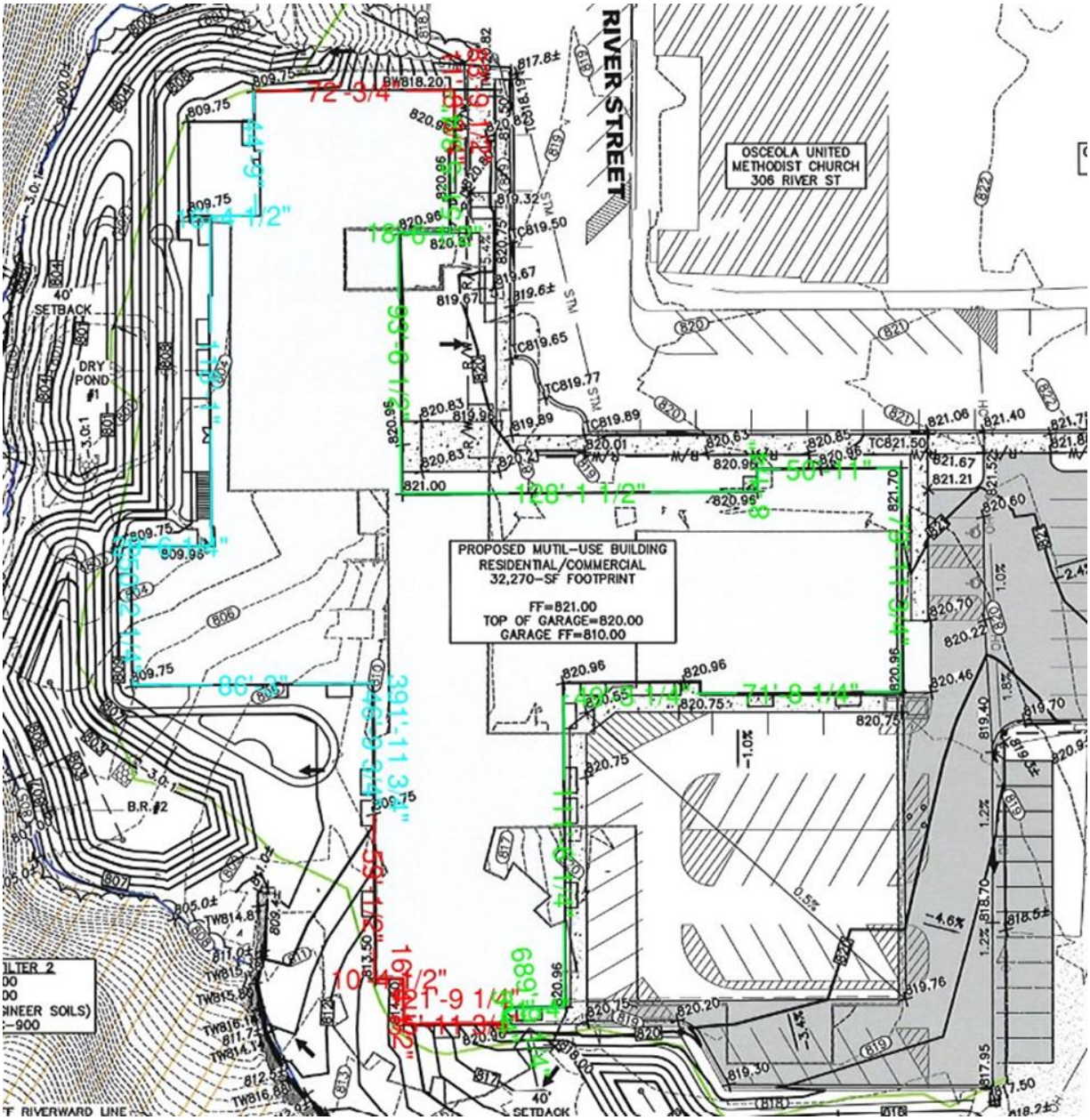
The SHPO has found no evidence that this area contains any burial grounds and is only concerned in the stormwater areas only given the previous excavation of the hospital foundation where no bones were discovered.

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 ¾").

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:

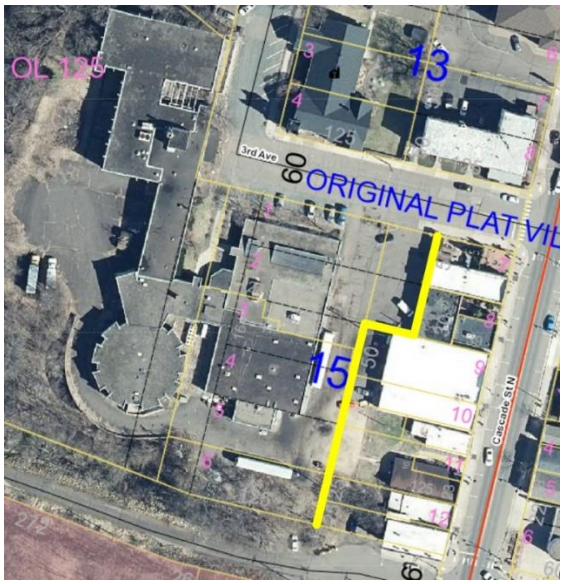
Per Village Code, we have submitted the plans for review to the National Park Service, Wisconsin DNR and West Central Wisconsin Regional Planning Commission for comments. We have also submitted plans to Polk County. Any comments received will be read into the public hearing record.

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:

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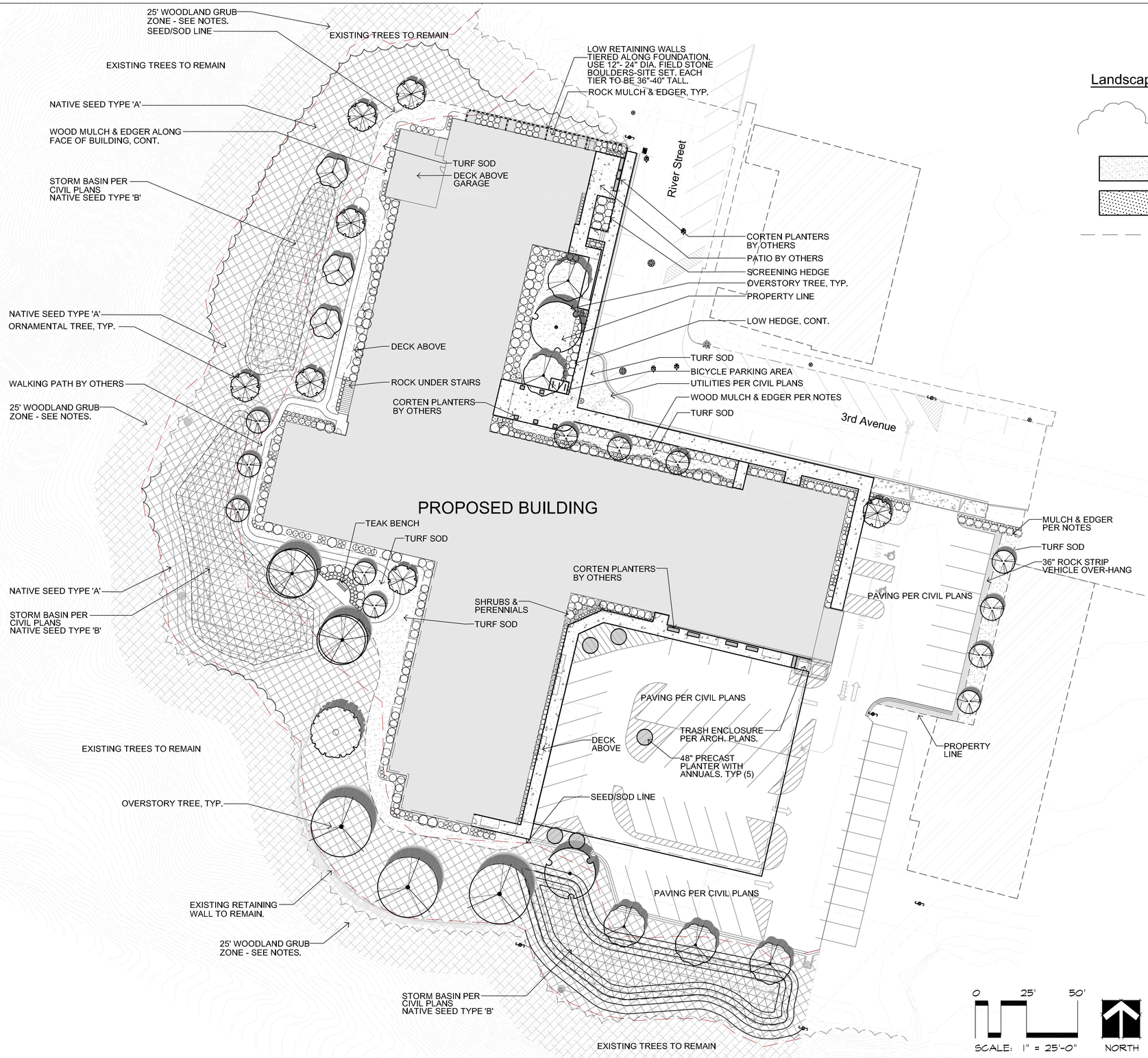
5) The erosion control plan is included in the civil plan set and follows all best management practices.
6) Approved DSPS and DNR WRAPP permitting needs to be submitted to the Village prior to starting construction.
7) A landscaping plan was submitted that shows all proposed vegetation, trees and shrubs 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.



Landscape Symbols Legend:

- Existing Tree Line
- New Turf Sod
- Rock Mulch
- Landscape Edger
- Native Seed Type 'A' (Pollinator Mix) Per Specifications
- Native Seed Type 'B' (Wetland Mix) Per Specifications
- 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.

LANDSCAPE LAYOUT PLAN :

Know what's below. Call before you dig.

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

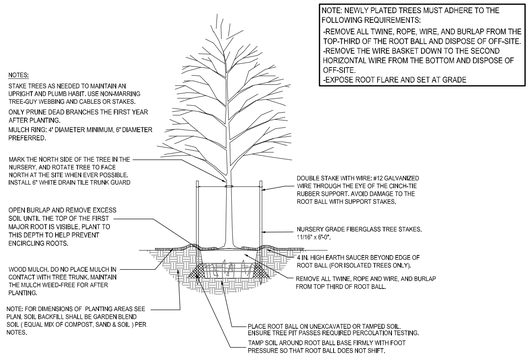
PRELIMINARY

SCALE: AS NOTED
DATE: 04/19/2023
REVISIONS:

SHEET NAME:
LANDSCAPE LAYOUT PLAN

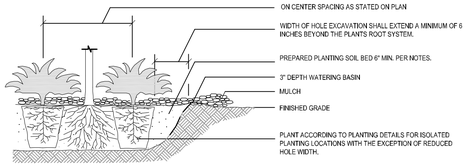
PRELIMINARY

L1.0



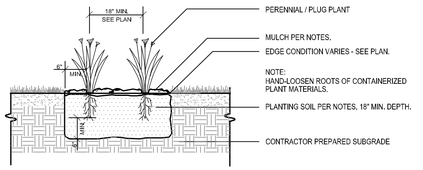
1 L2.0 DECIDUOUS TREE PLANTING - SECTION

NOT TO SCALE



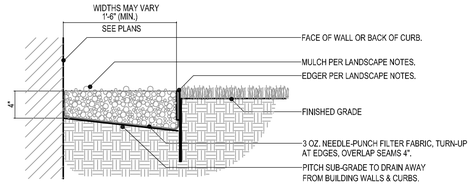
2 L2.0 TYP. SHRUB PLANTING - SECTION

NOT TO SCALE



3 L2.0 TYP. PERENNIAL PLANTING DETAIL

NOT TO SCALE



4 L2.0 MULCH DETAIL

NOT TO SCALE

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.

LANDSCAPE NOTES:

1. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.

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.

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

29. Where noted, rock mulch shall be 4" depth locally available 2" 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.

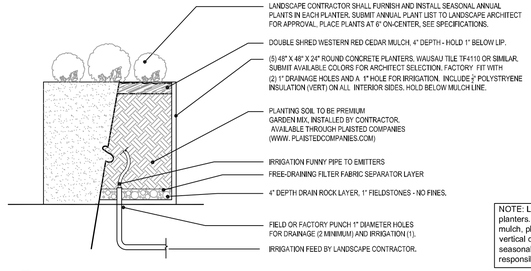
30. Landscape contractor is to install a tree saucer for individual trees. Mulch to be four inches (4") depth, natural Eastern Red Cedar mulch. Install per tree planting detail. Do not place mulch against tree trunk. Do not use dyed or color-added mulch. Mulch ring diameter: 4'-0" minimum. Ensure mulch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

PLANT SCHEDULE

DECIDUOUS OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	3
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	2
	Bw	Betula populifolia `Whitespire`	Whitespire Birch	3" Cal.	B&B	2
	Gd	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	5
	Ts	Tilia americana `Sentry`	American Linden	3" Cal.	B&B	1
UNDERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AG	Amelanchier grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	6` Hgt.	B&B	12
	Ms	Malus x `Spring Snow`	Spring Snow Crab Apple	1.5" Cal.	B&B	7
	Si	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Cr2	Clethra alnifolia `Ruby Spice`	Ruby Spice Clethra	3 gal.	Pot	24
	Cr	Cornus alba `Regnzam`	Red Gnome Dogwood	5 gal.	Pot	54
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	62
	HI	Hydrangea paniculata `Little Quick Fire`	Little Quick Fire Hydrangea	5 gal.	Pot	15
	Pf	Potentilla fruticosa `Fargo` TM	Dakota Sunspot Potentilla	5 gal.	Pot	34
	Rg	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	Pot	34
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	56
	Sf	Spiraea japonica `Neon Flash`	Neon Flash Japanese Spirea	2 gal.	Pot	13
	Sm3	Spiraea x bumalda `Goldmound`	Gold Mound Spirea	3 gal.	Pot	3
	Sc	Syringa x `SMNJRPU` TM	Bloomerang Dwarf Purple Lilac	5 gal.	Pot	27
	Wr	Weigela florida 'Rumba'	Rumba Weigela	2 gal.	Pot	7
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Hh	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal.	Pot	100
	Hg	Hosta x `Guacamole`	Guacamole Hosta	2 gal.	Pot	49
	Nw	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal.	Pot	41
	Sd2	Sedum x `Dazzleberry`	Dazzelberry Stonecrop	1 gal.	Pot	44
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	180



5 L2.0 48" DIAMETER PLANTER DETAIL

NOT TO SCALE

DETAILS, NOTES, & SCHEDULES:

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

PRELIMINARY

SCALE: AS NOTED

DATE: 04/19/2023

REVISIONS:

SHEET NAME:

LANDSCAPE DETAILS

PRELIMINARY

L2.0

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.
2) 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 cullpacked 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	Seeds/ft²	Total
Grasses				
Sideoats Grama	Bouteloua curtipendula	25.00%	4.4	2.00 PLS lb
Blue Grama	Bouteloua gracilis	1.50%	1.8	0.12 PLS lb
Canada Wild Rye	Elymus canadensis	5.00%	0.8	0.40 PLS lb
June Grass	Koeleria cristata	1.00%	5.9	0.08 PLS lb
Little Bluestem	Schizachyrium scoparium	15.00%	6.6	1.20 PLS lb
Prairie Dropseed	Sporobolus heterolepis	2.50%	1.2	0.20 PLS lb
Forbs				
Anise Hyssop	Agastache foeniculum	0.50%	1.3	0.04 PLS lb
Prairie Onion	Allium stellatum	1.00%	0.3	0.08 PLS lb
Lead Plant	Amorpha canescens	2.00%	0.9	0.16 PLS lb
Swamp Milkweed	Asclepias incarnata	1.50%	0.2	0.12 PLS lb
Common Milkweed	Asclepias syriaca	2.00%	0.2	0.16 PLS lb
Butterfly Milkweed	Asclepias tuberosa	1.00%	0.1	0.08 PLS lb
Sky Blue Aster	Aster azureus	0.50%	1.2	0.04 PLS lb
Smooth Blue Aster	Aster laevis	1.00%	1.6	0.08 PLS lb
New England Aster	Aster novae-angliae	0.50%	1.0	0.04 PLS lb
Canada Milk Vetch	Astragalus canadensis	2.00%	1.0	0.16 PLS lb
White Wild Indigo	Baptisia alba	0.50%	0.0	0.04 PLS lb
Partridge Pea	Chamaecrista fasciculata	10.00%	0.8	0.80 PLS lb
White Prairie Clover	Dalea candidum	2.00%	1.1	0.16 PLS lb
Purple Prairie Clover	Dalea purpurea	3.00%	1.6	0.24 PLS lb
Showy Tick Trefoil	Desmodium canadense	0.50%	0.1	0.04 PLS lb
Narrow-leaved Coneflower	Echinacea angustifolia	1.50%	0.3	0.12 PLS lb
Ox-eye Sunflower	Heliopsis helianthoides	2.00%	0.4	0.16 PLS lb
Round-headed Bush Clover	Lespedeza capitata	0.50%	0.1	0.04 PLS lb
Meadow Blazingstar	Liatris ligulistylis	1.00%	0.3	0.08 PLS lb
Prairie Blazingstar	Liatris pycnostachya	1.50%	0.5	0.12 PLS lb
Great Blue Lobelia	Lobelia siphilitica	0.25%	3.7	0.02 PLS lb
Wild Lupine	Lupinus perennis	0.50%	0.0	0.04 PLS lb
Wild Bergamot	Monarda fistulosa	1.00%	2.1	0.08 PLS lb
Mountain Mint	Pycnanthemum virginianum	0.50%	3.2	0.04 PLS lb
Long-headed Coneflower	Ratibida columnifera	1.00%	1.2	0.08 PLS lb
Yellow Coneflower	Ratibida pinnata	2.00%	1.8	0.16 PLS lb
Prairie Wild Rose	Rosa arkansana	0.50%	0.0	0.04 PLS lb
Black-eyed Susan	Rudbeckia hirta	1.00%	2.7	0.08 PLS lb
Brown-eyed Susan	Rudbeckia triloba	0.25%	0.2	0.02 PLS lb
Stiff Goldenrod	Solidago rigida	0.50%	0.6	0.04 PLS lb
Gray Goldenrod	Solidago nemoralis	0.25%	2.2	0.02 PLS lb
Showy Goldenrod	Solidago speciosa	0.50%	1.4	0.04 PLS lb
Ohio Spiderwort	Tradescantia ohiensis	2.00%	0.5	0.16 PLS lb
Hoary Vervain	Verbena stricta	1.00%	0.8	0.08 PLS lb
Culver's Root	Veronicastrum virginicum	0.25%	5.9	0.02 PLS lb
Golden Alexanders	Zizia aurea	4.00%	1.3	0.32 PLS lb

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.

Wildflowers

COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	BLOOM COLOR	BLOOM HEIGHT	BLOOM PERIOD
Bergamot (Bee Balm)	Monarda Fistulosa	2%	Perennial	Lavender	2'-4'	July-Sept
Black-eyed Susan	Rudbeckia Hirta	8%	Biennial	Yellow	1'-3'	June-Oct
Blue Vervain	Verbena Hastata	8%	Perennial	Blue	2'-6'	July-Sept
Canadian Milkvetch	Astagalus Canadensis	4%	Perennial	Cream	1'-4'	June-August
Cup Plant	Silphium Perfoliatum	3%	Perennial	Yellow	3'-8'	July-Sept
New England Aster	Aster Novae-Angliae	2%	Perennial	Purple	2'-5'	August-Oct
Ox-eye (False Sunflower)	Heliopsis Helianthoides	4%	Perennial	Yellow	2'-5'	June-Sept
Prairie Blazing Star	Liatris Pycnostachya	2%	Perennial	Purple	2'-4'	July-Sept
Red Milkweed	Asclepias Incarnata	2%	Perennial	Red	3'-5'	June-August
Stiff Goldenrod (Rigid)	Solidago Rigida	4%	Perennial	Yellow	1'-5'	August-Oct
Wild Golden Glow	Rudbeckia Laciniata	3%	Perennial	Yellow	3'-12'	July-Oct
Yellow Coneflower	Ratibida Pinnata	8%	Perennial	Yellow	3'-6'	July-Sept

Native Grass, Sedge & Rush Seed:	COMMON NAME:	BOTANICAL NAME:	% of Mix	LIFESPAN	HEIGHT
	Big Bluestem	Andropogon Gerardi	20%	Perennial	3'-8'
	Fox Sedge	Carex Vulpinoidea	10%	Perennial	1'-3'
	Virginia Wild Rye	Elymus Virginicus	20%	Perennial	2'-4'

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.

DETAILS, NOTES, & SCHEDULES:

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

PRELIMINARY

SCALE: AS NOTED
DATE: 04/19/2023
REVISIONS:

SHEET NAME:
LANDSCAPE DETAILS

PRELIMINARY

L3.0

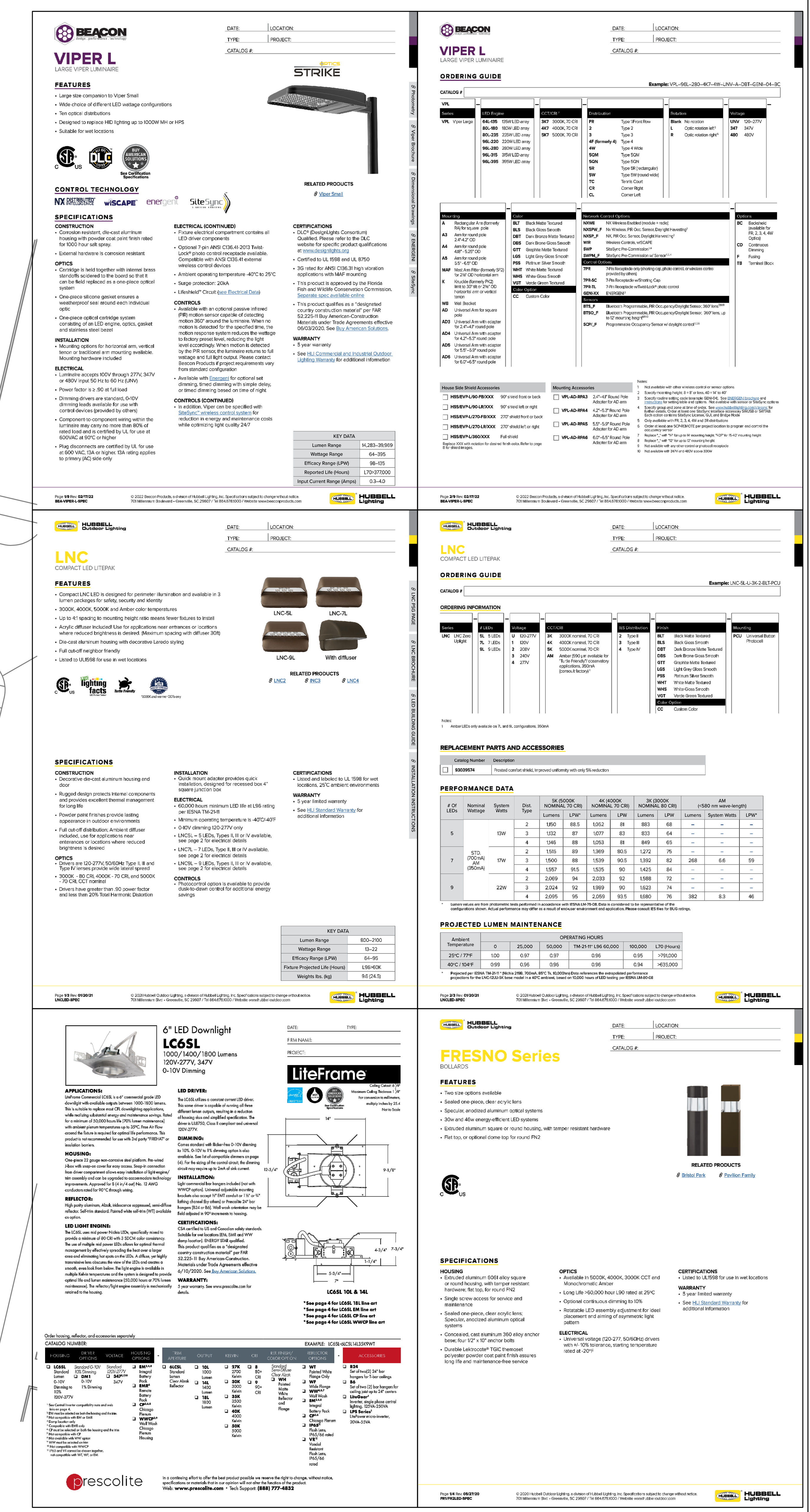
Schedule

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

1 PHOTOMETRIC PLAN
NOT TO SCALE



OSCEOLA BLUFFS APARTMENTS

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

No.	Description	Date

100 UNIT MIXED USE

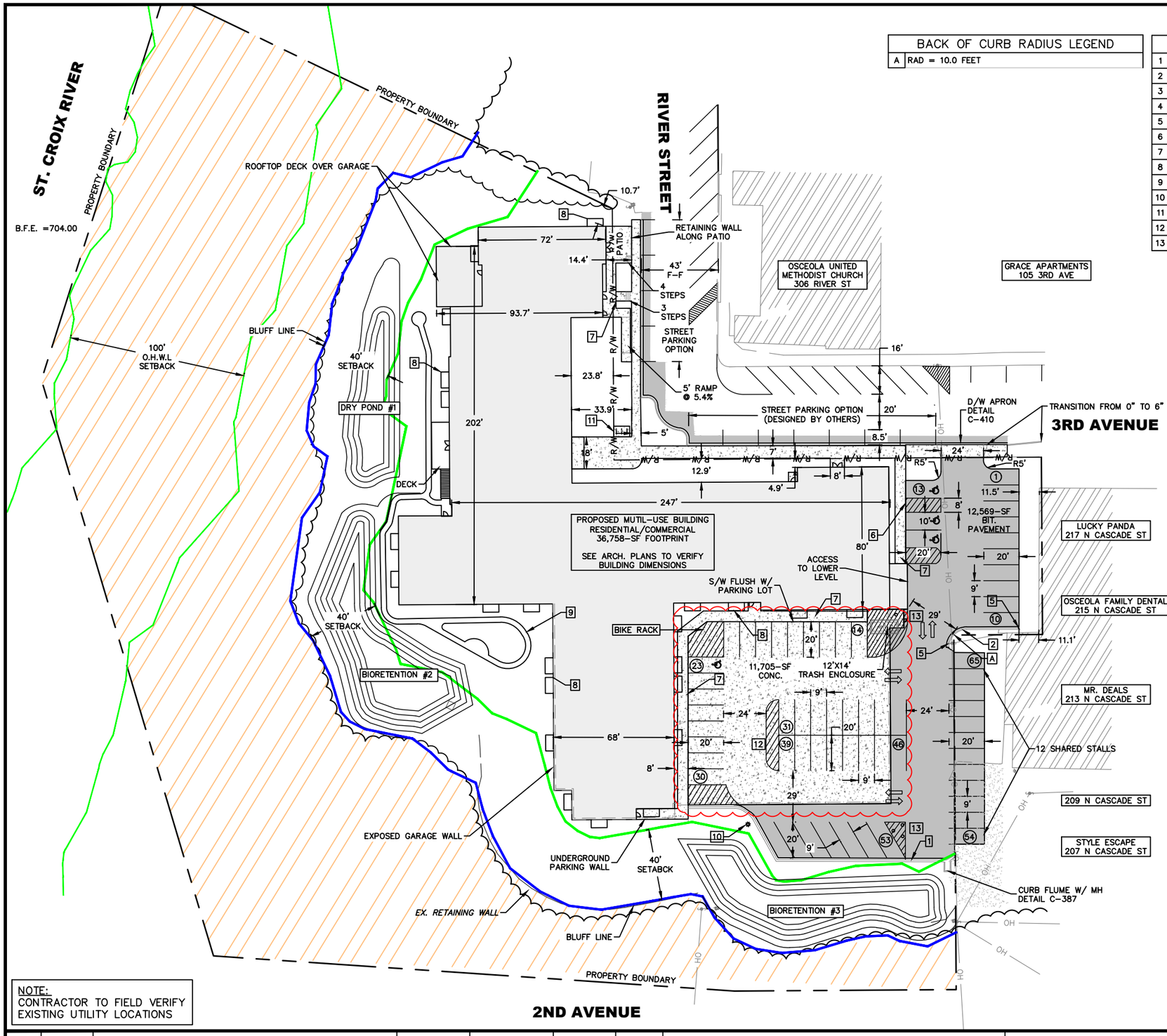
PHOTOMETRICS

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

E - 0.2

Scale NOT TO SCALE

01 January, 2000



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

Know what's **below.** **Call** before you dig.

NORTH

0 15 30 60

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:

1. THE BUILDING WILL HAVE DOWNCAST EXTERIOR LIGHTS MOUNTED ON THE BUILDING NEAR EACH ENTRANCE.
2. 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.
3. ADDITIONAL BIKE STORAGE WILL BE LOCATED IN PARKING GARAGE.

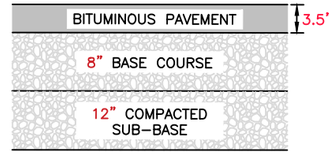
GENERAL NOTES:

1. 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.
2. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
3. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO PROJECT.
4. 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.
5. 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

TYPICAL PAVEMENT SECTION



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

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 21136

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering

SITE PLAN

OSCEOLA BLUFF APARTMENTS
OSCEOLA VENTURES, LLC
301 RIVER STREET
OSCEOLA, WI

DWG NAME 21136 PG3 SITE
DATE 4/2023

NOTICE

VILLAGE OF OSCEOLA

REGULAR BOARD MEETING

Date: Tuesday, July 25, 2023

Time: 6:00 pm CST

Place: Board Room (310 Chieftain Street)

AGENDA

1. Call to order
2. Approval of the agenda
3. Public input and ideas (Limit 5 minutes per speaker)
4. Other business – discussion and possible action re:
   a) Site Plan Review for Osceola Bluffs – 301 River Street
   b) Combined Court with Dresser and St. Croix Falls
   c) Sale of Parcels - 165-00712-0003 and 165-00716-0003
5. Future agenda items and updates
6. Adjourn

The Power of 10 are the 10 most significant assets in the community identified by the Board. They are listed below:

1. Schools
2. Airport
3. Industrial Park
4. River
5. Falls
6. Downtown Businesses
7. Personalization/Historic of Downtown Feel
8. Access to major population center
9. Medical Services
10. Recreational opportunities and the Braves (tied ranking for number 10)

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. Meetings may be recorded for public viewing and record retention.

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.

Draft Ordinance
VILLAGE OF OSCEOLA
POLK COUNTY, WISCONSIN

ORDINANCE NO. 2023 - __

AN ORDINANCE TO AMEND THE VILLAGE CODE OF THE VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN

The Village Board of the Village of Osceola, Polk County, Wisconsin, hereby ordains § Chapter 33. Municipal Court, of the Code of the Village of Osceola is hereby amended and restated in its entirety to read as follows:

Chapter 33. Municipal Court

§ 33-1. Authority.

The Village Boards of the Village of Osceola and the Village of Dresser, and the City Council of the City of St. Croix Falls, all in Polk County, Wisconsin (the "Participating Municipalities") acting pursuant to §§ 61.34(1), 62.11, and 755.01(4), Wis. Stats., are hereby authorized to and do establish a joint Municipal Court to be known as the St. Croix Valley Municipal Court, as described in § 33-4, below (the "Municipal Court" or "Court").

§ 33-2. Purpose.

The purpose of this chapter shall be to promote the general health, safety, and welfare and to maintain required local uniformity of the enforcement of the Participating Municipalities.

§ 33-3. Scope.

The scope of this chapter includes enforcement of all ordinances adopted by the Participating Municipalities, which ordinances are in effect as of the effective date of this chapter, together with all such ordinances adopted hereinafter and during the existence of the Municipal Court.

§ 33-4. Municipal Court established.

Pursuant to the authority granted by Ch. 755, Wis. Stats., there is hereby created and established a Municipal Court for the joint exercise of the power granted to the Participating Municipalities under § 755.01(1), Wis. Stats., to be designated as the "St. Croix Valley Municipal Court," said court to become operative upon the date of the enactment of identical ordinances and ratification of an operating agreement by each Participating Municipality and fulfillment of all other requirements demanded by law. For purposes of this requirement, the term "identical ordinances" shall refer to ordinances which contain the same, exact substantive terms and conditions; nonetheless, it shall not be required that each Participating Municipality number or otherwise include this ordinance within its respective code of ordinances using the

same, exact nomenclature.

§ 33-5. Municipal Judge.

A. Office created. Pursuant to § 755.01, Wis. Stats., there is created the office of Municipal Judge for the Participating Municipalities. The Municipal Judge shall be a resident of one of the Participating Municipalities.

B. Oath and bond. The Municipal Judge shall, after election or appointment to fill a vacancy, take the official oath as prescribed in § 757.02(1), Wis. Stats., and file such oath with the County Clerk of Circuit Court. At the same time, the Municipal Judge shall execute and file an indemnity bond with the Clerk of the Village of Osceola in an amount of $5,000. The Municipal Judge shall not act until the oath and bond have been filed as required by § 19.01(4)(c), Wis. Stats., and the requirements of § 755.03(2) have been complied with.

C. Salary. The salary of the Municipal Judge shall be set by resolution of the Village Board of the Village of Osceola with approval from the other Participating Municipalities. and shall be in lieu of fees and costs. No salary shall be paid for any time during the term during which such Municipal Judge has not executed the official bond or official oath. The salary may be increased by resolution of the governing body of the Participating Municipalities before the start of the second or subsequent year of service of the term of the Municipal Judge but shall not be decreased during the term.

D. Election term. The Municipal Judge shall be elected at large at the spring election in odd-numbered years for a term of two years commencing on May 1 next succeeding his or her election.

E. Jurisdiction. The Municipal Judge shall have jurisdiction as provided by law and § 755.045, Wis. Stats., and jurisdiction of violations of ordinances and resolutions of the Participating Municipalities.

§ 33-6. Hours; employees; location.

A. Hours. The Municipal Court shall be open on the days and hours established by the Municipal Judge subject to the approval of the Osceola Village Board.

B. Employees. The Municipal Judge shall appoint, in writing, such clerks and deputy clerks as are authorized by law and the Participating Municipalities. The compensation, hours and benefits of any employees of the Court shall be set by resolution of the Osceola Village Board with approval by the other Participating Municipalities.

C. Location. The Municipal Judge shall keep his office and hold court sessions primarily in the Osceola Village Municipal Building but may hold court sessions in the Village of Dresser or the City of St. Croix falls at the discretion of the Municipal Judge.

§ 33-7. Collection of forfeitures and costs.

The Municipal Judge shall collect all forfeitures, taxable costs, and assessments in any action or proceeding, shall pay over such moneys to the Treasurer of the Village of Osceola no later than 5:00 p.m. each Monday, and shall file a written account of all moneys received by him or her for the prior week. At such time, the Municipal Court shall report to the Treasurer the title, nature of offenses, and amount of judgments imposed in actions and proceedings in which such monies were collected in accordance with § 800.10(2), Wis. Stats. Should the Judge at any time fail to so report and deposit, his or her salary shall be suspended until such reports and deposits are made current.

§ 33-8. Contempt of court.

A. The Municipal Judge may punish for contempt of Municipal Court persons guilty of any of the following acts. "Contempt of court" means intentional:

(1) Misconduct in the presence of the Court, which interferes with the Court proceeding or with the administration of justice or which impairs the respect due the Court.

(2) Disobedience, resistance, or obstruction of the authority, process, or order of the Court (including refusal to pay a Court-imposed forfeiture).

(3) Refusal as a witness to appear, be sworn, or answer a question.

(4) Refusal to produce a record, document, or other object.

(5) The act of unlawfully detaining within Polk County any witness or party to an action while going to, remaining at or returning from Court where such action has been set for hearing or trial and any other unlawful interference with the process or proceedings in any action within the County of Polk.

B. Contempt committed in the immediate view or presence of the Municipal Judge, and after the party so charged being heard in his defense, may be punished summarily. In other cases, the party shall be notified of the accusation and have a reasonable time to make his defense.

C. The Municipal Judge may, upon finding any person guilty of contempt of court, order such person to forfeit not more than $50. In default of payment of the forfeiture and the penalty assessment imposed by state statute, the person found guilty of contempt may be imprisoned in the county jail not to exceed seven days.

§ 33-9. Stipulations and deposits.

A. Deposits for ordinance violations. The Municipal Judge shall establish and submit to the governing bodies of the Participating Municipalities for approval, in accordance with § 800.037, Wis. Stats., deposit schedules for all cases except those set forth in § 33-9B. below.

B. Deposits for traffic and boating violations. The deposit in traffic cases shall be made as provided in § 345.26, Wis. Stats. In boating cases, the deposit shall be made as provided in §§ 23.66 and 23.67.

C. Deposits and Court Appearances. Pursuant to § 800.035, Wis. Stats., in all cases, a defendant may enter a plea of no contest and provide a deposit at any time before the initial appearance. If the defendant does not appear, but has made a deposit in the amount set for the violation, he or she is deemed to have tendered a plea of no contest and submits to a forfeiture, plus costs, fees, and surcharges imposed under ch. 814, Wis. Stats., not exceeding the amount of the deposit. The Court may impose any other penalties allowed by law. The Court may either accept the plea of no contest and enter judgment accordingly, or reject the plea and issue a summons. If the court finds that the violation meets the conditions in § 800.093(1), Wis. Stats., the court may summon the alleged violator into court to determine if restitution shall be ordered under § 800.093, Wis. Stats. If the defendant fails to appear in response to the summons, the Court may issue a warrant under § 968.09, Wis. Stats. If the defendant has made a deposit but does appear, the court shall allow the defendant to withdraw the plea of no contest.

§ 33-10. Alternative juvenile dispositions and sanctions.

A. The Municipal Court shall have the authority to impose alternative dispositions and sanctions in Municipal Court.

B. For a juvenile adjudged to have violated a municipal ordinance, the Municipal Court is authorized to impose any of the dispositions listed in §§ 938.343 and 938.344, Wis. Stats., in accordance with the provisions of those statutes.

C. For a juvenile adjudged to have violated a municipal ordinance who violates a condition of a dispositional order of the Court under §§ 938.343 or 938.344, Wis. Stats., the Municipal Court is authorized to impose any of the sanctions listed in § 938.355(6)(d), Wis. Stats., in accordance with the provisions of those statutes.

D. The Municipal Court, in imposing a disposition under this section, shall order the juvenile to pay, in addition to any forfeiture, the costs of any counseling, safety program or alcohol or drug abuse assessment, including treatment, costs of electronic monitoring detention and placement in any detention facility.

E. This section is enacted under the authority of § 938.17(2)(cm), Wis. Stats.

§ 33-11. Municipal Court abolishment.

A. In general. The Municipal Court may be abolished at the end of any term for which the Municipal Judge has been elected or appointed, upon action by one or more of the governing bodies of the Participating Municipalities to repeal their ordinance pursuant to § 33-4 above, transmit a certified copy of an ordinance abolishing the Municipal Court (the "Abolishing Ordinance") to the appropriate filing officer under § 11.0102(1)(c), Wis. Stats, and submit the Abolishing Ordinance to the director of state courts prior to October 1 of the

year preceding the end of the term for which the Municipal Judge has been elected or appointed. To abolish the Court, it is not required that all of the Participating Municipalities take similar action. The act of one of the Participating Municipalities shall be sufficient. In the event that a Participating Municipality deems it to be in their best interests to abolish the Municipal Court created under this chapter, they shall take such action no less than 60 days prior to the date on which the first nomination papers must be filed for the Municipal Judge's next term.

B. Delivery of books and records by Judge. In accordance with § 755.12, Wis. Stats., within 10 days after the effective date of the abolition of the Municipal Court, the Judge shall separate the court records, books, files, moneys and bonds according to the municipalities involved and deliver them to the appropriate Municipal Clerk.

§ 33-12. Transitional period of Municipal Court.

A. St. Croix Falls Municipal Judge to preside pending initial election. In the event that this chapter is adopted by each of the Participating Municipalities to take effect at a time in advance of the commencement of the next term of office for the Municipal Judge, the Municipal Judge of the St. Croix Falls Municipal Court, an existing Municipal Court, shall continue to serve as the Judge of the Municipal Court until the end of the current term of office.

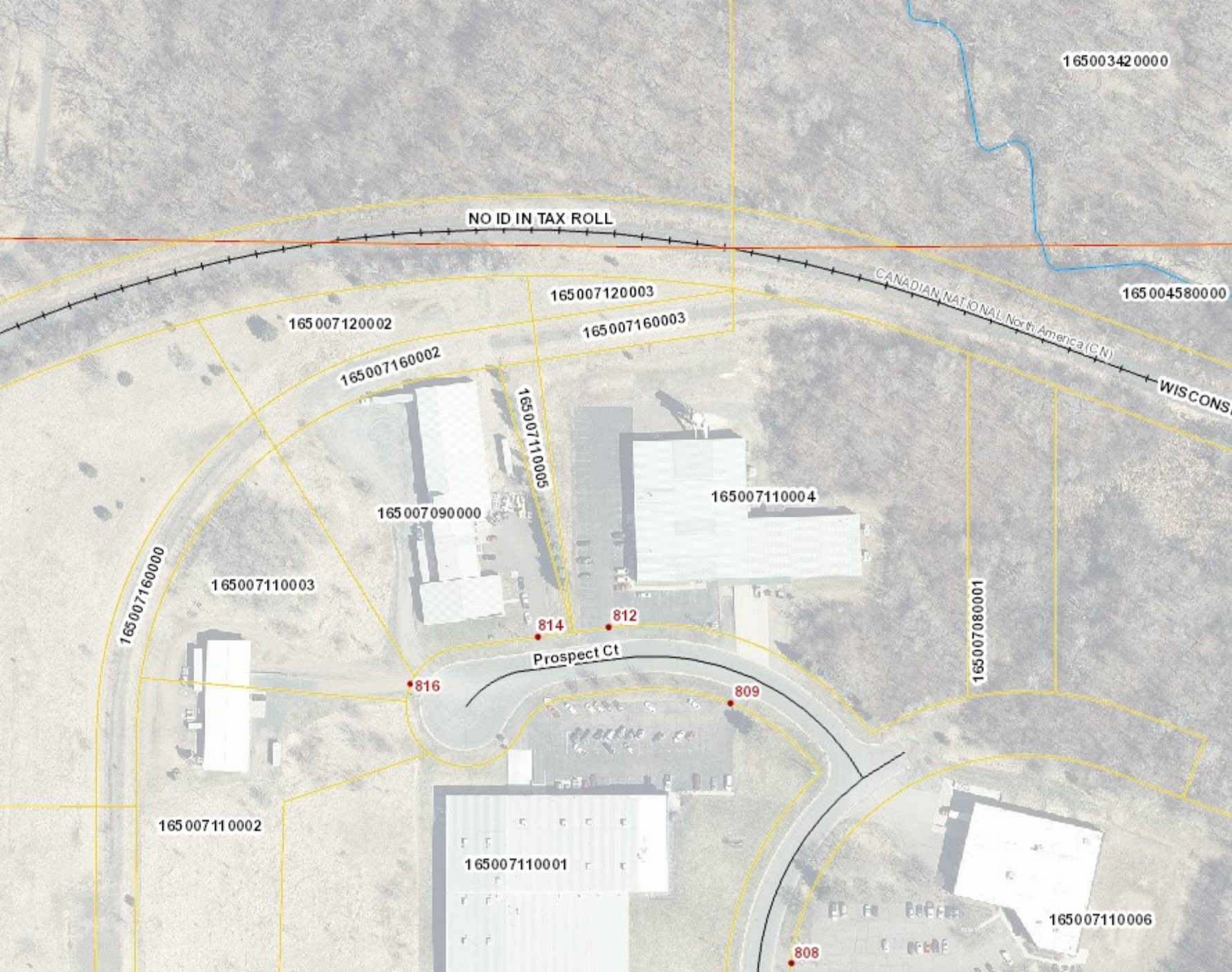
B. Vacancy in Office of Municipal Judge. In the event of a permanent vacancy in the Office of the St. Croix Falls Municipal Judge pending the initial election of the Municipal Judge under this chapter, the office of Municipal Judge may be filled by temporary appointment by the governing bodies of the Participating Municipalities acting jointly. The office shall then be permanently filled by special election by the electors of the Participating Municipalities, held concurrently with the next spring election following the occurrence of the vacancy, except that a vacancy occurring during the period after December 1 and on or before the date of the spring election shall be filled at the second succeeding spring election, and no such election may be held after the expiration of the term of office nor at any time of holding the regular election for the office.

§ 33-13. Operating agreement.

In accordance with § 755.01(4), Wis. Stats., the Participating Municipalities shall enter into a joint operating agreement to exercise the authority under § 755.01(1), Wis. Stats.

§ 33-14. Amendments.

This chapter, whose substantive terms shall be adopted by each of the Participating Municipalities, shall not be deemed to have been amended by any Participating Municipality unless and until each of the Participating Municipalities shall adopt the same, exact ordinance amending or creating this chapter.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CANADIAN NATIONAL North America (CN)
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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)

SCALE: 1" = 100'

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

CADD No. 23151

FOR: NORTHWEST BUILDERS

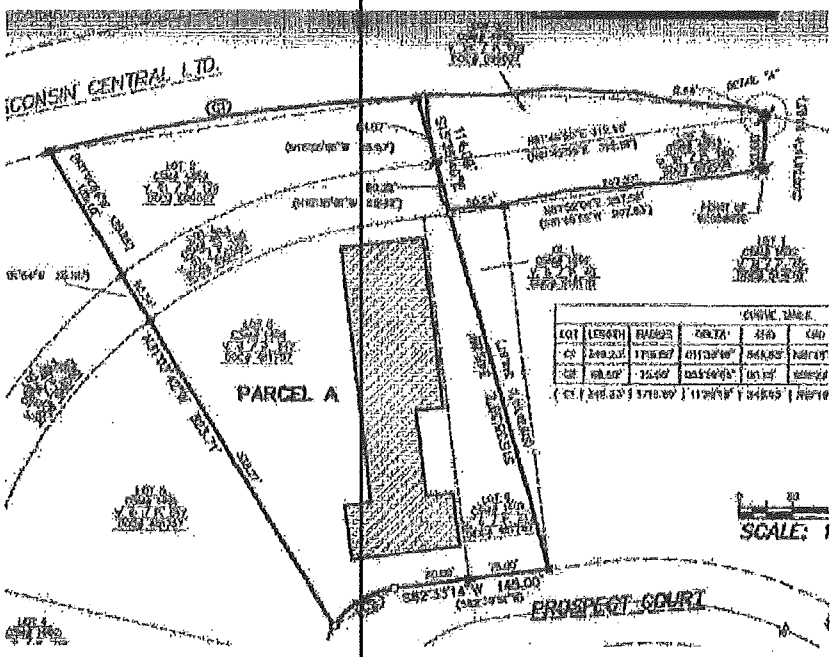
Date: July 10 , 2023

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
Quality Polymers, Inc