

VILLAGE OF OSCEOLA PLAN COMMISSION MEETING

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

AGENDA

1. Call the meeting to order
2. Approval of agenda
3. Approval of minutes
 - a. July 2, 2024
4. Presentation of comprehensive plan draft – Emily Herold, Assistant Planner at MSA Professional Services
5. Public comment period and Plan Commission review
6. Discussion and possible action re:
 - a. Ridge Road Concept Development by CE Wurzer
 - b. Easement off 8th AVE for Shane Twohy
 - c. Cemetery Survey and Discussion
7. Future agenda items and updates
8. Adjourn

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

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

PLAN COMMISSION MEETING PROCEEDINGS

July 2, 2024

The Plan Commission of the Village of Osceola met on July 2, 2024, to hold a regular monthly meeting. Brad Lutz called the meeting to order at 6:00 p.m.

Mike Sine nominated Brad Lutz for chair, seconded by Rob Bullard. Lutz recused himself.

Motion passed 6-0

Present: Brad Lutz, Kim O'Connell, Bill Chantelois V, Dennis Tomfohrde, Mike Sine, Rob Bullard and Chelsea Kruse.

Others present: Tanya Batchelor and Angela Popenhagen

Motion to approve the agenda was made by O'Connell, second by Sine.

Motion passed 7-0

O'Connell stated the needs assessment should be on the agenda for the August meeting and he requested to have page numbers on the packets. Motion to approve the minutes of the previous meeting, May 7, 2024, as presented, was made by Sine, second by Tomfohrde. Motion passed 6-0, Bullard abstained.

Angela Popenhagen, Village Engineer, explained the Application for Conditional Use Permit from Curtis Wright for 399B Ridge Road, Tax ID#s 165-00616-0300 & 165-00616-0030 to install two stairways and pier to the river. Angela reviewed her memo dated June 22, 2024, included in the packet. Her recommendation is as follows: Based on my opinion and the answers to these criteria, I would recommend approval of the Conditional Use Permit. I also would have concerns that removal of the stairway and continued pedestrian use of a path down the hill would cause erosion. Restoration on steep wooded slopes is difficult and would exacerbate this potential erosion.

Public Hearing – Lutz declared the Public Hearing open to accept written and oral testimony regarding the proposed application for CUP from Curtis Wright. The original application had pictures of the stairs during winter. Curtis submitted pictures of the stairs now with the trees fully covering them. The commission members took a few minutes to number the pages of the CUP application Page 1-23. A letter from prior village clerk, Fran Duncanson was read and labeled number page 24. The three new pictures of the stairs from upstream, downstream and mid-river, are numbered 25-27. The stairs are not visible from any of these views.

Sam Schillace of 407 Ridge Road – appeared virtually. He is a neighbor to the south. He stated the site does not have sanitary services and is basically a campsite. Curtis doesn't live there. The DNR says a permit is pending. The site is unoccupied with a campsite. The owner did not get permission to build ahead of construction. Sam also submitted a letter to Brad Lutz regarding this application. A copy is on record.

Holly Walsh of 405 Ridge Road – stated that she echoed what Sam said. The lot does not have enough area to build a house. She asked the CUP be denied until they have a plan to build a home. She spoke to the Canadian National Railroad and the applicant does not have permission to cross the railroad, which is illegal without permission.

Adam Pieri Johnson of 405 Ridge Road – he talked to the Fire Chief and said a fire in this area would be his worst nightmare because there would be no way to put it out. He asked that the commission deny the CUP.

Lutz read a letter from Deb Ryun, Wild Rivers Conservancy. Her concern is about crossing the railroad tracks and whether the property owner has permission. Also, a suggestion to consider is writing the zoning to only homeowners/residents to have river access.

Lutz declared the Public Hearing closed.

Discussion and possible action re:

Conditional Use Permit Application from Curtis Wright at 399 B Ridge Road

There was considerable discussion among commission members regarding the CUP application.

Kruse asked Wright if he had written permission to cross the railroad. Wright stated that he only has verbal permission.

Bullard assumed Wright had a house on the lot, not that it was a vacant lot.

Lutz read the Village Attorney’s opinion. The Commission must make their decision only based on the stairs and not whether there is a fire pit or not. Complaints about other things don’t concern this application. If the applicant meets all of the conditions, the commission must approve it, or the decision can be appealed.

O’Connell read through the nine questions in the Conditional Use Procedures. Discussion followed. Possible conditions were discussed. Motion was made by Sine to Recommend Board approval of the Conditional Use Permit Application from Curtis Wright contingent upon payment of double permit fees as appropriate, seconded by Kruse. Vote: Chantelois- Yes, Bullard Abstained, Sine – Yes, Lutz- Yes, Kruse – Yes, O’Connell – No, Tomfohrde – No Motion carried 4-2

Comprehensive (COMP) Plan Update - MSA Professional Services

Brian Weidenfeld, with MSA (appearing virtually), reviewed the last four elements of the comprehensive plan: Chapter 4: Utilities & Community Facilities; Chapter 5: Intergovernmental Cooperation; Chapter 9: Land Use; and Chapter 10: Implementation. Discussion followed. Weidenfeld is awaiting comments from Swanberg regarding these chapters. Commission members had several questions regarding the land use chapter. The categories are very different from our current zoning code and seem to not fit well. This could create issues for implementation. Also, it is written in the form of shall rather than should since it is a guide and not a full code rewrite. Lutz asked to remove any references in the comp plan to this building as the Discovery Center as that is no longer the name. The Commission asked Weidenfeld to take another look at this chapter and compare it to our existing zoning ordinance, so the wording compliments them. Further comments can be emailed to Swanberg to be given to MSA.

Future Agenda Items

O’Connell requested to have Impact Fees on the August agenda and a reminder to have page numbers on each page of the packet.

The meeting was adjourned at 8:29 p.m.

Minutes Respectfully submitted by Tanya Batchelor, Village Treasurer



Village of Osceola, Wisconsin
COMPREHENSIVE PLAN 2045

Adopted XX, 2024



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ACKNOWLEDGEMENTS

Village Board

Brad Lutz, *Village President*
Van A. Burch, *Village Trustee*
Bill Chantelois IV, *Village Trustee*
Bruce Gilliland, *Village Trustee*
Neil Kline, *Village Trustee*
Arvid Maki, *Village Trustee*
Marsha Hovey, *Village Trustee*

Administrative Staff

Devin Swanberg, *Village Administrator*
Carie Krentz, *Village Clerk*
Tanya Batchelor, *Village Treasurer*

Prepared by:

This document was prepared by MSA Professional Services, Inc. with assistance from Village Staff, the Village Board, and the residents of Osceola, Wisconsin.

Project No.: 00523020



CHAPTER 1

INTRODUCTION

WELCOME TO THE VILLAGE OF OSCEOLA'S COMPREHENSIVE PLAN!

The Village of Osceola Comprehensive Plan (hereto after referred to as “the Plan”) is intended to guide decisions and actions affecting Village budgets, ordinances, and growth. The Plan looks 20 years into the future to describe what the Village wants but offers goals and strategies for implementation now in order to realize that long-term vision. As a broad-based plan, it sometimes relies on other more detailed plans or budget processes to determine when or how implementation will occur.

The Plan's recommendations are intended to:

- Create a collective vision for the future of Osceola.
- Establish priorities for public investment, including the Village's Capital and Operating Budgets.
- Provide or inform policies that guide Village decision-making.
- Align the work of Village staff around the issues that matter most to our residents and stakeholders.
- Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- Guide private development through the Future Land Use map and policies.
- Foster partnerships with other entities to address shared goals.

PLAN ADOPTION AND THE CONSISTENCY REQUIREMENT

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing prior to adoption, be recommended for adoption by the Plan Commission and be adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with the comprehensive plan:

- Official map
- Local subdivision regulations
- Zoning ordinance
- Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal “road map” for the Village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward the unified vision expressed in this plan. Over the course of time, many factors are likely to arise that will significantly influence local decisions. This plan should continue to be consulted to ensure that such decisions contribute to the vision established in this plan.

OVERALL VISION

Osceola's vision statement is intended to set the general tone for the rest of the plan. It encapsulates the major themes woven throughout the plan.

2045 Vision: The Village of Osceola seeks to preserve and promote its charming small-town character and rural heritage, vast natural resources, excellent economic opportunities, and safe and quality way of life to cultivate a vibrant community for both existing and new residents.



PLAN ORGANIZATION

This plan is organized around the nine required plan elements as outlined in state statutes:

1. Introduction
 2. Public Engagement
 3. Agricultural, Natural & Cultural Resources
 4. Utilities & Community Facilities
 5. Economic Development
 6. Housing
 7. Mobility & Transportation
 8. Land Use
 9. Intergovernmental Cooperation
 10. Implementation
- Appendix A: Plan Adoption & Amendments
Appendix B: Action Plan
Appendix C: Community Engagement
Appendix D: Maps

Each section includes Issues and Opportunities, Voices from the Community, 2024 Snapshot of existing conditions, and Goals and Strategies.

EXISTING PLANS REVIEWED:

- Village of Osceola Comprehensive Plan 2009-2029 (2009)
- Village of Osceola CORP (2024)
- Polk County Housing Study (2019)
- Polk County Comprehensive Plan 2009-2029 (2009)
- Polk County Farmland Preservation Plan (2014)

INTRODUCTION

GOALS & STRATEGIES

The policy content of this plan is organized into Goals and Strategies.

GOALS

A goal is a general statement about a desired future outcome. Goals provide the big idea and direction but do not indicate how they will be achieved.

STRATEGIES

Strategies are the methods by which the goals are achieved. Some are policy statements intended to guide decisions. Others are actions – specific activities that someone within the Village government needs to actively pursue.

PLANNING JURISDICTION

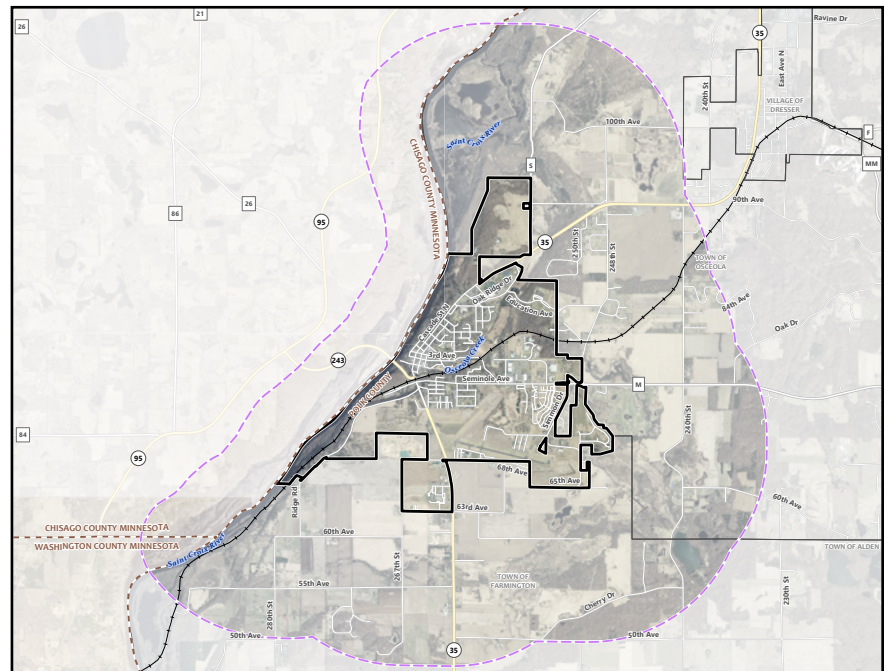
The study area for this plan includes all lands in which the Village has both a short-and long-term interest in planning and development activity.

Wisconsin law divides cities into four classes relating to government administration and local governmental power. Osceola is a Village, which corresponds to a 1.5-mile extraterritorial jurisdiction. The Village itself is approximately 4.19 square miles in size with the planning jurisdiction covering approximately 21.5 square miles.

REGIONAL CONTEXT

The Village of Osceola is located in southwestern Polk County, Wisconsin. The Village borders the Town of Osceola to the north and to the east, the Town of Farmington to the south, and the St. Croix River and the State of Minnesota to the west. North of Osceola is the Village of Dresser and City of St. Croix Falls. The Village of Osceola boasts an abundance of water resources nearby, including Lotus Lake, Lower Lake, Peaslee Lake, Rice Lake, Osceola Creek, Osceola Lake, and the St. Croix River, as well as plenty of public land, notably Cascade Falls, Wilke Glen, and Interstate State Park to the north.

PLANNING AREA MAP



SNAPSHOT OVERVIEW

Data used for the Village of Osceola Comprehensive Plan includes 2021 American Community Survey (ACS) 5-Year Estimates, 2000 & 2020 Decennial Census data, and Wisconsin Department of Administration (DOA) 2010-2040 household projections.

2020 TOTAL POPULATION

2,788

EDUCATIONAL ATTAINMENT

Nearly half of Osceola residents over 25 (47%) have at least some college education, including associate, bachelor's, or master's degrees; high school is the highest education level for 39% of residents.

RACE AND ETHNICITY

About 3% of the Village's total population identify as Hispanic or Latino. Black residents make up 1% of the population, and residents who identify with two or more races represent 3%. Most of the population is White at 93%.

MEDIAN AGE

Median age in the Village trended upwards through the first half of the 2010s before declining back to a median age of 37.1 in 2021.

Figure 1.1: Median Age

Source: U.S. Census

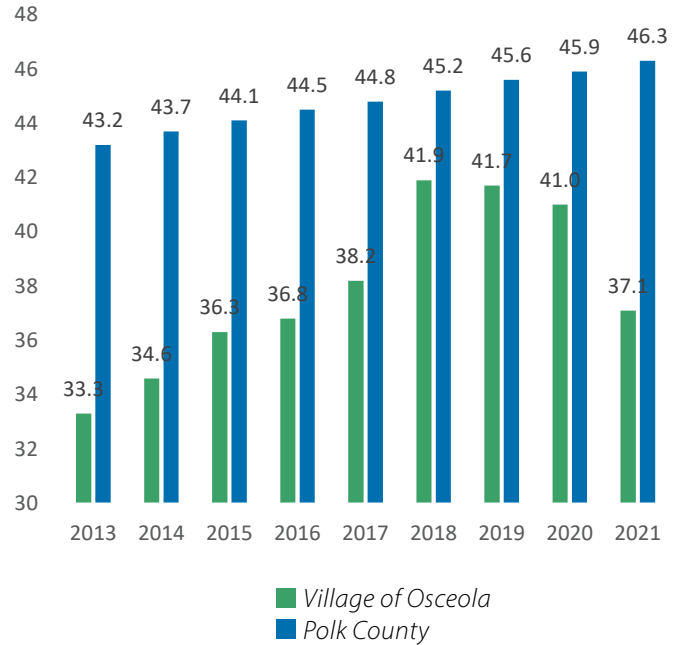
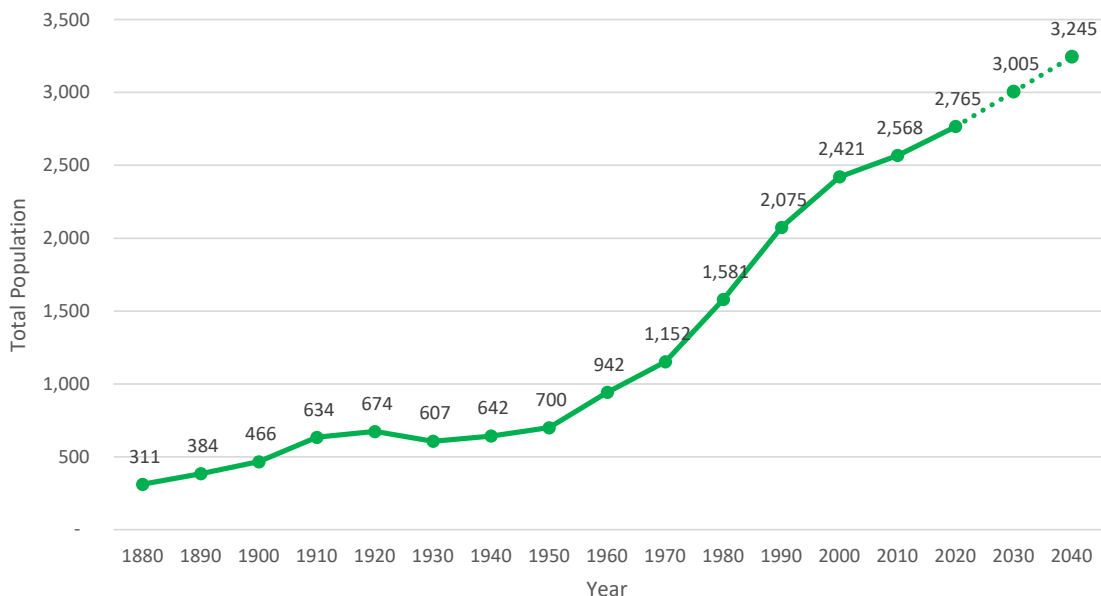


Figure 1.2: Osceola's Population (1880-2040)

Source: U.S. Census



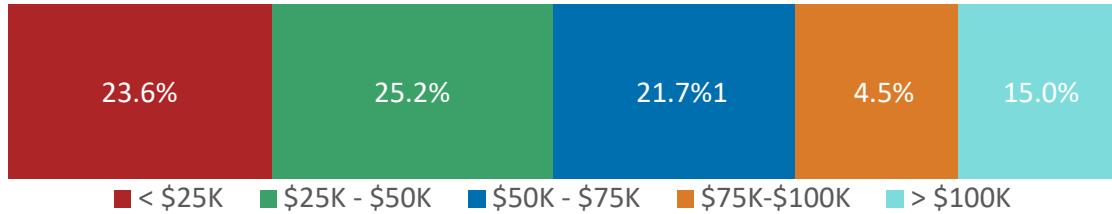
INTRODUCTION

HOUSEHOLD INCOME DISTRIBUTION

2021 ACS data shows that about 15% of households earned over \$100,000, while almost 50% earned less than \$50,000.

Figure 1.3: Household Income Distribution

Source: U.S. Census



FULL TIME OCCUPATION BY INDUSTRY

The most common occupational industry among Village residents is Manufacturing. The trends within the Village largely mirror those seen in Polk County with small variations. The Village, however, has a larger share of works in the manufacturing sector (32%) in comparison to the County overall (25%).

Table 1.1 Full-Time Occupation by Industry

Source: U.S. Census Bureau

INDUSTRY	VILLAGE OF OSCEOLA	POLK COUNTY
Agriculture, forestry, fishing and hunting, and mining:	0%	3%
Construction	6%	9%
Manufacturing	32%	25%
Wholesale trade	3%	2%
Retail trade	10%	9%
Transportation and warehousing, and utilities	5%	4%
Information	0%	1%
Finance and insurance, and real estate and rental and leasing	3%	4%
Professional, scientific, and management, and administrative and waste management services	5%	5%
Educational services, and health care and social assistance	20%	23%
Arts, entertainment, and recreation, and accommodation and food services	8%	7%

POPULATION CHANGE BY DECADE

The most significant increase in population was during the period of 1980-1990 when the population grew from 1,581 to 2,075. Population growth is anticipated between 2020-2035 but is projected to peak in 2035.

Table 1.2 Population Change by Decade
Source: U.S. Census Bureau

YEAR	VILLAGE OF OSCEOLA	CITY OF ST. CROIX FALLS	POLK COUNTY	WISCONSIN
1980	1,581	1,497	32,351	4,705,642
1990	2,075	1,640	34,773	4,891,769
2000	2,421	2,033	41,319	5,363,675
2010	2,568	2,133	44,205	5,691,047
2020	2,765	2,208	44,977	5,806,975
2025*	3,020	2,430	50,760	6,203,850
2030*	3,185	2,540	53,240	6,375,910
2035*	3,255	2,585	54,230	6,476,270
2040*	3,245	2,560	53,825	6,491,635

*Projection Population

HOUSEHOLD GROWTH AND PROJECTIONS

Based on Wisconsin Department of Administration (DOA) projections, the Village is likely to add over 200 households by 2040. However, household size is expected to decrease over that same period. These trends together indicate an increase in single-person households and smaller family sizes—a trend increasingly seen across Wisconsin and the country.

Table 1.3 Household Growth and Projections
Source: U.S. Census Bureau

	VILLAGE OF OSCEOLA		CITY OF ST. CROIX FALLS		POLK COUNTY		WISCONSIN	
	NUMBER OF HOUSEHOLDS	PERSONS PER HOUSEHOLD	NUMBER OF HOUSEHOLDS	PERSONS PER HOUSEHOLD	NUMBER OF HOUSEHOLDS	PERSONS PER HOUSEHOLD	NUMBER OF HOUSEHOLDS	PERSONS PER HOUSEHOLD
2010	1,183	2.18	900	2.04	18,170	2.42	2,274,611	2.41
2015	1,060	2.35	1,055	1.92	17,994	2.39	2,299,107	2.43
2020	1,182	2.09	908	1.99	18,647	2.31	2,377,935	2.38
2025*	1,395	2.16	1,139	2.06	21,399	2.34	2,600,538	2.32
2030*	1,484	2.15	1,194	2.04	22,576	2.33	2,697,884	2.30
2035*	1,532	2.12	1,221	2.02	23,176	2.31	2,764,498	2.28
2040*	1,540	2.11	1,221	2.01	23,124	2.29	2,790,322	2.26

CHAPTER 2

PUBLIC ENGAGEMENT

PUBLIC INCLUSION PLAN

The public inclusion plan was broken down as follows:

1. **Project Kick-off | Issues & Opportunities**
2. **Community Engagement | Community Survey Feedback & Stakeholder Interviews**
3. **Policy Review | Topics and Initial Land Use Drafts**
4. **Full Plan Review | Review Land Use Maps and Implementation Plan**
5. **Public Open House | Public Comment Opportunity**

PROJECT KICK-OFF

A project kick-off meeting was held on November 7th, 2023. The discussion centered on current issues and opportunities in Osceola the Village hoped to be addressed by the Comprehensive Plan. The results of the discussion included:

Issues:

- **Growth and housing:** Free up existing housing stock for new residents and households wishing to downsize by building housing of all types.
- **Employment:** There are more jobs currently available than people working those jobs. There is a need to attract more residents to fill jobs in the community.
- **Interconnectivity:** There are existing barriers for bicyclists and pedestrians within the Village.
- **Downtown parking:** There is a need for greater parking capacity to accommodate those visiting the downtown.
- **Development Limitations:** To the north there is existing housing and DNR land and to the South there are hydric soils and wetlands. Development opportunities in the southeast exist, but high infrastructure costs are potentially restrictive.
- **Brownfields/Superfund sites:** These sites need additional clean up and rehabilitation before they are ready for redevelopment.

- **Aging Infrastructure:** Infrastructure coming to the end of its life causes strain on the entire infrastructure system through high maintenance and replacement costs. The Village's original stormwater infrastructure and cast-iron water lines are of particular concern.
- **Intergovernmental Agreements:** Shared service agreements need to be revisited with neighboring communities to discuss future opportunities for cost sharing.

Opportunities:

- **Tourism:** Many visitors travel to the community for a variety of events hosted year-round. There are opportunities to increase tourism related to outdoor recreation, numerous community festivals, and nearby landmarks.



- **Vibrant Downtown and Business Organizations:** Local businesses are invested in the community and are committed to giving back. The Osceola Area Chamber of Commerce and Main Street Organization are strong partners to local businesses and supports marketing efforts to foster future economic development. Continued collaboration can establish the Village as destination for businesses, tourists, and potential investors.

PUBLIC ENGAGEMENT

- **Proximity to MSP Metro:** Due to few bridge crossings over the St. Croix River, Osceola remains one of the top places to live for those desiring both a small community and easy commute to job opportunities in the Twin Cities.



- **Osceola Municipal Center:** The new civic center provides modern public facilities for the Village Hall, public library, police department, and other community meeting spaces.



- **School District:** Enrollment has been declining but updated facilities could help attract new students and families.

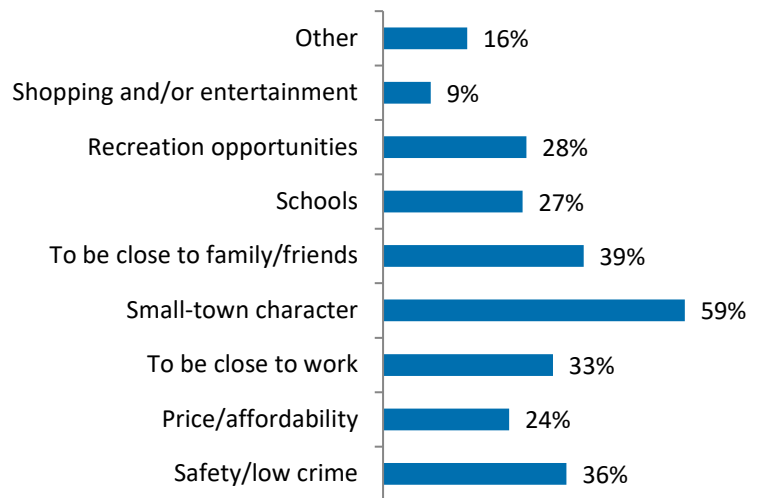
- **Civic Engagement:** Community members are active and engaged in various community events, clubs, and organizations.
- **Cluster of Amenities:** The Village is home to a number of community assets like a grocery store, hospital, strong local businesses, industrial park, vibrant Main Street, excellent school system, and extensive park system. Many travel from nearby communities to experience these amenities.

COMMUNITY SURVEY

The online community survey was active January 1st, 2024 through March 1st, 2024 and received 276 responses. A total of 32 questions were included in the survey with some open-ended responses. This survey was intended to inform public policy for both the Comprehensive Plan and Comprehensive Outdoor Recreation Plan. A link to the survey was provided on the Village’s website, the Village’s Facebook page, the public library, and the Osceola post office. In comparison to the community overall, the survey respondents were generally more female, older, and mostly homeowners. Overall, the responses reflect a desire for growth, increased amenities, better services, and improvements to quality of life that still maintain the Village’s small-town feel.

Figure 2.1: “Please indicate why you live in or near Osceola. Select all that apply/if you don’t live in or near the Village, you may skip this question.”

Why Osceola?



Living in Osceola

Most respondents indicated that they lived in Osceola because of the small-town character, proximity to friends, families, and jobs, and the safety the community provides. Overall, respondents agreed that Osceola has adequate recreational opportunities, residents feel connected to one another, and that the community is safe. Walking routes, downtown appearance, and personal safety were highly rated. Respondents were not satisfied with biking routes, convenience of downtown parking, and high cost of utilities.

Housing

The responses show strong support for duplexes, townhomes, apartments, single-family homes, and accessory dwelling units, often known as “granny flats.” Poor ratings of rental availability and cost indicate a need for more diverse rental housing, especially apartments and larger rental types like duplexes, ADUs, and townhomes.

Employment

28% of survey respondents work in the Twin Cities, 28% work in a nearby City or Village, and 26% work in the Village of Osceola. Amongst those who are employed, 53% of survey respondents work remotely at least once a week and 24% work from home full-time. This aligns with the national trend towards a hybrid employment in the years following the COVID-19 pandemic. Responses identify that better internet connectivity is needed to improve the ability to work from home.

Figure 2.2: “The village has some constraints on outward growth – future population growth may require new housing options that use land efficiently. Indicate your support for each of the following housing options.”

Support for Housing Options

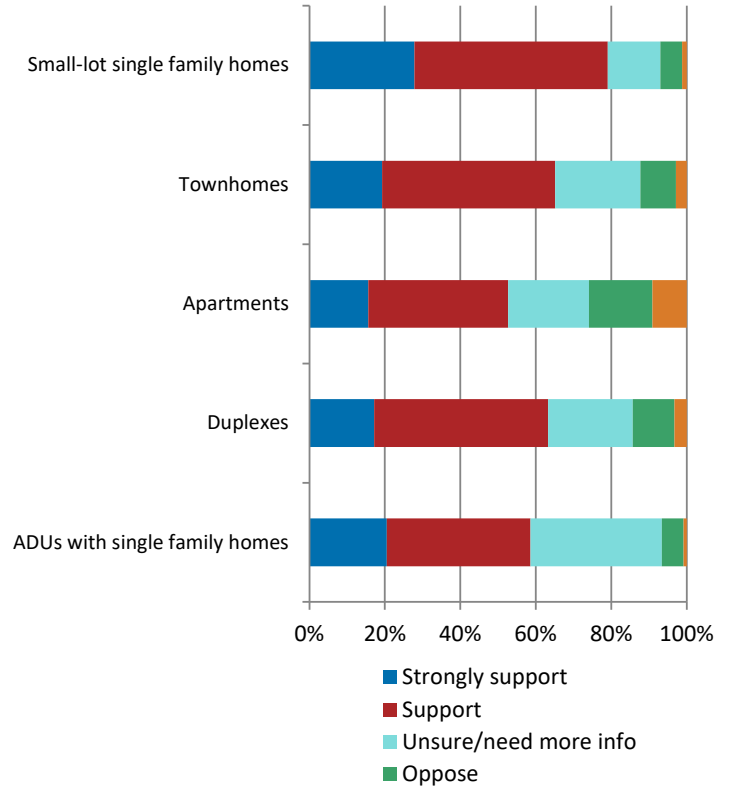
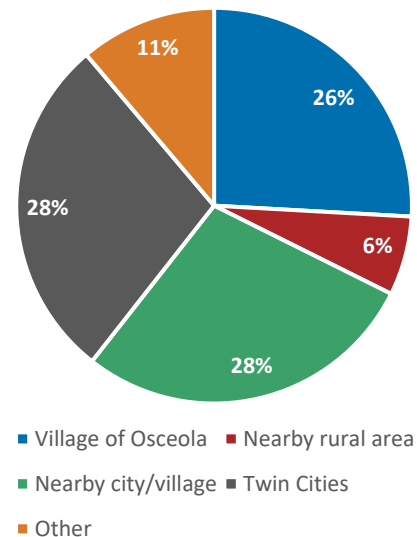


Figure 2.3: “If employed and working at least 1 day per week OUTSIDE YOUR HOME, where do you work?” (Excluding not employed)

Where do you work?



Additional Investment

Street repair and maintenance, public safety and park and recreation facilities are the highest priority of additional Village investment. Property improvement and development in Osceola are favored for downtown buildings, new retail sites, and greater energy efficiency.

Development Needs

Respondents are satisfied with the amount of existing gas-station/convenience stores and grocery store; however, they are dissatisfied with the options available for restaurants (both for dine-in and drive-through), retail shopping, and the availability of childcare providers.

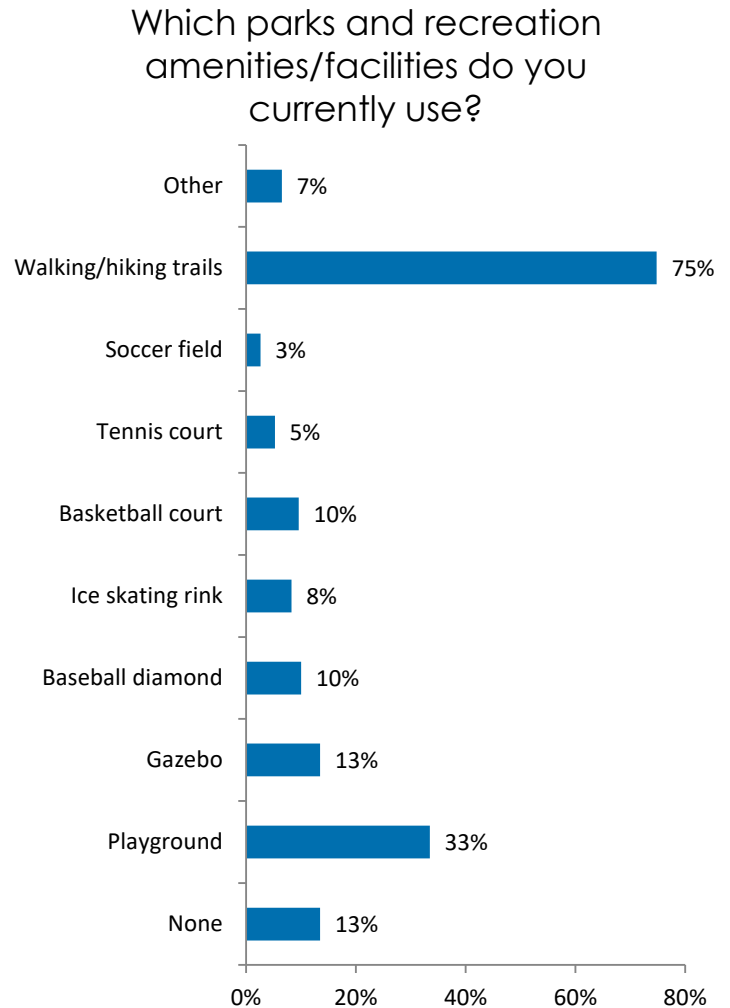
Park and Recreation Needs

Cascade Falls and Wilkie Glenn, Oakley Park, and Millpond Park were the park and recreation facilities most visited by survey respondents. The most utilized facilities included walking and hiking trails, playground equipment, gazebos, and baseball diamonds. There are concerns about safety in Oakley Park and improvements needed for the park's grandstand. Many respondents noted the lack of accessibility in the park system, such as accessible playground equipment and ADA parking spaces. Ideas for new facilities included pickleball courts, bike trails, a dog park, a skate park, and generally updated facilities. New bike and pedestrian trails were proposed across the Village and that feedback is reflected in Osceola's Comprehensive Outdoor Recreation Plan maps.

Additional Feedback

Additional feedback from the survey included concern about high property taxes and the cost of new infrastructure; a desire for affordable housing, more park and recreation investments, and downtown improvements; support for the school district; and creating a more inclusive community, specifically addressing accessibility issues.

Figure 2.4: "Which parks and recreation amenities/facilities do you currently use?"



STAKEHOLDER INTERVIEWS

Over the course of the planning process, 5 stakeholders were contacted to give their input on the issues, opportunities, and vision of the community. These stakeholders included representatives from the Osceola Chamber of Commerce, Lions Club, Osceola School Board, residential developers, and a Polk County Planner. Feedback was collected through 30-minute interviews and is summarized into the following key takeaways.

Village Vision

- Balance development with preservation, particularly regarding agricultural land and outdoor recreation opportunities.
- Emphasize the Village's outdoor recreation assets and, river access, to help establish a distinct community identity.
- Better collaboration between the business community, local organizations, and the broader development goals of the Village.
- Improve connectivity between community parks and trails.

Housing

- Evaluate zoning code for potential barriers to developing a more diverse housing supply.
- Challenges related to housing affordability, particularly with the increasing cost of homeownership and limited housing supply.
- Concerns about location and impact of housing development, especially concerning the preservation of scenic views and community character.
- Need for a more diverse mix of housing types, including rental options and senior housing.
- Potential redevelopment of the elementary school site upon referendum approval.
- Mixed support for 100-unit apartment building with retail and restaurant space at the old hospital site.

Economic Development

- Importance of cohesive efforts among different groups and organizations to enhance the Village's appeal and attractiveness for both businesses and visitors.
- Need to address broadband connectivity, transportation issues, parking constraints, and walkability to support local businesses and economic growth.
- Need for infrastructure improvements like repurposing parking lots, developing pedestrian bridges, and utilizing train tourism for economic benefits.

Community Facilities

- Challenges of maintenance and managing the demand on infrastructure.
- Increase availability of variety of existing amenities such as grocery stores, medical facilities, job opportunities, and quality of life factors like access to the river, parks, and walkability.
- Need to address transportation needs, including roadways, public transit, and pedestrian/bike infrastructure within Village and surrounding areas.
- The school district plans to consolidate the Intermediate School with the Elementary School due to the dilapidated state of the latter and declining student enrollment.



Engaging with the Public

- The Lions Club plays a significant role in the community by hosting fundraisers, providing grants to various groups, and supporting events like the Rubber Duck race and Wheels and Wings car and air show.
- Prioritizing youth engagement and involvement in planning processes.
- The school district has established continued engagement and trust building with the village community and stakeholders.
- Unclear regulations regarding artistic expression like murals and parking constraints during events.

Historic Preservation

- Significant historical landmarks and events in the Village's history need to be highlighted.
- Efforts to leverage historical aspects of Village as a tourism and economic driver.

CHAPTER 3

AGRICULTURAL, NATURAL & CULTURAL RESOURCES



INTRODUCTION

The Agriculture, Natural & Cultural Resources chapter focuses on preserving and enhancing the Village's valuable natural resources, such as agriculture, conservation, and cultural heritage preservation. By prioritizing these areas, the Village aims to ensure the long-term sustainability and enjoyment of its resources for generations to come.

Issues and Opportunities

- **Community Events:** Residents value the existing local events and how they engage the larger Osceola community.
- **Ample Natural Resources:** The Village is home to numerous natural assets like the St. Croix National Scenic Riverway, which can be leveraged to attract visitors and provide recreation activities for the community.
- **Farmland Preservation:** Osceola has strong agricultural traditions that must be balanced with new development that occurs.

Voices from the Community

- 89% of survey respondents agree that Osceola has a desirable small-town character.
- Respondents would like to see improvements that build upon the existing pool of cultural and natural assets in the Village. More community and family friendly events, promotion of natural resources and facilities, and recruitment of new businesses and services to the downtown area.
- 25% of survey respondents ranked reinvestment in downtown buildings, many of them historic, as their top priority for development in the Village.

AGRICULTURE, NATURAL & CULTURAL RESOURCES GOAL #1

Preserve productive agricultural lands in balance with development of the Village.

Strategies

1. Promote infill and redevelopment initiatives in under-utilized sites within the Village limits to help reduce the pressure to expand into surrounding agricultural areas.
2. Protect and preserve wetlands and streams, surface and groundwater sources and other existing natural features in the Village.
3. Limit development in prime agricultural areas/ Farmland Preservation Areas identified by Polk County in the planning area and utilize land use policies such as Farmland Preservation Zoning, Non-Farm Development, Farmland Preservation Agreements, Agricultural Enterprise Agreements, and Natural Resource Overlay Areas.

AGRICULTURE, NATURAL & CULTURAL RESOURCES GOAL #2

Preserve and celebrate cultural heritage and arts.

Strategies

1. Work with the Historic Preservation Commission to establish more detailed guidelines and standards for the preservation and restoration of cultural assets. This program should include architectural guidelines, conservation techniques, and methods for maintaining the historical integrity of the assets. Evaluate any funding opportunities through the State Historical Society.
2. Conduct an updated comprehensive architectural and historical intensive survey of significant sites, buildings, and landmarks within the Village. Engage with local historians, cultural experts, and community members to identify these assets and their cultural significance.

3. Coordinate historical and cultural activities with the Osceola School District, Osceola Municipal Center, Osceola Historical Society, Osceola Area Chamber and Main Street Organization, and other stakeholders as needed.
4. Review ordinances pertaining to art mural installations and coordinate with the Osceola Area Chamber and Main Street Organization to commission appropriate arts murals in the downtown area.

AGRICULTURE, NATURAL & CULTURAL RESOURCES GOAL #3

Balance conservation of and increased access to natural resource amenities.

Strategies

1. Prioritize access to natural amenities through a strong trail network and ADA compliant facilities. Engage the public through natural resource and recreational facilities planning.
2. Preserve and protect key environmental corridors, native vegetation, and wildlife species consistent with the Natural Resources Overlay (refer to Land Use chapter).
3. Coordinate local efforts with Standing Cedars Community Land Conservancy, the Wisconsin DNR, and other organizations that protect natural areas around Osceola.
4. Manage vegetation coordination with U.S. Fish & Wildlife Service by removing and controlling non-native, invasive species.
5. Ensure site development and infrastructure improvements occur in areas with least possible impact to natural environments.
6. Encourage landscaping practices on public and private property that help filter and infiltrate rainwater.
7. Encourage the implementation of best practices to minimize impervious surfaces during the site planning and development review processes, in alignment with WDNR goals.

SNAPSHOT AGRICULTURAL, NATURAL & CULTURAL RESOURCES

Farmland

When the previous Comprehensive Plan was created in 2009, farmland within the Village limits was diminishing. As of 2024, there are approximately 431 acres of farmland remaining within Village limits, mostly along the outskirts. These farms are a mixture of dairy and commodity crop farming operations.

Additional land continues to be in production within the planning jurisdictional area. The surrounding municipalities still retain much of their agricultural lands. Polk County is developing a new County Farmland Preservation Plan, which is set to be released at the end of 2024. As of 2014, there was a total of 440,530 acres designated as Farmland Preservation Areas within the county. Farmland Preservation Areas are eligible to participate in Agriculture Enterprise Areas (AEA), Purchase of Agricultural Conservation Easements (PACE) and Farmland Preservation Zoning through the Wisconsin Farmland Preservation Program if properties meet the program requirements. These programs are seen as a way to maintain large areas of contiguous land primarily for agricultural use, encourage farmers and local governments to invest in agriculture, and encourage compliance with state soil and water conservation standards.



Physical Characteristics

Geology:

Osceola is located within the St. Croix River Watershed which is topographically defined by glaciation during the last Ice Age. Most of the Village of Osceola's geology is defined by sedimentary rocks, predominately sand, gravel, till, and Ordovician dolomite. Paleozoic bedrock is exposed along the St. Croix River due to erosion.

Topography:

The Village of Osceola has areas of steep slopes and areas of level ground. Nearly all of the steep slopes in the Village are on the western edge, which drops down to the St. Croix River. There are several bluff type features within the Village limits on the eastern side.



Overhead view of gravel operation. Source: Google Earth

Minerals:

At the southern edge of the Village is a mining operation that produces gravel. Residents have expressed concerns about the environmental and social impact of the aggregate company. It is unlikely that additional mining operations would be added within the plan boundary.

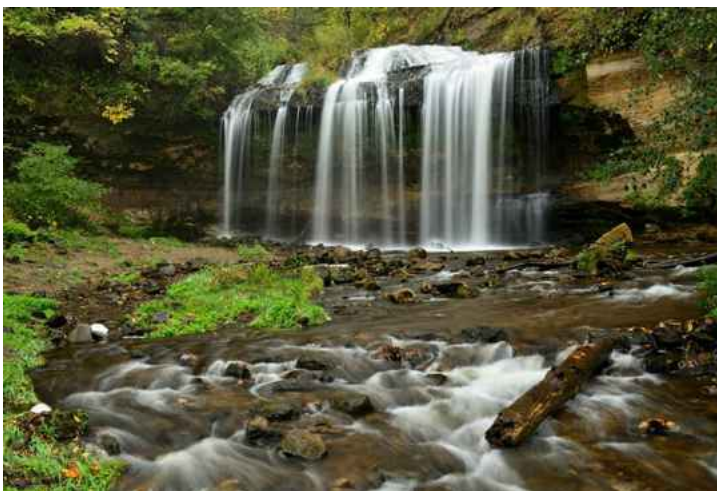
Water Resources

Regulations:

Water resources are regulated by the Village's Wellhead Protection, Floodplain Regulations, Shoreland-Wetland, and Erosion, Sediment and Water Runoff Control ordinances. Other local, state, and federal laws and regulations may apply.

Groundwater:

The groundwater resources in the Village of Osceola are overall in good condition. Groundwater is vitally important; all of the drinking water sources in the Village of Osceola come from groundwater. This means that the health and quality of the drinking water for the residents is directly linked to the quality of the groundwater. There are two wells used by the Village as a source of drinking water. One of the wells was reported to have elevated arsenic levels above the allowable amount from the EPA. In order to protect groundwater and drinking water supplies the wells within the Village are monitored with regular testing. There are a number of seeps that reach the surface within the Village's limits. Prioritizing conservancy areas around these areas will be used to ensure the water quality that is currently part of the pride of the Village.



Surface Water:

The Village of Osceola is blessed with outstanding surface water resources. Osceola Creek is a Class II trout stream and several handicap accessible spots along the creek have been established. The village continues to work with the Wisconsin DNR to upgrade the status of Osceola Creek to a Class I trout stream. This is truly a unique feature that not many municipalities have within their limits. There is also the mill pond along Osceola Creek. However, the entire area was devastated by a flood in 2002 which wiped out the Upper Mill Pond, the stream and more. The western border of the Village is the Saint Croix River. This river offers scenic beauty, trails, transportation, and tourism. There are also a number of waterfalls that occur within the Village, including Bridal Veil Falls and Cascade Falls.

Floodplains:

Both the St. Croix River and Osceola Creek have floodplains that lie within the Village. Osceola Creek's floodplain was placed within a conservancy zoning district to prevent development and to ensure that the floodplain is free of hazards that could be ruined by flood waters.

Wetlands:

Wetlands are defined as those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years, and include marshes, mudflats, wooded swamps, and wet meadows. The presence of wetlands in an area can limit the type of development that can occur. Developments in wetland areas are regulated by the Wisconsin Department of Natural Resources and in some cases, the U.S. Army Corps of Engineers. There are several areas of wetlands within the Village limits. Most of the areas classified as wetlands are along associated surface water bodies, such as Osceola Creek. There are patches of phragmites in the wetlands along Osceola Creek and the Mill Pond.



Cultural Resources

Historic Assets:

The Village of Osceola has a rich history and culture. Much has already been done within the Village to maintain its small town and historic character. In 2000, the Osceola Commercial Historic District was listed in both the State and National Register of Historic Places. This district is home to 17 contributing buildings and makes much of the downtown area. Outside of the Historic District, there are 4 additional properties in Osceola on the State and National Register of Historic Places, including the First Baptist Church, the Old Polk County Courthouse, and the Minneapolis, St. Paul, and Sault Saint Marie Railway Depot.

Osceola is a designated Main Street Wisconsin Community. The Wisconsin Main Street Program is administered by the Wisconsin Economic Development Corporation (WEDC). The program exists to support local efforts to leverage downtown and commercial districts, provide resource access, and networking opportunities to support local initiatives. Main Street boasts a diverse selection of locally owned and operated specialty shops, and the Osceola Area Chamber and Main Street Organization oversees the historic downtown, which brings events and beautification initiatives to the area. In addition to its Main Street Wisconsin designation, Osceola is also listed on the National Historic Downtown Register, designated as a Preserve America Community, and was named the Most Charming Small Town in Wisconsin in 2022.

Funding options should be explored for restoring historic buildings within the community. State level historic preservation programs that may apply to these buildings include:

- The Wisconsin Economic Development Corporation in conjunction with the Wisconsin Historical Society's State Historic Preservation Office provides Historic Tax Credits to income producing historic buildings to assist in renovation costs. If approved, the program provides 20% of rehabilitation costs as a state tax credit.
- The Wisconsin Historical Society's State Historic Preservation Office administers a Historic Homeowners' Tax Credit program that returns 25% of approved renovation costs of historic homes deemed eligible as an income tax credit. Homeowners must apply to the program through a tax credit application with the Historical Society.

Major Community Events:

- Osceola Community Fair
- Rhubarb Fest and Duckathon
- Wheels & Wings
- Osceola Firefighter Ball
- Light Up Osceola

CHAPTER 4

UTILITIES & COMMUNITY FACILITIES



INTRODUCTION

The focus of the Utilities and Community Facilities chapter of the comprehensive plan is to ensure the efficient provision of essential services and the development of necessary infrastructure to support the needs of the Village of Osceola. It addresses a wide range of utilities and community facilities, including water supply, wastewater management, solid waste disposal, energy systems, telecommunications, and public facilities.

Issues and Opportunities

- **Internet and Broadband:** The Village lacks competitive internet and broadband services. In order to attract new residents and businesses, the Village should seek improvements to services and expansion to provider options.
- **Improve Transportation Facilities:** There is concern of road, trail, and sidewalk quality and maintenance. An opportunity exists to improve these facilities and allow for greater safety and connectivity.
- **Public Services Capacity:** Any growth in the Village should be preceded by an assessment of the utilities and other public service's capacity to accommodate that growth.

Voices from the Community

- **25%** of survey respondents said they were either 'somewhat dissatisfied' or 'very dissatisfied' with broadband internet. Some respondents indicated a number of service providers are entirely unavailable within the Village boundaries.
- Over **40%** of survey respondents placed energy efficiency as one of their top three priorities for Village investment.
- **74%** of respondents rate the Village parks "satisfactory" or better.

UTILITIES AND COMMUNITY FACILITIES GOAL #1

Maintain modern, affordable, and reliable public services that promote health, safety, and welfare.

Strategies

1. Ensure the maintenance and enhancement of utility infrastructure to meet the needs of both current and future residents and businesses. Emphasis will be placed on preserving the reliability of existing systems while also planning for necessary upgrades to accommodate future growth and expansion.
2. Conduct regular inspections and maintenance of existing utility systems, including water, sewer, and stormwater management, to ensure their integrity and reliability.
3. Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.
4. Discourage inefficient “leap frog” development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.
5. Continue sustaining high quality public safety services and facilities (police, fire, and EMS) in balance with budget constraints through regional partnerships with neighboring jurisdictions.
6. Explore opportunities to improve internet connectivity through state and federal grant programs as awarded by the Wisconsin Public Service Commission. Consult with the West Central Wisconsin Regional Planning Commission to discuss broadband expansion tools and resources available to the Village.
7. Encourage renewable energy production to reduce energy cost for residents. Promote incentives available through the Inflation Reduction Act, Rural Energy Alternatives Program, state tax credits and rebates.

UTILITIES AND COMMUNITY FACILITIES GOAL #2

Enhance community wellbeing through access to excellent community facilities.

Strategies

1. Support partnerships with nearby municipalities and community organizations to provide parks, recreational facilities, public buildings, public spaces, and programming for use by all who wish to take part.
2. Encourage developers to dedicate community trails and paths in new developments that connect residents to amenities like schools, businesses, parks, and other community trails.
3. Continuously maintain and improve parks and recreational spaces, ensuring they remain safe, attractive, and accessible for leisure activities and community gatherings as guided by the Comprehensive Outdoor Recreation Plan.
4. Utilize the Comprehensive Outdoor Recreation Plan to obtain funding through the Knowles-Nelson Stewardship Grant in pursuit of parks and recreation improvements.
5. Review the existing impact fee ordinances and adopt updated fees in accordance with the recently conducted Needs Assessment and Impact Fee Update.
6. Review existing parkland dedication ordinance (10% of the total land area of the proposed plat or a sum of money equivalent to the average land value) and consider prioritizing a fee-in-lieu of dedication ordinance to account for evolving Village park and recreation needs.

SNAPSHOT UTILITIES & COMMUNITY FACILITIES

Schools & Education

School District of Osceola: Osceola High School, Osceola Middle School, Osceola Intermediate School, Osceola Elementary School, Osceola Virtual Academy

Daycare Facilities

While there is no immediate childcare facility within the Village limits, these providers are located in the vicinity of Osceola:

- Carebare Daycare
- Grace For Kids
- Little Saints Child Care – Village of Dresser

Parks & Recreation

Parks:

- Third Avenue Triangle Park
- 10th Ave Triangle Park
- Gateway Meadows Park
- Ladd Memorial Park
- Pheasant Run Park
- Smith Park
- Eric Park
- Oakey Park
- Millpond Park
- Gristmill Park
- Geiger Brewery Park
- Osceola Eagle Bluff
- Schillberg Park
- Cascade Falls/Wilke Glen

Trails:

Simenstad Trail (1 mile)
Cascade Falls Trail (3 miles)
Eagle Bluff Trail (1 mile)
Historic Village Walk (1.25 miles)
Brookside Trail, located within Schillberg Park (2.5 miles)

Recreation Programs and Organizations:

School District of Osceola – Area Youth Sports Associations

Public Safety, Health, & Welfare

- Osceola Police Department
- EMS: Osceola Area Ambulance Services
- Fire: Osceola Fire Department – serving Town of Farmington and Village of Osceola

Healthcare Facilities:

General Healthcare at Osceola Medical Center, including emergency services.

Senior Care

- Evergreen Senior Living
- LO Simenstad Nursing Care
- Eagle Ridge Senior Living
- Christian Community Home of Osceola
- Comfort Keepers provides at-home care for seniors in Osceola
- The Osceola Senior center provides weekly programming to seniors located out of the Osceola Municipal Center



Utilities

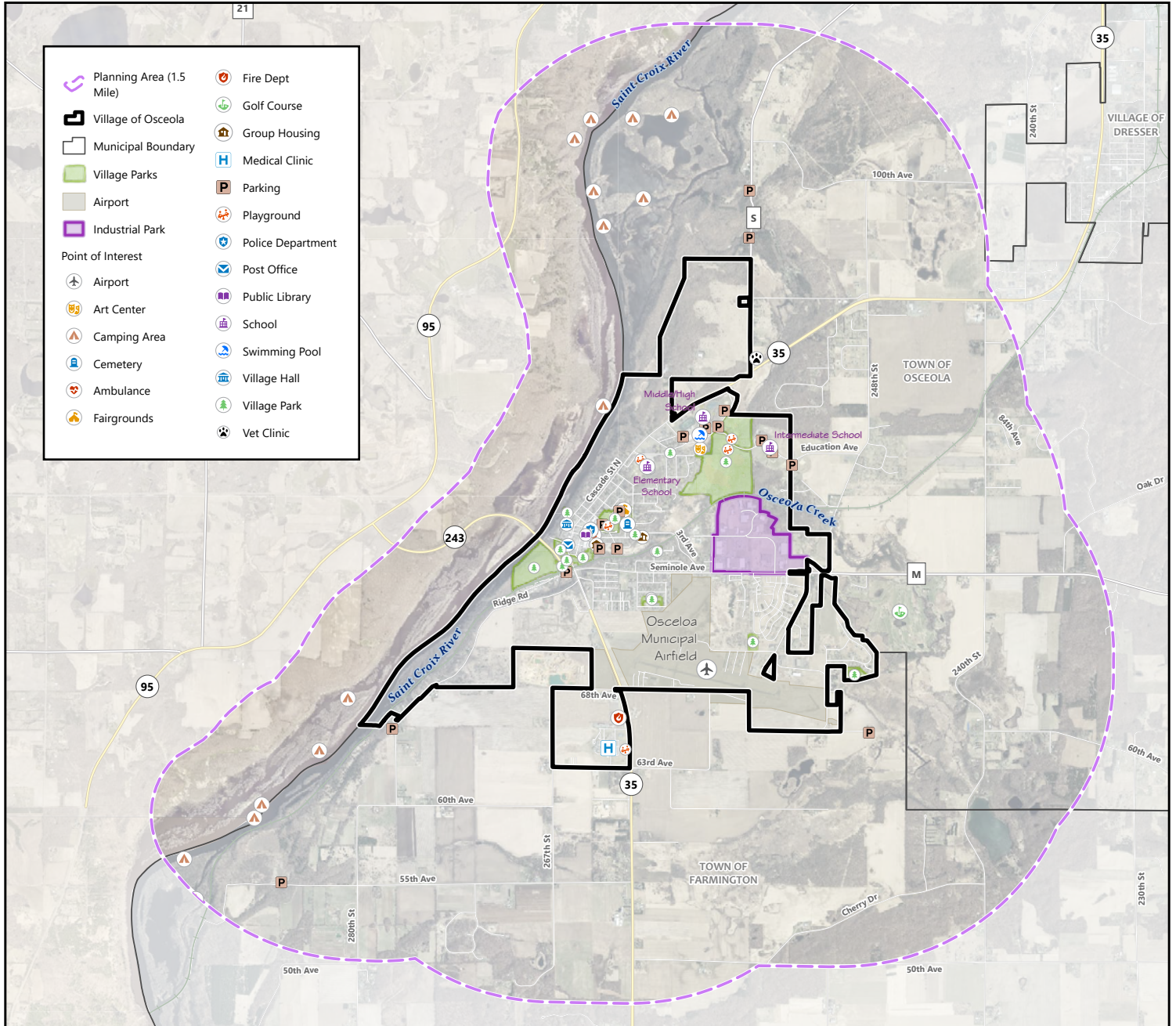
- Natural Gas: We Energies
- Electric: Xcel Energy
- Refuse/Recycling Collection: Olsen Sanitation out of Somerset, WI provides waste and recycling. Containers are provided by Polk County Recycling.
- Telecommunications: Cellular and mobile services are provided to residents throughout the Village by Verizon, Mint Mobile, AT&T, and Visible. Satellite high-speed internet can be obtained through HughesNet, Viasat, and Starlink, while traditional wired and wireless broadband internet access is available through Brightspeed, Lakeland Communications, Spectrum, T-Mobile, and Verizon.
- Water: The Osceola municipal water infrastructure ensures clean, safe water for approximately 1,100 users. The staff responsible for municipal water regularly attends training workshops and maintains annual certifications in order to continue providing customers with professional, responsive service and safe, quality drinking water at a reasonable price.
- Wastewater: The Osceola Wastewater Treatment Plant collects, carries, and treats the wastewater within the Village.

Other Community Facilities

- Library: Wilberg Memorial Public Library of Osceola, housed in the Osceola Municipal Center, is a resource for not only library books but also public computer access and WI-FI, printing and scanning, youth, teen, and adult year-round programming, community meeting spaces, and online research database services.
- Community Center: The Osceola Municipal Center civic building serves as the Village Community Center. Programming is run through the public library located on site.
- Village Hall: The Village Hall also operates out of the recently built Osceola Municipal Center. This is the central workplace of Village staff, the Police Department, and the Municipal Court offices. Village Board meetings, Committee meetings and Municipal Court are held in Village Hall.
- Osceola Historical Society: The Osceola Historical Society works in preserving the stories and buildings of Osceola's history. The Historic Society now operates out of the Historic Emily Olson house, which is one of the oldest surviving structures in Osceola.



VILLAGE FACILITIES MAP



CHAPTER 5

INTERGOVERNMENTAL COOPERATION



INTRODUCTION

This chapter emphasizes the vital role of collaboration and partnership between the Village of Osceola and other government entities. By fostering effective intergovernmental relationships with neighboring municipalities, county agencies, and state authorities, the Village aims to maximize resources, coordinate planning efforts, and pursue shared goals.

Issues and Opportunities

- **Neighboring Jurisdictions:** The Village has already established partnerships and shared service agreements with several jurisdictions that ensure quality public services at a lower cost. One example is the Osceola Area Ambulance Service.
- **Collaboration on School District Future:** Neighboring jurisdictions located within the Osceola School District should be included in dialogue around the future of the school district, including conversations about school district facilities and goals.

Voices from the Community

- Survey respondents would like to see **greater cooperation among the Village and adjacent groups** (Police and Fire Departments, EMS, School District, Chamber of Commerce, neighboring municipalities, etc.) to support existing Village services and facilities.
- Interviewees are calling for a **unified vision to be developed** for the Village and greater St. Croix area to maximize economic opportunity for tourism, recreation, and historical sites

INTERGOVERNMENTAL COOPERATION GOAL #1 **Enhance coordination and collaboration with local, regional, and statewide governmental organizations to promote Village interests.**

Strategies

- 1.** Enforce, abide by, and maintain existing intergovernmental/cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.
- 2.** Convene with neighboring officials to discuss intersecting community development goals, intergovernmental boundaries, and future cooperation on planning efforts.
- 3.** Work closely with the School District of Osceola, and other community stakeholders to foster communication, relationships, and knowledge about facility planning and other activities/efforts that impact Osceola residents.
- 4.** Work with other governmental entities (e.g. Polk County, WCWRPC, Wisconsin Department of Transportation, and Department of Natural Resources, etc.) to advance Village interests as identified in Village plans.
- 5.** Schedule a working session with the School District, involving elected officials and key staff for the Village and neighboring jurisdictions within the school district no less than annually to discuss issues of concern and opportunities for collaboration.
- 6.** Coordinate with all adjoining jurisdictions during outdoor recreation planning to identify complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.
- 7.** Work with neighboring jurisdictions to identify and resolve conflicts and inconsistencies between local plans and resolve key county-wide issues affecting the Village.

- 8.** Ensure information access to residents and potential residents and businesses regarding community events, engagement opportunities, and other Village developments.
- 9.** Village staff will meet with representatives from each adjacent jurisdiction during the annual process to update the Village's Capital Improvement Plan and to coordinate projects as appropriate.

SNAPSHOT INTERGOVERNMENTAL COOPERATION

Local Jurisdictions

- Town of Farmington
- Town of Alden
- Village of Dresser
- Town of Osceola
- Franconia Township (MN)

County Jurisdiction: Polk County

Regional Jurisdiction: West Central Wisconsin Regional Planning Commission

School District: School District of Osceola

Cooperative Agreements

- Town of Farmington and Village of Osceola shared Fire Department
- The Osceola Area Ambulance Service – Shared EMS jointly owned by Town of Alden, Town of Farmington, Town of Osceola, Village of Dresser and Village of Osceola
- Town of Osceola and Village of Osceola shared road maintenance agreement for Cessna Drive, 248th Street, and Simmons Drive
- Village of Dresser and Village of Osceola shared Municipal Court

CHAPTER 6

ECONOMIC DEVELOPMENT



INTRODUCTION

The Economic Development chapter focuses on fostering a vibrant local economy. It outlines strategies to support entrepreneurship, attract investments, and create a favorable business environment. The Village aims to stimulate economic growth, job creation, and enhance residents' well-being through targeted initiatives and collaboration with stakeholders.

Issues and Opportunities

- **Tourism:** Named Most Charming Small Town in Wisconsin in 2022, there is an inherent opportunity to attract visitors to the community through its natural beauty and historic downtown.
- **School District:** The district is experiencing declining enrollment in students; however, district staff are exploring strategies to remain fiscally stable while improving the quality of school facilities.
- **Industrial and Airport Industrial Park:** The strong manufacturing industry within Osceola presents further opportunity to attract new manufacturing related industries to the community.

Voices from the Community

- 44% of survey respondents are dissatisfied with the variety of restaurants; 33% are dissatisfied with the retail shopping mix.
- Community members would like to see continued collaboration between the Village, Osceola Area Chamber and Main Street Organization, and business community to support business needs and promote the local economy.
- 53% of survey respondents believe better home internet would make it easier to work remotely. 41% of respondents already work in a hybrid environment at least 1 day a week.

ECONOMIC DEVELOPMENT GOAL #1

Promote the growth and success of local businesses.

Strategies

1. Village staff should conduct periodic visits with local businesses (e.g. once every 1-2 years) to show interest in their success and identify any needs with which the Village may be able to assist.
2. Determine if there are barriers in the process to establish a new business. Simplify and expedite the permitting and licensing processes for businesses, as feasible. Implement an efficient online system that allows businesses to easily apply for permits and licenses, ensuring a streamlined and user-friendly experience.
3. Facilitate partnerships between local businesses, the Osceola Area Chamber and Main Street Organization, and Village and County governments to leverage resources and expertise. Collaborate with businesses to identify opportunities for joint initiatives, such as infrastructure development, marketing campaigns, or community programs, that benefit both the business community and the Village as a whole.
4. Facilitate proactive communication between educational institutions (including local UW-Extension and technical colleges) and area employers to accurately identify and meet local skill requirements. Promote diverse training programs and opportunities for skill development.
5. Complete review of Village ordinances pertaining to economic development. Enforce property maintenance ordinances to ensure aesthetically pleasing business corridors and commercial areas.
6. Promote and encourage a mixture of housing options to attract a variety of businesses and ensure there is sufficient housing to support the workforce.

ECONOMIC DEVELOPMENT GOAL #2

Maintain a healthy business mix in the Downtown area and the Osceola Industrial and Airport Parks.

Strategies

1. Recruit businesses that will meet the needs of Village residents that currently are not being met. Continue to engage with community members to understand their needs and concerns.
2. Continue facilitating the Downtown Facade Loan program and review for effectiveness with recent facade rehabilitation projects.
3. Develop a coordinated streetscape plan with the Business Improvement District (BID) Board to enhance the aesthetic appeal of the downtown corridor.
4. Explore financing options, including loans, grants, or partnerships, to support potential development projects and reduce risk.
5. Work with the Osceola Industrial Development Cooperation, Osceola Redevelopment Authority, and Polk County Economic Development Cooperation to promote continued development and business recruitment to the Osceola Industrial and Airport Parks.
6. Promote the cluster of manufacturing related companies already located within the Village.
7. Explore the possibility of creating new tax incremental districts (TIDs) to capture new value in Village development.
8. Use TIF strategically to create development opportunities for the Village. Prioritize PAYGO, conservative projections to ensure anticipated results, and the creation of a checklist for elected and non-elected officials of TIF requests.

ECONOMIC DEVELOPMENT GOAL #3

Continue to promote the Village as a tourist destination.

Strategies

1. Collaborate with the Osceola Area Chamber and Main Street Organization, local businesses, Travel Wisconsin, and other stakeholders to provide consistent and cohesive marketing material for attracting tourists.
2. Actively support festivals, recreational and community events that attract visitors and spending at local businesses.
3. Promote the Village's natural resource advantages and historic district to promote tourist spending and business attraction within the region.



SNAPSHOT ECONOMIC DEVELOPMENT

Economic development activities play a key role in the quality of life of the community and the long-term viability of the Village. This economic development snapshot explores the Village’s current environment, and inventories efforts that support economic development in the community.

Figure 6.1 *Commuting Patterns*

Source: U.S. Census Bureau



2,269 people work in Osceola but live outside of Osceola.

265 people work and live in Osceola.

1,125 people live in Osceola but work outside of Osceola.

Top Five Growth Industries

The following table shows the change in employment from 2010 to 2021. Transportation and warehousing, and utilities grew 253%, but the actual number of employees in this category went from 17 in 2010 to 60 in 2021. Manufacturing has the highest number of employees in the community at 413 but did not see any growth since 2010. Retail trade lost the most employees over that same period, with a total loss of 95 employees and a 2021 count of 136 remaining.

Table 6.1 *Top 5 Growth Industries*

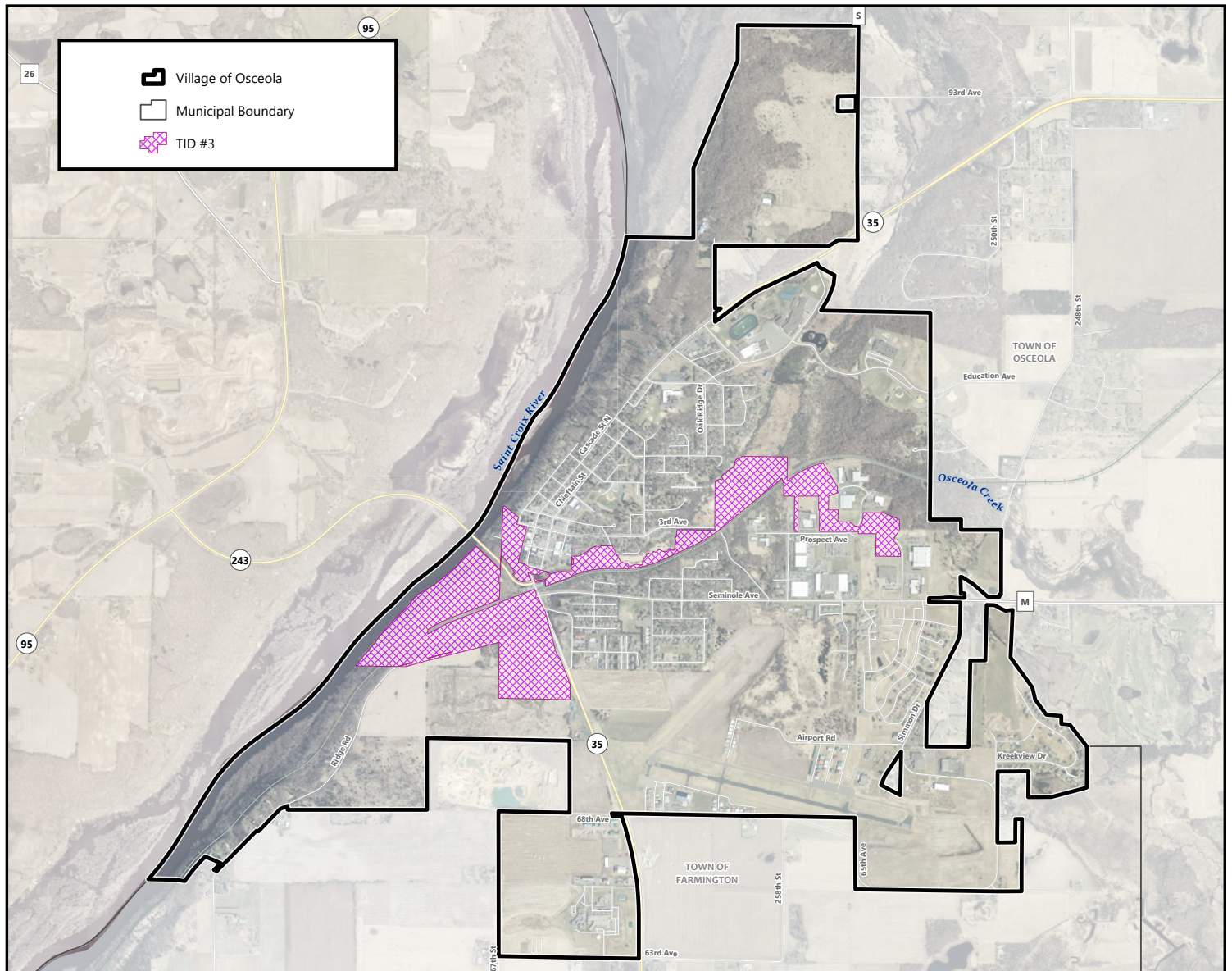
Source: U.S. Census Bureau

INDUSTRY	PERCENT INCREASE
Transportation and warehousing, and utilities	253%
Public administration	38%
Finance and insurance, and real estate and rental and leasing	5%
Construction	4%
Arts, entertainment, and recreation, and accommodation and food services	4%

Tax Incremental Financing

The Village has one active TID (TID #3) located in the south and eastern portion of the Village. The current equalized value of TID #3 is approximately 1.41% of total equalized value of taxable property within the Village, well below the statutory limit of 12%. Based on current cash flow projection, TID #3 is expected to close in 2041, the end of its maximum statutory life.

TAX INCREMENTAL DISTRICTS MAP



The equalized value limit is the maximum property value a municipality can have within TIDs. It is calculated by adding the equalized value of the new TID's taxable property as of January 1 and the value increment of all existing TIDs (for that municipality). This value cannot exceed 12% of the municipality's total equalized value. Osceola will need to continue using TIF to incentivize the types of development the Village would like to achieve but will need to remain mindful of its limitations.

Village officials and financial consultants should use conservative project valuations and increments to help determine the length of time (15-17 years) a TID needs to remain open in order to remain under the 12% valuation test. With a conservative approach to TID based on life, payback, community outcomes, and need, it will remain one of the most useful tools the Village has to ensure continued growth in residential, retail, office, and industrial.

Employment by Industry

Manufacturing has the highest percentage of employees in the Village and County in 2021, however the Village has a higher percentage of employees working in Manufacturing than Polk County. Generally, the employment trends in the county are reflected in Osceola.

Table 6.2 Top 10 Employers

Source: U.S. Census Bureau

INDUSTRY	VILLAGE OF OSCEOLA
Osceola Public Schools	250-499
Osceola Medical Center	100-249
Northwire Lab360	100-249
F & M Plastics	100-249
IVC Wisconsin	50-99
Christian Community Homes	50-99
Cizion Metal	50-99
Core Products	50-99
extraktLAB	50-99
Dick's Fresh Market	20-49

Table 6.3 Employment by Industry

Source: U.S. Census Bureau

INDUSTRY	VILLAGE OF OSCEOLA	POLK COUNTY
Agriculture, forestry, fishing and hunting, and mining:	0%	3%
Construction	6%	9%
Manufacturing	32%	25%
Wholesale trade	3%	2%
Retail trade	10%	9%
Transportation and warehousing, and utilities	5%	4%
Information	0%	1%
Finance and insurance, and real estate and rental and leasing	3%	4%
Professional, scientific, and management, and administrative and waste management services	5%	5%
Educational services, and health care and social assistance	20%	23%
Arts, entertainment, and recreation, and accommodation and food services	8%	7%

CHAPTER 7

HOUSING



Source: Google Earth

INTRODUCTION

The Housing chapter focuses on ensuring accessible and diverse housing options for Village residents. It addresses challenges and strategies to promote affordability, availability, and quality. By encouraging a range of housing types and revitalizing older properties, the Village aims to meet the needs of its residents while preserving its unique character. Through partnerships and community engagement, the Village seeks to create a vibrant and sustainable housing environment for all.

Issues and Opportunities

- **Lack of Housing Supply:** Vacancy remains extremely low for both renter and owner-occupied units.
- **Affordable Housing:** Ensuring affordable housing options is a key priority for residents in the Village.

Voices from the Community

- 50% of survey respondents rate the supply of ownership housing as “unsatisfactory” or “poor”; 67% of respondents also rate the supply of rental housing as “unsatisfactory” or “poor.”
- There is strong support for a variety of housing types including small-lot single family homes, townhomes, apartments, duplexes, and accessory dwelling units. There are also suggestions to explore short-term rental housing for seasonal employees.
- 33% of survey respondents would consider moving into a duplex, townhome, or apartment in the next 5 years.

HOUSING GOAL #1

Retain and attract residents by supporting a range of housing options.

Strategies

1. Promote development patterns that combine residential, commercial, and recreational uses. This approach creates vibrant and walkable neighborhoods, providing residents with convenient access to amenities, services, and employment opportunities.
2. Foster collaboration with developers to provide housing that meets the demand and needs of the Village.
3. Ensure developments are carefully designed to accommodate traffic and stormwater management.
4. Review and update zoning and land use regulations to accommodate a range of housing options, including accessory dwelling units (ADU). Allow for increased density, where appropriate, to encourage the development of multifamily housing and mixed-income developments.
5. Continue to assess housing needs and issues within the community, including the need for affordable housing.
6. Collaborate with experienced rental housing developers to actively pursue State and Federal 4% tax credit-funded renovations of aging units. This partnership will enable the reinvestment in these units while ensuring their continued affordability and accessibility.

HOUSING GOAL #2

The Village will maintain quality housing options as part of safe and healthy neighborhoods for all residents.

Strategies

1. Review and approve housing development proposals based on consistency with the Land Use chapter of this Plan, including the Future Land Use Map and associated policies.
2. Ensure both homeowners and landlords are aware of program and financing options for upkeep on properties, including energy efficiency.
3. Infill development should respect the scale, proportion, and architectural style of nearby homes to a reasonable extent. The Village should consider strategies to actively protect areas that have been locally identified as historically important.
4. Investigate implementing programs and incentives to preserve and rehabilitate existing housing stock, particularly historic homes or buildings. Consider using Tax Incremental Financing to offer financial assistance for repairs and renovations, especially for older homes with desirable character.
5. Update the Village website to promote local, neighborhood level events in support of neighborhood groups.
6. Develop and share resources on green/sustainable design strategies in conjunction with the permit process (e.g., educational pamphlets that summarizes energy and water consumption strategies and provides information on Local/State energy and sustainability programs).

SNAPSHOT HOUSING

The following numbers illustrate those conditions in Osceola most relevant to the formation of housing goals and policies for the next 10 years.

1,224 - The total number of housing units as of 2021.

44% - The percentage of units that are single-family detached housing, compared to 81% for Polk County.

53% - The percentage of all units that are owner-occupied, based on the American Community Survey (ACS).

4% - The percentage of all units that are attached units (e.g. townhomes, twinhomes), based on ACS surveys.

2% - The rental vacancy rate in 2021. This is an extremely tight rental market. While owner-occupied housing is seeing tighter markets and less available units, increasing desirable rental choices is important for diversifying housing market. Incoming units may increase rental vacancy rate, but the increasing number of households in the community will continue to put upward pressure on rental prices.

51% - The percentage of renters who are spending more than 1/3 of their income on housing costs. Only 30% of owners are spending more than 1/3 of their monthly income on housing costs. Both owners and renters in Osceola Village have a higher proportion of housing burden than Polk County.

Table 7.1 Median Value of Home by Year Built

Source: U.S. Census Bureau

YEAR BUILT	MEDIAN VALUE
2014 or Later	No Data
2010 to 2013	No Data
2000 to 2009	\$ 167,300.00
1990 to 1999	\$ 174,000.00
1980 to 1989	\$ 166,100.00
1970 to 1979	\$ 184,300.00
1960 to 1969	\$ 158,300.00
1950 to 1959	\$ 166,900.00
1940 to 1949	No Data
1939 or Earlier	\$ 175,400.00

Figure 7.2 Total Units by Type

Source: U.S. Census Bureau

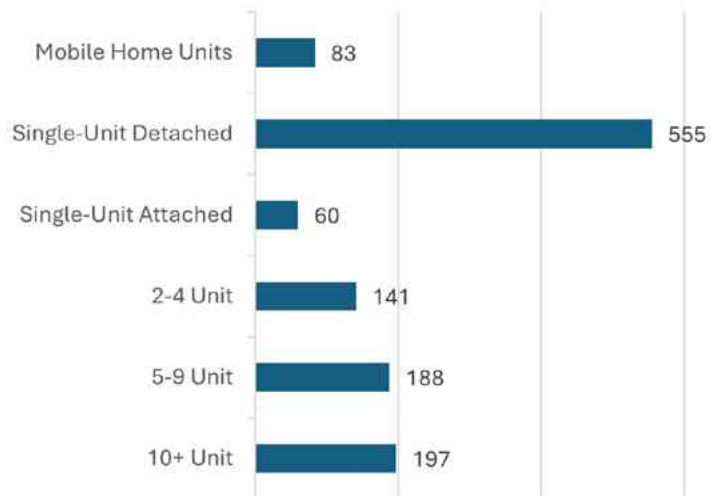
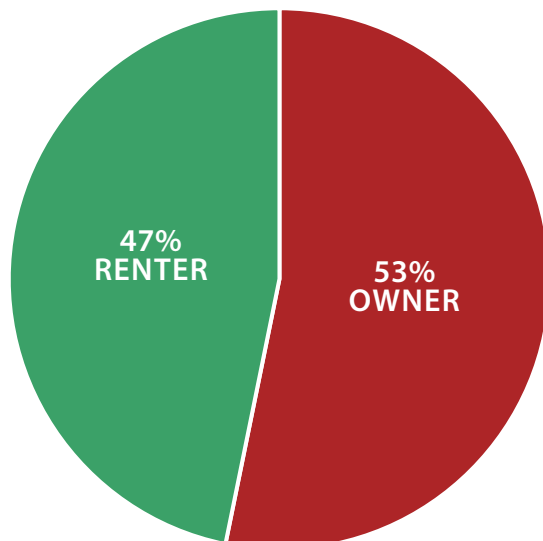


Figure 7.1 Households by Tenure

Source: U.S. Census Bureau



CHAPTER 8

MOBILITY & TRANSPORTATION



INTRODUCTION

The Mobility & Transportation chapter focuses on the importance in having a safe, accessible, and cost-effective transportation system in the Village of Osceola for residents and visitors.

Issues and Opportunities

- **Recreation Trails:** The existing hiking, biking, and walking trails located in the Village are strong assets that connect community members to the vast natural resources and experiences of Osceola.
- **HWY 243 Redesign:** The upcoming redesign of HWY 243 presents an opportunity to provide greater connectivity to bikers and pedestrians in the Village, extending to the Osceola boat landing and into Minnesota.
- **Traffic from HWY 243 and 35:** There are traffic and safety concerns at the intersection of these two highways.

Voices from the Community

- Street repair and maintenance is the top priority in Village investment for 34% of survey respondents.
- 27% of survey respondents rate the bike routes as unsatisfactory or poor. Many residents are supportive of new bike and pedestrian facilities.

MOBILITY & TRANSPORTATION GOAL #1

Maintain safe transportation infrastructure that meets the needs of all users.

Strategies

1. Monitor the quality of sidewalk infrastructure and provide assistance to property owners for maintenance and replacement.
2. Proactively monitor the quality of public surface infrastructure such as streets and any Village-owned parking areas and trails.
3. Develop and maintain annually a capital improvement plan to manage the Village's streets, sidewalks, and trails. Integrate new and planned infrastructure into the improvement plan, annual budget and inspection schedule.
4. Maintain an inventory of public infrastructure and develop a regular inspection schedule.
5. Track and share progress of annual capital improvement projects to build public support.

MOBILITY & TRANSPORTATION GOAL #2

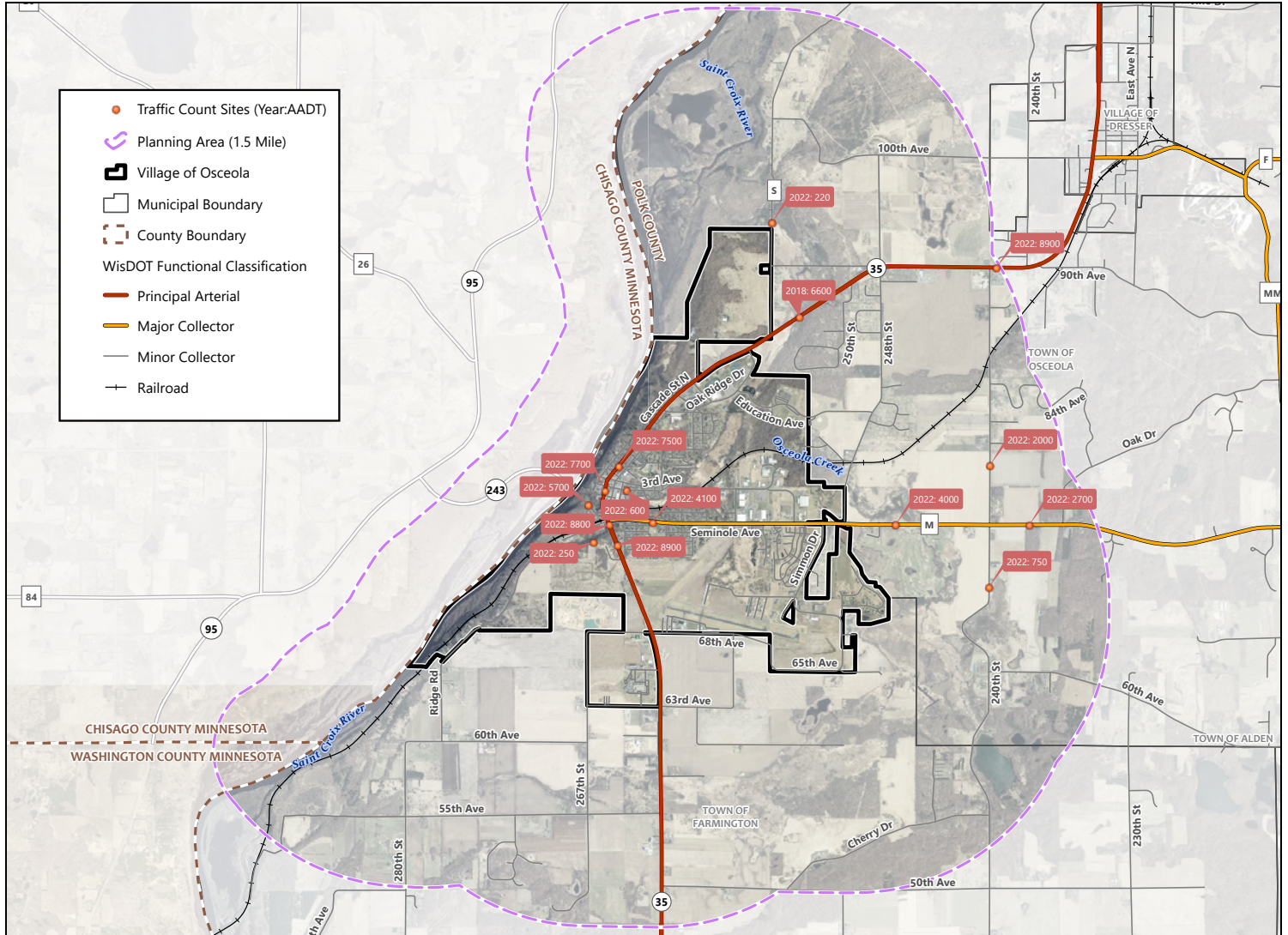
Create an integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.

Strategies

1. Move toward implementation of a complete streets network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.
2. Conduct a bike and pedestrian study to evaluate the existing conditions of bike and pedestrian facilities in the Village, including ADA compliance. Apply for a WisDOT Transportation Alternatives Program (TAP) grant to fund the production of a Bike and Pedestrian Master plan including a bike and pedestrian network map with existing and proposed facilities and recommendations for greater connectivity.

3. Discourage cul-de-sac streets in favor of connected streets that provide transportation flexibility and increased safety in case of an obstructed street. Additionally consider mid-block sidewalks/multi-use trail connections for pedestrians for interior streets/cul-de-sacs.
4. Collaborate with the Osceola School District on safe transportation for students, including walking, biking, and busing, both in neighborhoods and near the school sites. Consider applying for Safe Routes to School and TAP grant funding sources through WisDOT.
5. Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.
6. Periodically review the Village's off-street parking requirements to evaluate their efficiency in utilizing land for vehicle parking. When feasible, consider reducing minimum requirements and implementing maximum limits to prevent the creation of excess parking spaces.
7. Evaluate parking needs for the Downtown and Village tourist area.
8. Prepare a conceptual neighborhood plan in areas slated for growth prior to any development in that area in order to ensure good street connectivity and any critical bike or pedestrian routes through the area.
9. Ensure Hwy 243 redesign includes safe and complete bike and pedestrian facilities that connect with the existing bike and pedestrian network.
10. Participate in regional park/trail planning initiatives, including those led by Polk County, the Wisconsin Department of Transportation, and the Wisconsin Department of Natural Resources.

TRANSPORTATION FACILITIES MAP



EXISTING TRANSPORTATION SYSTEM

Road Network

Regional Highway System: Osceola is served by 4 miles of state highways. State Highway 243 runs east west from Osceola across the St. Croix River and into Minnesota. Wisconsin Highway 35 runs north-south through Osceola and runs through the entirety of westernmost Wisconsin. County Highway M runs east-west through the entirety of the Village.

Local Roads System: Local roads are owned and maintained by the Village of Osceola. Many local roads are equipped with curb and gutter.

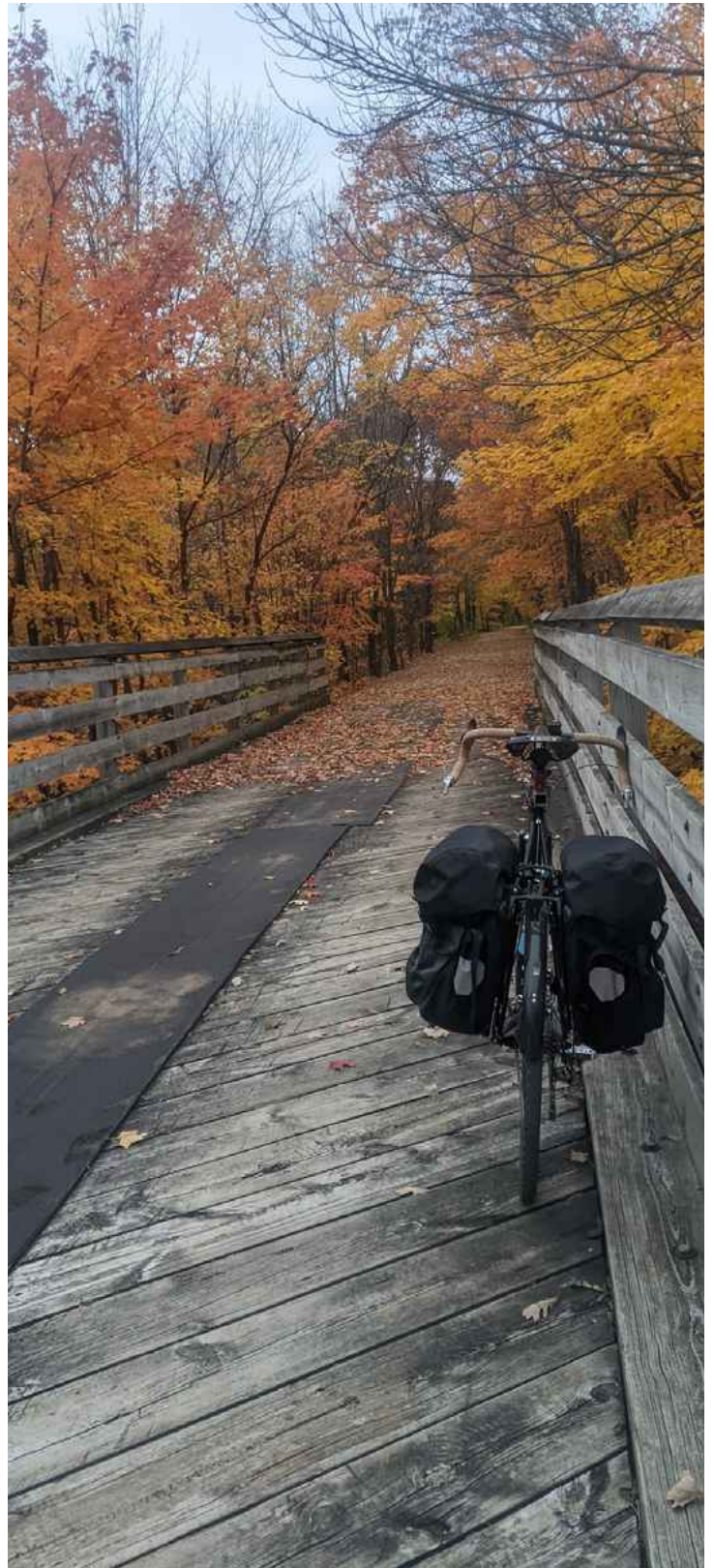
Airport: L.O. Simenstad Municipal Airport is owned by the Village of Osceola and serves largely as an aviation training facility for the Village and surrounding communities.

Bicycle & Pedestrian Network

Many of the local roads have sidewalks that link neighborhoods in the Village and create connections to the downtown Main Street area. Some streets have sidewalks on one side of the street and others on both sides. There are several neighborhoods with no sidewalks.

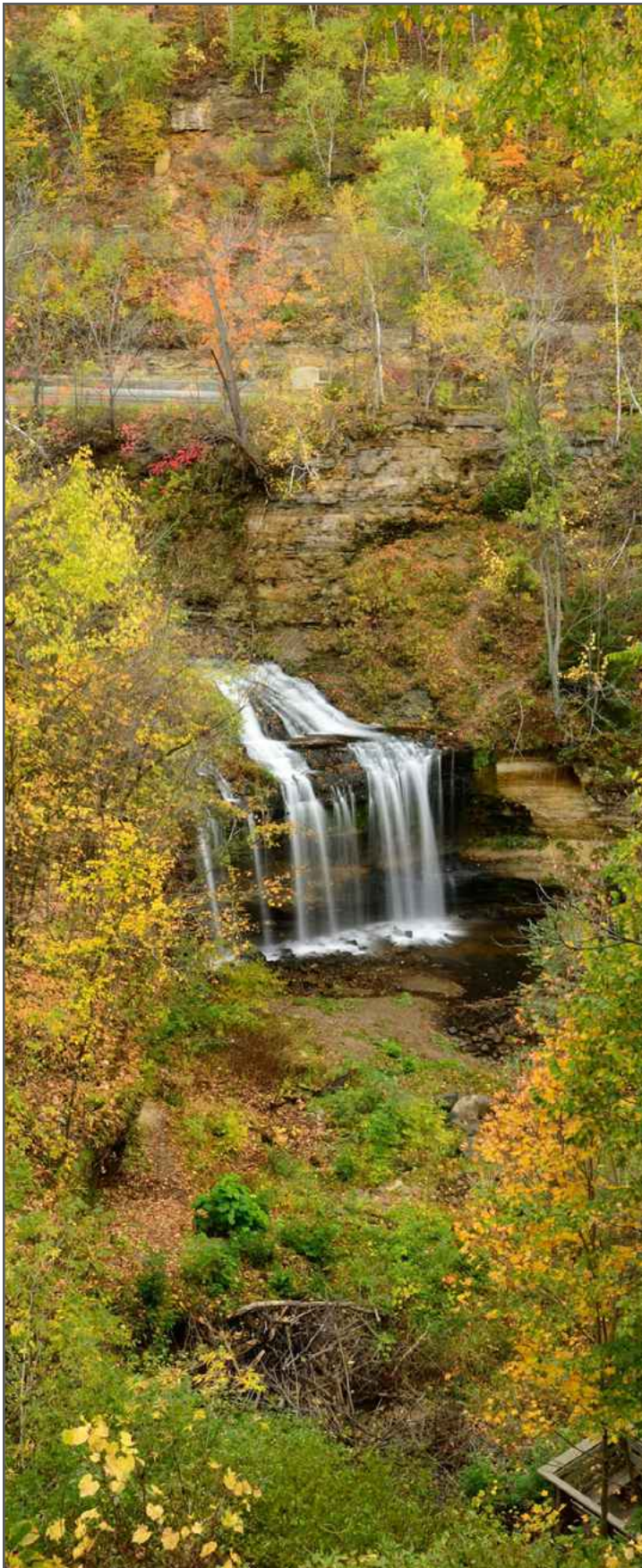
Gandy Dancer Trail: The Gandy Dancer Trail runs through the western side of Polk County. This 98-mile trail follows the old Minneapolis-St. Paul and Sault Ste. Marie railroad from St. Croix Falls to Superior. After it was abandoned, part of it was purchased by Burnett County and the State of Wisconsin for use as a recreational trail. “Gandy Dancers” were coined from the workers who used to build and maintain the railroad tracks. In Polk County, the trail starts in St. Croix Falls and passes through Centuria, Milltown, Luck, Frederic, and Lewis. Parking, picnic shelters, and restrooms are available on the trail. While ATV use is permitted on most of the trail, it is not in the Polk County section. Snowmobile use, however, is permitted on this trail.

Stower Seven Lakes State Trail (Amery to Dresser Trail): This county-operated, 14-mile trail runs from Amery nearly all the way to Dresser. Built on a former railroad corridor, the trail begins at Harriman Avenue in Amery, travels through Deronda, Wanderoos and Nye, ending about 1 mile from Dresser on 90th Avenue. While the trail does not run through Osceola, Dresser is located under five miles southwest from the Village of Osceola.



CHAPTER 9

LAND USE



INTRODUCTION

The Land Use chapter outlines the Village of Osceola's vision for sustainable development and community well-being through effective land use planning. It aims to strike a balance between residential, commercial, industrial, and recreational land uses while preserving open spaces and protecting environmentally sensitive areas.

Issues and Opportunities

- **Downtown Revitalization:** The Downtown is the center of the community. Renewed investment is needed to improve the area's aesthetic, business climate, and community feel.
- **Balanced Neighborhoods:** The Village is seeking healthy, balanced neighborhoods that feature a mix of housing types and community amenities like shops, daycare facilities, public spaces, and other businesses.

Voices from the Community

- The importance of preserving natural resources was heard throughout the engagement process. Osceola residents desire development that preserves natural and agricultural resources while providing ample space needed for residential, commercial, civic, and industrial uses.
- There is a desire for new dining, shopping, and entertainment opportunities within the Village. At the same time, new development and redevelopment projects should respect the existing architectural character of the community.
- While the future of the former Osceola Medical Center property is yet to be determined, many respondents would like to see the site utilized and serve the Downtown area.

LAND USE GOAL #1

Promote balanced neighborhoods throughout the Village.

Strategies

1. Provide a mix of housing types that accommodate every stage of life (see also Housing goals and strategies).
2. Use the Village development review processes to promote land use compatibility.
3. Develop and implement design standards that encourage efficient development patterns, interconnected streets, and limited use of cul-de-sac streets.
4. Encourage the use of passive solar heating and photovoltaic power generation in building and neighborhood design.
5. Explore opportunities to develop more housing through public-private partnerships, TIF funds, and other state and federal housing incentives.



LAND USE GOAL #2

Encourage development through effective collaboration and efficient development review.

Strategies

1. Foster collaboration between property owners and developers to encourage successful property development and investment. Provide support and resources when necessary to ensure sustainable and beneficial outcomes for both the community and developers.
2. Ensure the development review process for new land uses complies with design standards and safety standards for all modes of transportation. Streamline the process to enhance efficiency, effectiveness, and consistency in reviewing and approving new development proposals.
3. Provide up-to-date online guidance materials outlining the Village's development and application process for residents and developers.
4. Regularly update the development review process and factor in feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.
5. Simplify application procedures, reduce processing timeframes, and enhance clarity in design standards and traffic safety requirements.
6. Complete a full review and update of the Village's zoning code and establish an interactive GIS database to track zoning districts and parcel information.

LAND USE GOAL #3

Create places that are vibrant, attractive, and unique, especially along the Chieftain and Cascade Street Corridors and Downtown.

Strategies

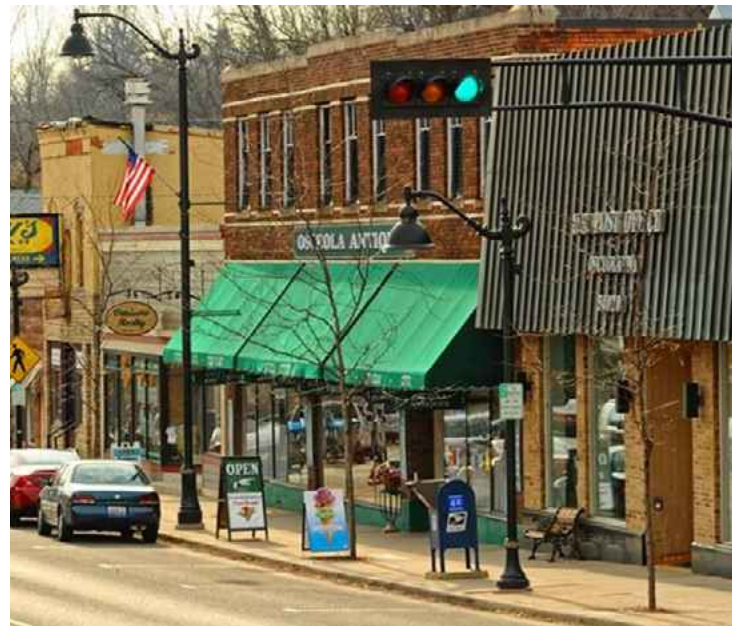
1. Continue the collaboration between the Village, Osceola Area Chamber and Main Street Organization, local businesses, and the Downtown BID to strengthen and enhance downtown.
2. With Downtown BID and Village support, implement streetscaping improvements, wayfinding signage, placemaking, and connectivity strategies to make Downtown Osceola and other commercial areas unique, memorable, and attractive.
3. Encourage the development of compact, carefully planned, mixed-use activity centers that include shopping, employment, housing, recreation, and community gathering opportunities.
4. Encourage infill development of vacant or underutilized lands or buildings, including at the former Osceola Medical Center site and underutilized downtown parking lots.
5. Develop a marketing plan to aid in the recruitment of downtown businesses and visitors. Program additional community activities for all ages to attract residents to events year-round.
6. Evaluate current zoning policies to ensure that traditional design concepts are promoted and sites, buildings, and structures with architectural, historical, and cultural significance within the Village are preserved.
7. Identify potential funding sources to help implement downtown improvements, such as the Polk County Economic Development Corporation programs, West Central Wisconsin RPC programs, TIF funds, Main Street Bounceback, CDI, or Vibrant Spaces Grants (WEDC), Housing Loan Programs (WHEDA), and public/private partnerships.

LAND USE GOAL #4

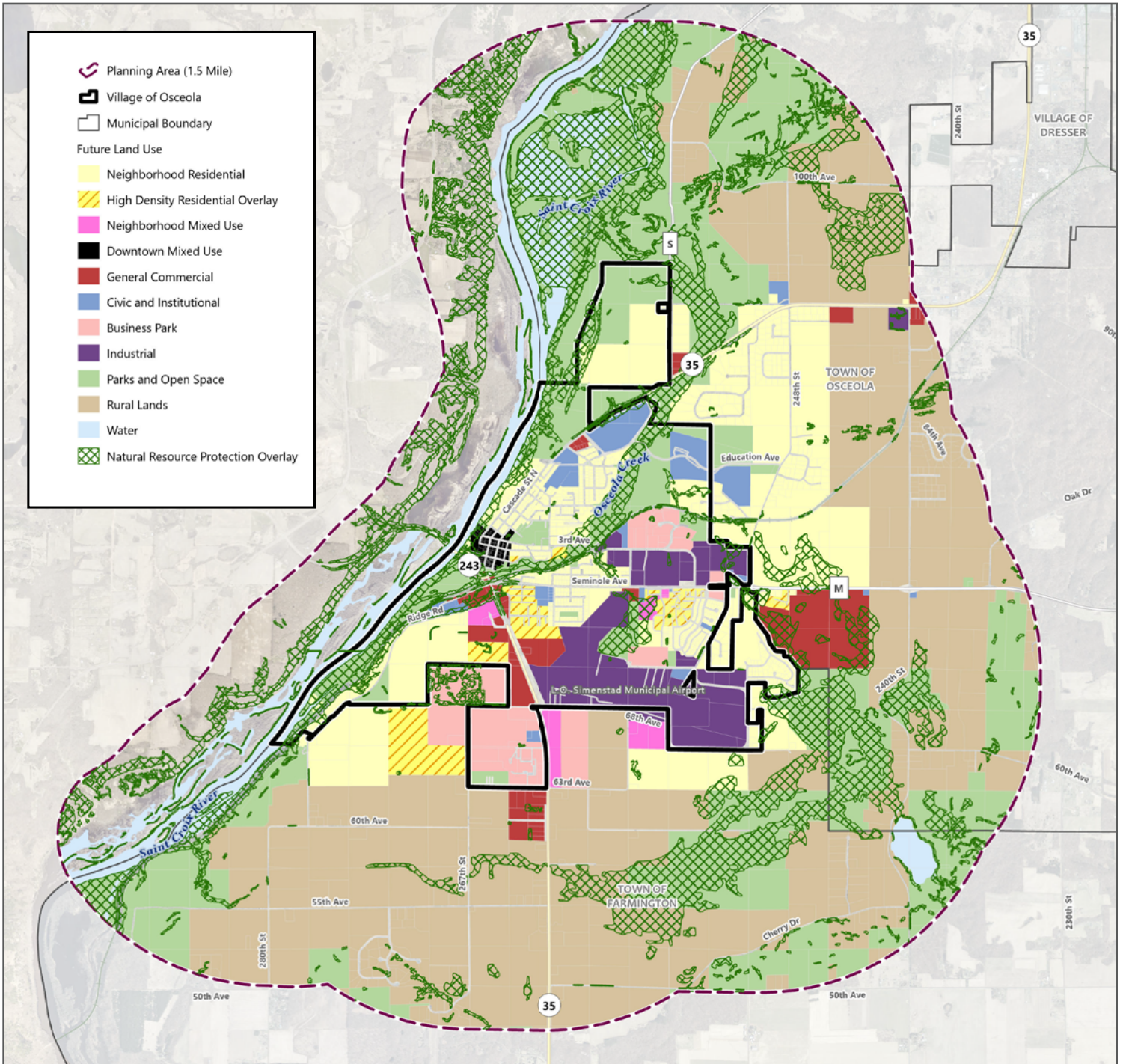
Ensure new development is consistent with community character and vision and protects important natural and cultural resources.

Strategies

1. Adopt policies to promote a safe and efficient network of pedestrian routes between new neighborhoods and existing Village amenities.
2. Ensure new development within the Village's jurisdiction efficiently use public services and infrastructure.
3. Encourage development formats and building designs that support adaptive reuse as markets shift and demand changes.
4. Protect and respect natural resources and systems in all development decisions. Create landscaping and stormwater management guidelines for future development that responsibly considers natural resources.
5. Work cooperatively with surrounding jurisdictions (Town of Osceola, Village of Dresser, Town of Farmington) to manage future growth along the Village's fringe.



FUTURE LAND USE MAP



USING THE FUTURE LAND USE MAP

The Future Land Use Map contains different land use categories that together illustrate the Village’s land use vision. These categories, including explanation of the Village’s intent, zoning, design, and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of Osceola and its extraterritorial jurisdiction. This map and the associated policies form the basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

STATEMENT OF INTENT & TYPICAL USE

The future land use categories identify areas by their primary intended uses, character, and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification. Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided. The Village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned, and developed is outside of the scope of this plan.

The Village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development with-in these areas. The Village may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

POTENTIALLY ACCEPTABLE ZONING DISTRICTS

The future land use classifications identify those existing Village of Osceola Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are generally consistent with this plan.

EFFECT ON ZONING

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

BEST PRACTICE DESIGN STRATEGIES

The Best Practice Design Strategies listed within each category are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the Village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on Village transportation infrastructure, Village resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re) development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re) development envisioned in the plan occurs due to market conditions, property owner intentions, and Village capability to serve new (re)development.

AMENDING THE FUTURE LAND USE MAP

It may, from time to time, be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See Implementation section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

COMPATIBILITY

The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods.

NATURAL RESOURCES

The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. The proposed development will not result in undue water, air, light, noise pollution or soil erosion.

TRANSPORTATION

The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians.

ABILITY TO PROVIDE SERVICES

The provision of public facilities and services will not place an unreasonable financial burden on the Village.

PUBLIC NEED

- There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change.
- The proposed development is likely to have a positive social and fiscal impact on the Village.
- The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

ADHERENCE TO OTHER PORTIONS OF THIS PLAN

The proposed amendment/development is consistent with the general vision for the Village, and the other goals and strategies of this plan.

FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

FLU CATEGORIES:

- Neighborhood Residential (NR)
- High-Intensity Residential Overlay (HIR)
- Neighborhood Mixed-Use (NMU)
- Downtown Mixed-Use (DMU)
- General Commercial (GC)
- Civic & Institutional (CI)
- Industrial (I)
- Business Park (BP)
- Parks & Open Space (POS)
- Rural Lands (RL)
- Natural Resource Protection Overlay (NRP)

NEIGHBORHOOD RESIDENTIAL (NR)

Potentially Acceptable Zoning Districts: Residential Districts (R-1 through R-3 and RU), Public Institution District (PI), and General Commercial District (B-1).

NR areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), existing neighborhood commercial, and daycare facilities. Most of the area designated as **NR** is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, town home, and small multi-unit apartments/condos. Mixed use areas often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. The purpose of the **NR** designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms. The following policies include design guidelines to ensure compatibility:

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of up to 8 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a detailed neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
 - a. **Accessory dwelling units** should be permitted in any single-family housing district.
 - b. **Duplex units** are appropriate for a neighborhood under the following conditions:
 - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
 - ii. In the middle of a block between single family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.
 - iii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.

- c. **Townhomes or rowhouses with up to 4 contiguous units** are appropriate in any neighborhood, as follows:
 - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
 - ii. When facing a public park or permanent green space.
- d. **Small multi-unit buildings with up to 4 units per building or Cottage Cluster** may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
 - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
 - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
 - iii. There must be off-street parking consistent with City ordinance and on-street parking adjacent to the lot to accommodate visitors.
 - iv. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.
- e. **Larger multi-unit buildings exceeding 4 units or 10 units per net acre** have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial areas to provide convenient, walkable access to shopping, restaurants, and other amenities. This plan identifies specific sites for such housing. Properties that are either already intensely developed, or are suitable for more intensive development, have been identified as High-Intensity Residential (HIR) Overlay on the Future Land Use Maps, and additional policies apply.



Example of Cottage Cluster housing

HIGH INTENSITY RESIDENTIAL OVERLAY (HIR)

Potentially Acceptable Zoning Districts:

Multifamily Residential District (R-3)

HIR Overlay identifies properties or areas in the Neighborhood Residential (NR) future land use areas that are suitable for higher-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas. For the purposes of this overlay, low-intensity residential includes single-family and duplex. In general, higher-intensity residential use consists of townhomes, cottage clusters, and small multi-unit buildings. It is closer to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

1. This classification is intended to function as an overlay district with Neighborhood Residential as the underlying future land use classification.
2. High-intensity residential development in the NR areas are expected to range from 8-40 units per net acres (excluding streets, parks, outlots, etc.).
3. Intensive residential development will require special attention to the design where the use adjoins less intense residential development per the recommended Residential Compatibility Standards outlined below, or as required in the City's zoning ordinance (should the ordinance be amended to include standards). Standards identified in the zoning ordinance shall supersede those outlined below.

Compatibility Standards

A. Purpose. These standards provide a proper transition and compatibility between low-intensity residential development and more intense multi-unit residential and mixed-use development. For purposes of this section, low-intensity residential development shall mean single-family, duplex, and townhome / small multi-unit buildings (4 or less units).

B. Applicability. These residential compatibility standards should apply to all new multi-unit residential and/or mixed-use development of three-stories or larger and/or any development requiring a Planned Development (PD) zoning approval located on land abutting or across a street or alley from low-intensity residential. These standards do not apply to development governed by an existing General Development Plan (GDP), but they may be considered if a GDP is amended, especially as they pertain to aspects of the development that are proposed for revision in the amendment.

C. Compatibility Standards. All development subject to this section should comply with the following standards:

- 1. Use Intensity.** In developments with multiple buildings/uses with varying intensities, the development should locate buildings/uses with the least intense character (e.g., lower heights, fewer units, parks) nearest to the abutting low-intensity residential development.
- 2. Building Height.** The height of the proposed structure(s) should not exceed thirty-five (35) feet in height adjacent to a low-intensity lot for a distance of:
 - a.** Fifty (50) feet of a single-family or duplex lot.
 - b.** Twenty-Five (25) feet of any other low-intensity residential lot (i.e., structures with 3+ units).
- 3. Bulk and Mass.** Primary facades abutting or across a street or alley from low-intensity residential development should be in scale with that housing by employing the following strategies:

- a.** Varying the building plane setback, a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable facade should vary its building plane, at a minimum, every 50 feet.
- b.** Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable roofline should vary, at a minimum, every 50 feet (measured at the roof eave).

- 4. Architectural Features.** At least two (2) of the following categories of architectural features should be incorporated into street-facing facades:
- a.** Porches or porticos
 - b.** Balconies
 - c.** Dormers
 - d.** Gables
 - e.** Bay Windows
 - f.** Door and Window Ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.



Example of Single Family Housing
Source: Realtor.com

5. **Garages.** Attached garages should not face or open towards the street. If this is not attainable, garages should be sufficiently screened and face the street with the highest intensity of adjacent uses (if on a corner lot).
6. **Parking.** Parking areas that are visible from the street and located in the building front lot setback should provide buffering at a minimum height of thirty-six (36) inches above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.
7. **Refuse Areas.** Dumpsters should be placed behind the building with opaque or semi-opaque screening (at a minimum, a chain link with fabric screening). If the refuse area cannot be placed behind the building, a wood fence or wall, at least six (6) feet in height, should be required. Additional landscaping around trash enclosures is encouraged.

NEIGHBORHOOD MIXED USE (NMU)

Potentially Acceptable Zoning Districts: Residential Districts (R-1 through R-3 and RU), General Commercial District (B-1), Community Business District (C-2), Public Institution District (PI), and Conservancy District (CD).

NMU areas are intended to provide a unique mix of neighborhood commercial, medium- to higher-density residential, institutional and park uses. Areas identified as **NMU** often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments. These parcels usually are located along or adjacent to a local arterial or collector street. The purpose of the **NMU** category is to provide flexibility in determining the most appropriate mix of complementary land uses near single-family neighborhoods.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically, residential densities in NMU areas will be 12-40 units per net acre (excluding streets, parks, outlots, etc.) but can fall below this range with single-family and duplex homes.
2. While both residential and nonresidential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. Nonresidential development within NMU areas should be service and retail to support surrounding residential use.
3. A building footprint should not be more than 15,000 square feet, except buildings providing a community use (e.g., library). When larger commercial uses are present, the building should still be designed with extra care to ensure compatibility with the surrounding neighborhood. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.
4. Uses requiring heavy semi-truck deliveries or those that would generate significant traffic, odor, or noise nuisances for surrounding properties, particularly during early mornings, evenings or weekends, should be prohibited.

5. New buildings in NMU areas are expected to be one to four stories in height with a preference towards multi-story buildings.
6. Gas stations are discouraged in NMU areas. If proposed, the development should be designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area (e.g., placing gas canopy behind the building, substantially screening parking and paved areas, etc.).
7. Buildings in NMU areas should be oriented towards streets with minimal setback from the public sidewalks.
8. Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.
9. Outdoor storage of raw materials should be prohibited, and outdoor display of retail merchandise should be minimized.



DOWNTOWN MIXED USE (DMU)

Potentially Acceptable Zoning Districts:

Multifamily Residential District (R-3), Urban Single-Family District (RU), General Commercial District (B-1), Community Business District (C-2), Public Institution District (PI), and Conservancy District (CD).

DMU category represents the entirety of Downtown Osceola, and accommodates a wide variety of employment, service, retail, government, entertainment, and residential uses mostly in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing higher density and intensity of uses befitting the central commercial district. The core blocks fronting on the main street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with other relevant plans/documents.
2. Typically, residential densities in DMU areas will be 20-40 units per net acre (excluding streets, parks, outlots, etc.), and building heights ranging from two to four stories tall. This density recommendation excludes homes on lots of record within the original plat of the Village.
3. DMU is best suited for mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars, and entertainment venues). Office users may locate on the street level; however, upper-level office use is preferred on the main street.
4. Continue to require the architecture of any new development in the downtown to be compatible in terms of architectural character and materials within the corresponding block face.

GENERAL COMMERCIAL (GC)

Potentially Acceptable Zoning Districts: Highway Commercial District (B-2) and Community Business District (C-2).

GC areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas include highway-oriented uses and "heavy" commercial uses with appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

1. Commercial areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While commercial areas tend to be auto-oriented, changes to commercial development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. There is no limit on the size of establishments that may be constructed within a Commercial area, but all uses should be compatible with the density and scale of the surrounding development.
 - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses. Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.



CIVIC & INSTITUTIONAL (CI)

Potentially Acceptable Zoning Districts: Public Institution District (PI)

Permitted or Conditional use in most of the Village's residential and commercial zoning districts.

CI areas include schools, community centers, cemeteries, government facilities, railroads, utilities, and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

1. Larger uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger public & institutional areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the Village may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.

BUSINESS PARK (BP)

Potentially Acceptable Zoning Districts: General Commercial District (B-1), Community Business District (C-2), and Light Industrial District (I-1).

BP areas provide the Village’s population with a wide range of employment opportunities, including heavy commercial and light industrial uses. These include corporate offices, business offices, research facilities, laboratories, medical clinics/hospitals, light manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. Though not considered detrimental to the surrounding area or to the community as a whole, they are high-traffic areas that are not generally compatible with residential or small-scale commercial activities.

1. Business Park areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. Business Park areas are high-traffic, including freight vehicles, but generally lack the nuisance odors, sounds, etc. that are typical of I land uses. As such, they can often be buffered from less-intense uses through large yards and landscaping. Entrance, parking, loading, and storage areas should be screened from public streets and directed away from residential and other less-intense land uses.
3. There is no limit on the size of establishments that may be constructed within a Business Park area, but all uses should be compatible with the density and scale of the surrounding development.

INDUSTRIAL (I)

Potentially Acceptable Zoning Districts: Light Industrial District (I-1) and General Industrial District (I-2).

I areas accommodate manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. The designation may also be used for landfills and gravel or mineral extraction activities. Industrial areas can include “nuisance” uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts. The Industrial designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses within the area. Compared to the BP designation, I areas generally have a relatively smaller workforce (for a given area), an emphasis on truck or rail traffic, and other characteristics such as outdoor work areas and outdoor equipment and materials storage.).

1. Areas may provide a variety of flexible sites for small, local, or startup businesses and sites for large regional or national businesses.
2. Architectural, site design, and landscaping features within I areas may be less extensive than in BP areas, though properties should be well-buffered and screened from adjacent land uses that may not be compatible and parking/storage areas should be screened from public streets.

PARKS & OPEN SPACE (POS)

Potentially Acceptable Zoning Districts:

Conservancy District (CD), Public Institution District (PI), and General Commercial District (B-1).

POS category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

1. These uses allowed uses in all other land use categories, regardless of whether the area is mapped as Parks and Open Space. As the Future Land Use Map is general in nature, smaller parks may be shown as an adjoining land use.
2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by local residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections.



RURAL LANDS (RL)

Potentially Acceptable Zoning Districts: Rural Residential District (R-4) and Conservancy District (CD).

RL areas are within the Village's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in this designation may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agribusiness uses and existing non-farm residential uses with private, on-site septic systems.
2. The development of residential subdivisions is prohibited in areas designated as RL. Proposals for residential subdivisions should require an amendment to the Future Land Use Map.

NATURAL RESOURCE PROTECTION OVERLAY (NRP)

NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by City, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

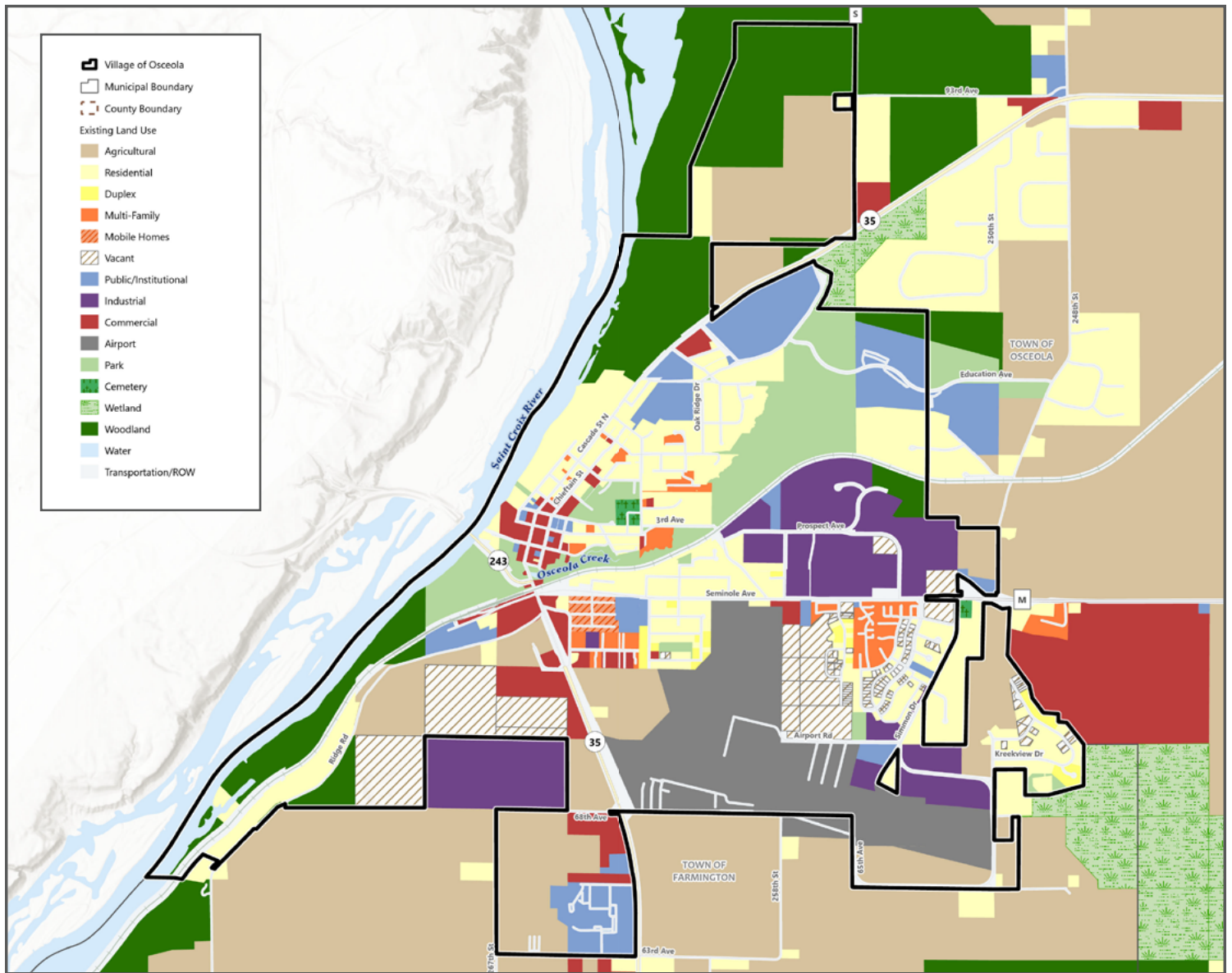
Areas shown as NRP on the Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the City's planning area. Mapped NRP areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The NRP areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing, and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the NRP represents areas that are vital to the region's ecosystem and are key ingredients of the character and image in Fond du lac. Thus, development in areas designated NRP should be limited based on underlying local, county, state or federal environmental regulations.

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
2. Landowners and developers are advised that land within NRP areas may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.
3. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.

SNAPSHOT LAND USE

EXISTING LAND USE



KEY STATISTICS

480 - The adjusted projection of population growth between 2020 and 2040.

16% - The percentage of Village land area not in development, including vacant/undeveloped areas, agricultural land, and woodlands. This translates to 354 acres within the Village’s jurisdiction available for future development opportunities; however, preserving natural resources must be considered.

35% - The percentage of land area developed as Single Family Residential in the Village of Osceola. This is the largest developed land use type in the Village.

207 - The number of undeveloped acres of land within the Village projected to be needed for development by 2040.

Table 9.1 Total land use distribution

LAND USE	COMMUNITY LIMITS	
	AREA (ACRES)	%
Agriculture	28.4	1%
Industrial (plus, Airport)	146.8	7%
Commercial	161.6	7%
Public/Institutional	155.4	7%
Single-Family Residential	787.4	35%
Multi-Family Residential	445.4	20%
Transportation	32.2	1%
Vacant/Undeveloped	260.7	12%
Parks/Rec/Open Space	148.9	7%
Water Features	6.4	0.3%
Woodlands	64.5	3%
TOTALS	2,237.7	100%

*The official area of the Village is approximately 3.50 sq. miles. There is some discrepancy due to limitations within the available parcel layers in GIS.

KEY FINDINGS:

1. Single family residential is the largest land use category in terms of the number of acres.
2. There do not appear to be significant conflicts between land uses.
3. Based on the projected population growth through 2040, 207 additional acres of developable residential, commercial, and industrial land is projected to be needed over the life of this plan. This plan identifies much more acreage than that which could be developed, but significant increases in the projected population should trigger an update to this Comprehensive Plan.

The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand.

Table 9.2 Projected future land demand

PROJECTED LAND DEMAND*	2020	2025	2030	2035	2040	20 YR CHANGE
Population	2,765	3,020	3,185	3,255	3,245	480
Household Size	2.18	2.16	2.15	2.12	2.11	-0.07
Housing Units	1,356	1,398	1,481	1,535	1,538	182
Residential (acres)	1,232.8	1,271.1	1,346.7	1,395.8	1,398.1	165.4
Commercial (acres)	161.6	166.6	176.5	182.9	183.2	21.7
Industrial (acres)	146.8	151.4	160.4	166.3	166.5	19.7

*These projections use current land use percentages and projected new housing demand to estimate land needed for other uses

CHAPTER 10

IMPLEMENTATION

GUIDING DAILY DECISIONS

VILLAGE ROLES & RESPONSIBILITIES

The Village Board sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each board member should know where to find this plan and should be familiar with the major goals described herein. Board members should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

PLAN COMMISSION

Land use and development recommendations are a core component of this plan, and the Plan Commission plays a major role in guiding those decisions. Plan Commission members must each have access to this plan and must be familiar with its content, especially Chapter 9: Land Use. It is the responsibility of Plan Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the Village, the Plan Commission should seek public feedback before recommending amendments to the Plan.

OTHER COMMITTEES, BOARDS, & COMMISSIONS

All committees, boards, and commissions that serve as an extension of the Village of Osceola should treat this Plan as relevant to their activities in service to the Community and should seek outcomes consistent with the goals and policies herein.

VILLAGE STAFF

Key Village staff have a significant influence on capital projects, operational initiatives, and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the Comprehensive Plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- Village Administrator/Clerk/Treasurer
- Public works Staff

These key staff members should be familiar with and track the various goals, policies, and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the Plan and the connections between the Plan and Village Projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village functions.

The Village Administrator, as the lead administrative official of the Village, is responsible for ensuring that other key staff members are actively working to implement this Comprehensive Plan.

EDUCATION & ADVOCACY

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than the Village government. The Action Plan (see Appendix B) references several parties that the Village of Osceola does not control or direct.

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following Village activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the Village and the organization.
- Take the lead role in establishing collaboration with these organizations.
- Know and communicate the intent of relevant objectives and strategies- partner organizations need to understand and buy in to the rationale before they will act.

UTILIZING EXISTING TOOLS

Many of the strategies identified in this plan presume the use of existing Village ordinances and programs. The Village's key implementation tools include:

Operational Tools

- Annual Budget Process
- Capital Improvement Program

Regulatory Tools

- Building and Housing Codes
- Historic Preservation Ordinance
- Official Map
- Subdivision Ordinances
- Zoning Ordinance
- Site Plan Requirements

Funding Tools

- Tax Incremental Financing (TIF) Districts
- State and Federal Grant Programs

GUIDING ANNUAL DECISIONS

ANNUAL UPDATE

To provide lasting value and influence this plan must be used and referenced regularly, especially during budgeting processes. To inform these annual processes, the Village Administrator will prepare and present to Plan Commission and Village Board, in the third quarter of each year, a concise Comprehensive Plan Annual Report with the following information:

- Action items in progress or completed during the prior 12 months. Celebrate Success!
- Staff recommendations for action items to pursue during the next 12 months.

LINK TO ANNUAL BUDGET PROCESS

The most important opportunity for this plan to influence the growth and improvement of the Village is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the Village, and so it is very important to integrate this plan into those processes every year.

The compilation of actions in Appendix B is a resource to support decisions about how and where to invest the village's limited resources. The Annual Report should draw from this Action Plan. Plan Commission should make formal recommendations for Board consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

APPENDIX A

PLAN ADOPTION & AMENDMENTS

**Reserve for Plan Adoption Ordinance and Public
Participation Plan Resolution**

**Reserve for Plan Adoption Ordinance and Public
Participation Plan Resolution**

APPENDIX B

ACTION PLAN

Agricultural, Natural, & Cultural Resources Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
Preserve productive agricultural lands in balance with development of the Village.			
1	Promote infill and redevelopment initiatives in under-utilized sites within the Village limits to help reduce the pressure to expand into surrounding agricultural areas through the Village website and local realtors.		Ongoing
2	Limit development in prime agricultural areas/Farmland Preservation Areas identified by Polk County in the planning area and apply land use policies in Farmland Preservation Zoning, Non-Farm Development, Farmland Preservation Agreements, Agricultural Enterprise Agreements, and Natural Resource Overlay Areas.		Ongoing
3	Protect and preserve wetlands and streams, surface and groundwater sources and other existing natural features in the Village.		Ongoing
Preserve and celebrate cultural heritage and arts.			
1	Conduct an updated comprehensive architectural and historical intensive survey of significant sites, buildings, and landmarks within the Village. Engage with local historians, cultural experts, and community members to identify these assets and their cultural significance.	x	
2	Review ordinances pertaining to art mural installations and coordinate with the Osceola Area Chamber and Main Street Organization to commission appropriate arts murals in the downtown area.	x	
3	Work with the Historic Preservation Commission to establish more detailed guidelines and standards for the preservation and restoration of cultural assets. This program should include architectural guidelines, conservation techniques, and methods for maintaining the historical integrity of the assets. Evaluate any funding opportunities through the State Historical Society.		Ongoing
4	Coordinate historical and cultural activities with the Osceola School District, Osceola Municipal Center, Osceola Historical Society, Osceola Area Chamber and Main Street Organization, and other stakeholders as needed.		Ongoing
Balance conservation of and increased access to natural resource amenities.			
1	Prioritize access to natural resource amenities through a strong trail network, ADA compliant facilities, and engaging the public through natural resource and recreational facilities planning.		Ongoing
2	Preserve and protect key environmental corridors, native vegetation, and wildlife species consistent with the Natural Resources Overlay (refer to Land Use chapter).		Ongoing
3	Coordinate local efforts with Standing Cedars Community Land Conservancy, the Wisconsin DNR, and other organizations that protect natural areas around Osceola.		Ongoing
4	Manage vegetation through coordination with U.S. Fish & Wildlife Service in natural areas by removing and controlling non-native, invasive species.		Ongoing
5	Ensure site development and infrastructure improvements occur in area with least possible impact to natural environments.		Ongoing
6	Encourage landscaping practices on public and private property that help to filter and infiltrate rainwater.		Ongoing
7	Encourage the implementation of best practices to minimize impervious surfaces during site planning and		Ongoing
Utilities & Community Facilities Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
Maintain modern, affordable, and reliable public services that promote health, safety, and welfare.			
1	Ensure utility infrastructure is maintained and enhanced to meet the needs of current and future residents and businesses. Emphasis should be placed on preserving the reliability of existing systems and planning for necessary upgrades to accommodate future growth and expansion.		Ongoing
2	Conduct regular inspections and maintenance of existing utility systems, including water, sewer, and stormwater management, to ensure their integrity and reliability.		Ongoing
3	Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.		Ongoing
4	Discourage inefficient “leap frog” development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.		Ongoing
5	Continue sustaining high quality public safety services and facilities (police, fire, and EMS) in balance with budget constraints through regional partnerships with neighboring jurisdictions.		Ongoing

6	Explore opportunities to improve internet connectivity through state and federal grant programs, as awarded by the Wisconsin Public Service Commission. Consult with the West Central Wisconsin Regional Planning Commission to discuss broadband expansion tools and resources available to the Village.	x	
7	Encourage renewable energy production to reduce energy cost for residents. Promote incentives available through the Inflation Reduction Act, Rural Energy Alternatives Program, state tax credits and rebates.		Ongoing
Enhance community wellbeing through access to excellent community facilities.			
1	Support partnerships with nearby municipalities and community organizations to provide parks, recreational facilities, public buildings, public spaces, and programming for use by all who wish to take part.		Ongoing
2	Encourage developers to dedicate community trails and paths in new developments that connect residents to amenities like schools, businesses, parks, and other community trails.		Ongoing
3	Continuously maintain and improve parks and recreational spaces, ensuring they remain safe, attractive, and accessible for leisure activities and community gatherings as guided by the Comprehensive Outdoor Recreation Plan.		Ongoing
4	Utilize the Comprehensive Outdoor Recreation Plan to obtain funding through the Knowles-Nelson Stewardship Grant in pursuit of parks and recreation improvements	x	
5	Review the existing impact fee ordinances and adopt updated fees in accordance with the recently conducted Needs Assessment and Impact Fee Update.	x	
6	Review existing parkland dedication ordinance (10% of the total land area of the proposed plat or a sum of money equivalent to the average land value) and consider prioritizing a fee-in-lieu of dedication ordinance to account for evolving Village park and recreation needs.	x	
Intergovernmental Cooperation Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
Enhance coordination and collaboration with local, regional and statewide governmental organizations to promote Village interests.			
1	Enforce, abide by and maintain existing intergovernmental/cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.		Ongoing
2	Convene with neighboring officials to discuss intersecting community development goals, intergovernmental boundaries, and future cooperation on planning efforts.		Ongoing
3	Work closely with the School District of Osceola, and other community stakeholders to foster communication, relationships, and knowledge about facility planning and other activities/efforts that impact Osceola residents.		Ongoing
4	Work with other governmental entities (e.g. Polk County, WCWRPC, Wisconsin Department of Transportation, and Department of Natural Resources, etc.) to advance Village interests as identified in Village plans.		Ongoing
5	Schedule a working session with the School District, involving elected officials and key staff for the Village and neighboring jurisdictions within the school district no less than annually to discuss issues of concern and opportunities for collaboration.		Ongoing
6	Coordinate with all adjoining jurisdictions during outdoor recreation planning to identify complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.		Ongoing
7	Work with neighboring jurisdictions to identify and resolve conflicts and inconsistencies between local plans and resolve key countywide issues affecting the Village.		Ongoing
8	Ensure information access to residents and potential residents and businesses regarding community events, engagement opportunities, and other Village developments.		Ongoing
9	Village staff will meet with representatives from each adjacent jurisdiction during the annual process to update the Village's Capital Improvement Plan and to coordinate projects as appropriate.		Ongoing

Economic Development Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
Promote the growth and success of local businesses.			
1	Village staff should conduct periodic visits with local businesses (e.g. once every 1-2 years) to show interest in their success and identify any needs with which the Village may be able to assist.		Ongoing
2	Determine if there are barriers in the process to establish a new business. Simplify and expedite the permitting and licensing processes for businesses, as feasible. Implement an efficient online system that allows businesses to easily apply for permits and licenses, ensuring a streamlined and user-friendly experience.	x	
3	Facilitate partnerships between local businesses, the Osceola Area Chamber and Main Street Organization, and Village and County governments to leverage resources and expertise. Collaborate with businesses to identify opportunities for joint initiatives, such as infrastructure development, marketing campaigns, or community programs, that benefit both the business community and the Village as a whole.	x	
4	Facilitate proactive communication between educational institutions (including local UW-Extension and technical colleges) and area employers to accurately identify and meet local skill requirements. Promote diverse training programs and opportunities for skill development.		Ongoing
5	Complete review of Village ordinances pertaining to economic development. Enforce property maintenance ordinances to ensure aesthetically pleasing business corridors and commercial areas.		Ongoing
6	Promote and encourage a mixture of housing options to attract a variety of businesses and ensure there is sufficient housing to support the workforce.		Ongoing
Maintain a healthy business mix in the Downtown area and the Osceola Industrial and Airport Parks.			
1	Recruit businesses that will meet the needs of Village residents that currently are not being met. Continue to engage with community members to understand their needs and concerns.		Ongoing
2	Continue facilitating the Downtown Façade Loan program and review for effectiveness with recent façade rehabilitation projects.		Ongoing
3	Develop a coordinated streetscape plan with the Business Improvement District (BID) Board to enhance the aesthetic appeal of the downtown corridor.	x	
4	Explore financing options, including loans, grants, or partnerships, to support potential development projects and reduce risk.		Ongoing
5	Work with the Osceola Industrial Development Cooperation, Osceola Redevelopment Authority, and Polk County Economic Development Cooperation to promote continued development and business recruitment to the Osceola Industrial and Airport Parks.		Ongoing
6	Promote the cluster of manufacturing related companies already located within the Village.		Ongoing
7	Explore the possibility of creating new tax incremental districts (TIDs) to capture new value in Village development.	x	
8	Use TIF strategically to create development opportunities for the Village. Prioritize PAYGO, conservative projections to ensure anticipated results, and the creation of a checklist for elected and non-elected officials of TIF requests.		Ongoing
Continue to promote the Village as a tourist destination.			
1	Collaborate with the Osceola Area Chamber and Main Street Organization, local businesses, Travel Wisconsin, and other stakeholders to provide consistent and cohesive marketing material for attracting tourists.		Ongoing
2	Actively support festivals, recreational and community events that attract visitors and spending at local businesses.		Ongoing
3	Promote the Village's natural resource advantages and historic district to promote tourist spending and business attraction within the region.		Ongoing

Housing Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
Retain and attract residents by supporting a range of housing options.			
1	Promote development patterns that combine residential, commercial, and recreational uses. This approach creates vibrant and walkable neighborhoods, providing residents with convenient access to amenities, services, and employment opportunities.		Ongoing
2	Foster collaboration with developers to provide housing that meets the demand and needs of the Village.		Ongoing
3	Ensure developments are carefully designed to accommodate traffic and stormwater management.		Ongoing
4	Review and update zoning and land use regulations to accommodate a range of housing options, including accessory dwelling units (ADU). Allow for increased density, where appropriate, to encourage the development of multifamily housing and mixed-income developments.	x	
5	Continue to assess housing needs and issues within the community, including the need for affordable housing.		Ongoing
6	Collaborate with experienced rental housing developers to actively pursue State and Federal 4% tax credit-funded renovations of aging units. This partnership will enable the reinvestment in these units while ensuring their continued affordability and accessibility.	x	
Maintain quality-housing options as part of safe and healthy neighborhoods for all residents.			
1	Review and approve housing development proposals based on consistency with the Land Use chapter of this Plan, including the Future Land Use Map and associated policies.		Ongoing
2	Ensure both homeowners and landlords are aware of program and financing options for upkeep on properties, including energy efficiency.		Ongoing
3	Infill development should respect the scale, proportion, and architectural style of nearby homes to a reasonable extent. The Village should consider strategies to actively protect areas that have been locally identified as historically		Ongoing
4	Investigate implementing programs and incentives to preserve and rehabilitate existing housing stock, particularly historic homes or buildings. Consider using Tax Incremental Financing to offer financial assistance for repairs and renovations, especially for older homes with desirable character.	x	
5	Update the Village website to promote local, neighborhood level events in support of neighborhood groups.		Ongoing
6	Develop and share resources on green/sustainable design strategies in conjunction with the permit process (e.g., educational pamphlets that summarizes energy and water consumption strategies and provides information on Local/State energy and sustainability programs).	x	
Mobility & Transportation Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
Maintain safe transportation infrastructure that meets the needs of all users.			
1	Monitor the quality of sidewalk infrastructure and provide assistance to property owners for maintenance and replacement.		Ongoing
2	Proactively monitor the quality of public surface infrastructure such as streets and any Village-owned parking areas and trails.		Ongoing
3	Develop and maintain annually a capital improvement plan to manage the Village's streets, sidewalks, and trails. Integrate new and planned infrastructure into the improvement plan, annual budget and inspection schedule.		Ongoing
4	Maintain an inventory of public infrastructure and develop a regular inspection schedule.		Ongoing
5	Track and share progress of annual capital improvement projects to build public support.		Ongoing
Create an integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.			
1	Move toward implementation of a complete streets network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.		x

2	Conduct a bike and pedestrian study to evaluate the existing conditions of bike and pedestrian facilities in the Village, including ADA compliance. Apply for a WisDOT Transportation Alternatives Program (TAP) grant to fund the production of a Bike and Pedestrian Masterplan including a bike and pedestrian network map with existing and proposed facilities and recommendations for greater connectivity.	x	
3	Discourage cul-de-sac streets in favor of connected streets that provide transportation flexibility and increased safety in case of an obstructed street. Additionally consider mid-block sidewalks/multi-use trail connections for pedestrians for interior streets/cul-de-sacs.	Ongoing	
4	Collaborate with the Osceola School District on safe transportation for students, including walking, biking, and busing, both in neighborhoods and near the school sites. Consider applying for Safe Routes to School and TAP grant funding sources through WisDOT.	Ongoing	
5	Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) have multi-modal aspects integrated into planning and development, or appropriate alternatives developed.	Ongoing	
6	Periodically review the Village's off-street parking requirements to evaluate their efficiency in utilizing land for vehicle parking. When feasible, consider reducing minimum requirements and implementing maximum limits to prevent the creation of excess parking spaces.	Ongoing	
7	Evaluate parking needs for the Downtown and Village tourist area.	x	
8	Prepare a conceptual neighborhood plan in areas slated for growth prior to any development in that area in order to ensure good street connectivity and any critical bike or pedestrian routes through the area.	Ongoing	
9	Ensure Hwy 243 redesign includes safe and complete bike and pedestrian facilities that connect with the existing bike and pedestrian network.	x	
10	Participate in regional park/trail planning initiatives, including those led by Polk County, the Wisconsin Department of Transportation, and the Wisconsin Department of Natural Resources.	Ongoing	
Land Use Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
Promote balanced neighborhoods throughout the Village.			
1	Provide a mix of housing types to accommodate every stage of life (see also Housing goals and strategies).	Ongoing	
2	Use the Village development review processes to promote land use compatibility.	Ongoing	
3	Develop and implement design standards to encourage efficient development patterns incorporating interconnected street patterns and limited use of cul-de-sac streets.	x	
4	Encourage the use of passive solar heating and photovoltaic power generation in building and neighborhood design.	Ongoing	
5	Explore opportunities to develop more housing through public-private partnerships, TIF funds, and other state and federal housing incentives.	Ongoing	
Encourage development through effective collaboration and efficient development review.			
1	Foster collaboration between property owners and developers to encourage successful property development and investment. Provide support and resources when necessary to ensure sustainable and beneficial outcomes for both the community and developers.	Ongoing	
2	Ensure the development review process for new land uses complies with design standards and safety standards for all modes of transportation. Streamline the process to enhance efficiency, effectiveness, and consistency in reviewing and approving new development proposals.	Ongoing	
3	Provide up-to-date online guidance materials outlining the Village's development and application process for residents and developers.	x	
4	Regularly update the development review process and factor in feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.	Ongoing	

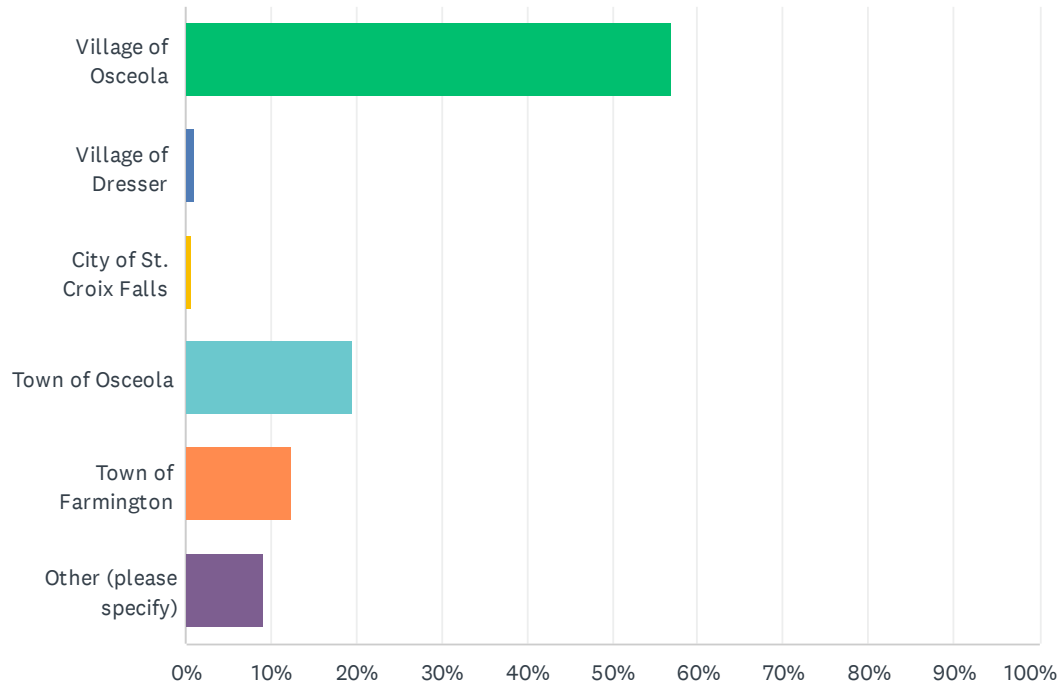
4	Regularly update the development review process and factor in feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.		Ongoing
5	Simplify application procedures, reduce processing timeframes, and enhance clarity in design standards and traffic safety requirements.	x	
6	Complete a full review and update of the Village's zoning code and establish an interactive GIS database to track zoning districts and parcel information.	x	
Create places that are vibrant, attractive, and unique, especially along the Chieftain and Cascade Street Corridors and Downtown.			
1	Continue the collaboration between the Village, Osceola Area Chamber and Main Street Organization, local businesses, and the Downtown BID to strengthen and enhance downtown.		Ongoing
2	With Downtown BID and Village support, implement streetscaping improvements, wayfinding signage, placemaking, and connectivity strategies to make Downtown Osceola and other commercial areas unique, memorable, and attractive.	x	
3	Encourage the development of compact, carefully planned, mixed-use activity centers that include shopping, employment, housing, recreation, and community gathering opportunities.		Ongoing
4	Encourage infill development of vacant or underutilized lands or buildings, including at the former Osceola Medical Center site and underutilized downtown parking lots.		Ongoing
5	Develop a marketing plan to aid in the recruitment of downtown businesses and visitors. Program additional community activities for all ages to attract residents to events year-round.	x	
6	Evaluate current zoning policies to ensure that traditional design concepts are promoted and sites, buildings, and structures with architectural, historical, and cultural significance within the Village are preserved.	x	
7	Identify potential funding sources to help implement downtown improvements, such as the Polk County Economic Development Corporation programs, West Central Wisconsin RPC programs, TIF funds, Main Street Bounceback, CDI, or Vibrant Spaces Grants (WEDC), Housing Loan Programs (WHEDA), and public/private partnerships.	x	
Ensure new development is consistent with community character and vision and protects important natural and cultural resources.			
1	Adopt policies to promote a safe and efficient network of pedestrian routes between new neighborhoods and existing Village amenities.	x	
2	Ensure new development within the Village's jurisdiction efficiently use public services and infrastructure.		Ongoing
3	Encourage development formats and building designs that support adaptive reuse as markets shift and demand changes.		Ongoing
4	Protect and respect natural resources and systems in all development decisions. Create landscaping and stormwater management guidelines for future development that responsibly considers natural resources.	x	
5	Work cooperatively with surrounding jurisdictions (Town of Osceola, Village of Dresser, Town of Farmington) to manage future growth along the Village's fringe.		Ongoing

APPENDIX C

PUBLIC ENGAGEMENT RESULTS

Q1 Where do you live?

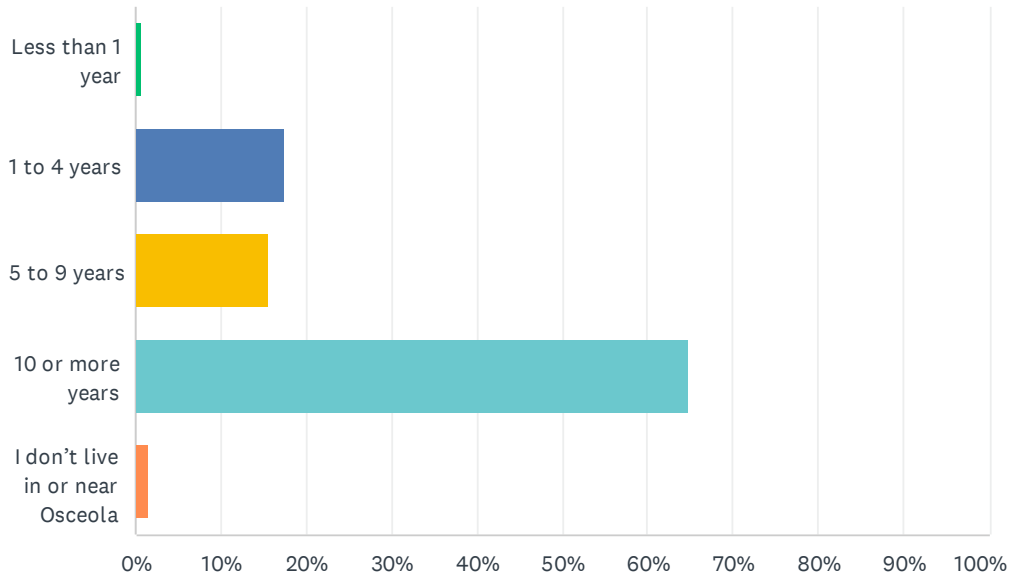
Answered: 274 Skipped: 2



ANSWER CHOICES	RESPONSES	
Village of Osceola	56.93%	156
Village of Dresser	1.09%	3
City of St. Croix Falls	0.73%	2
Town of Osceola	19.71%	54
Town of Farmington	12.41%	34
Other (please specify)	9.12%	25
TOTAL		274

Q2 How long have you lived in or near Osceola?

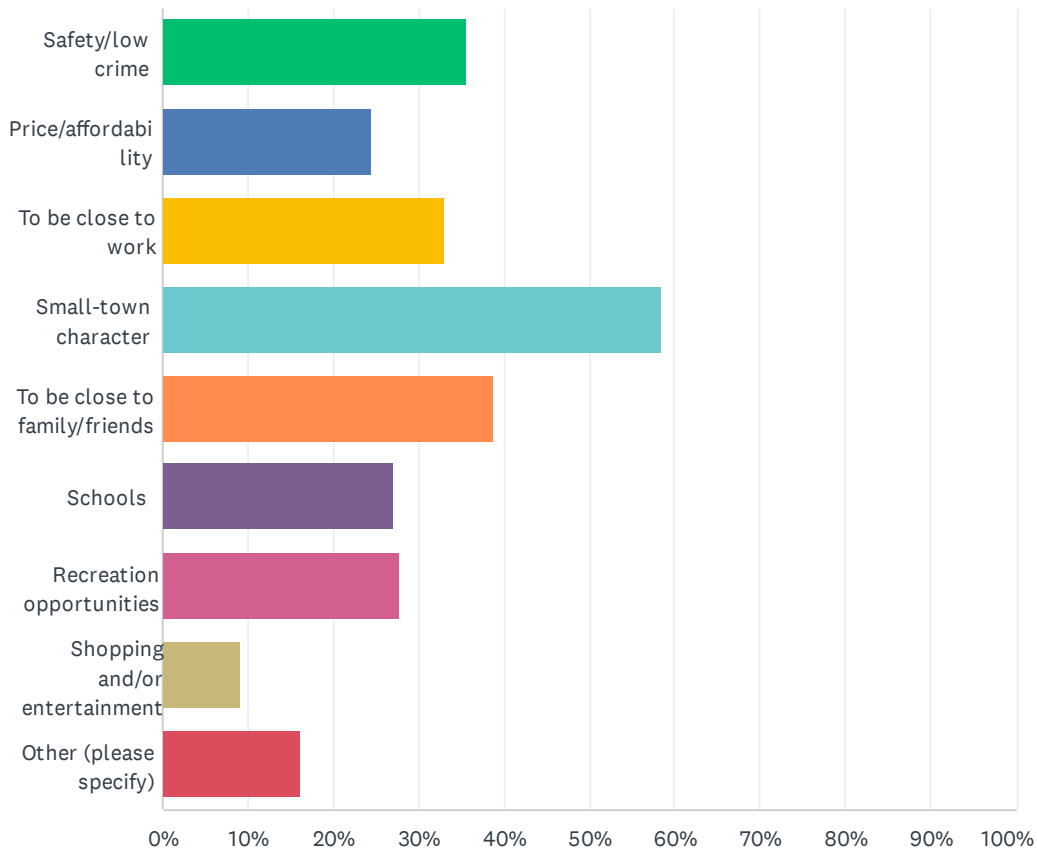
Answered: 275 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than 1 year	0.73%	2
1 to 4 years	17.45%	48
5 to 9 years	15.64%	43
10 or more years	64.73%	178
I don't live in or near Osceola	1.45%	4
TOTAL		275

Q3 Please indicate why you live in or near Osceola. Select all that apply. If you don't live in or near the Village you may skip this question.

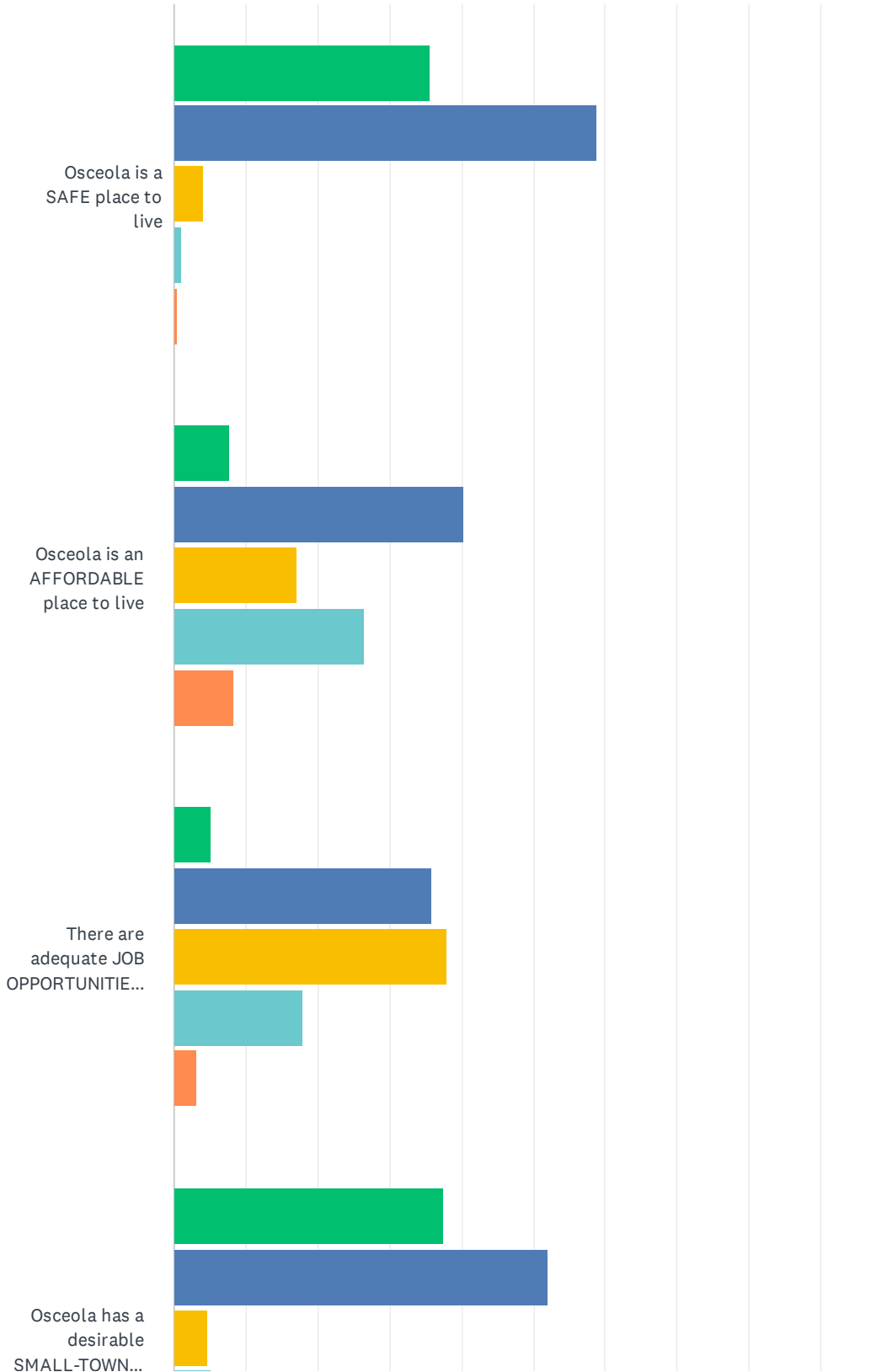
Answered: 270 Skipped: 6



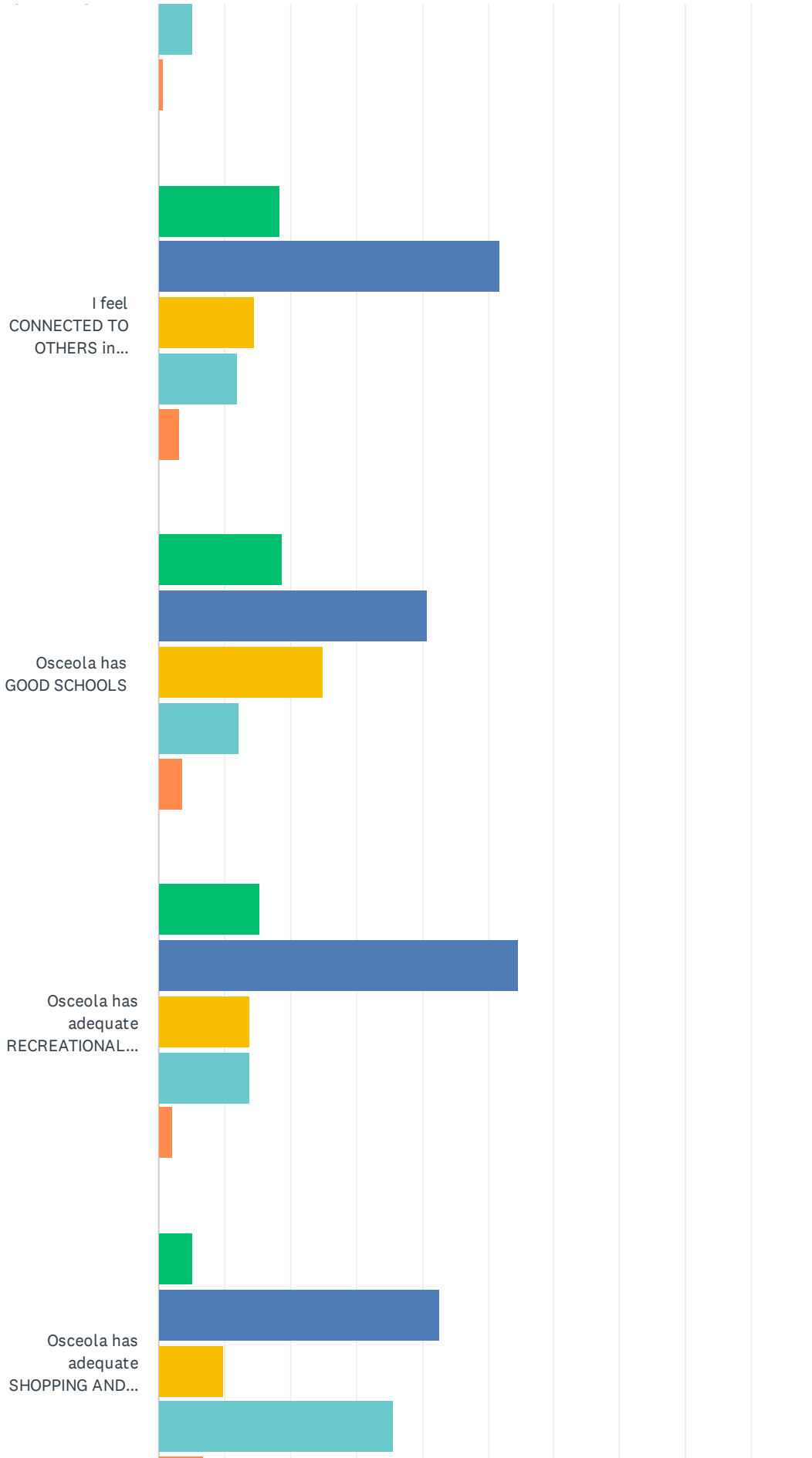
ANSWER CHOICES	RESPONSES	
Safety/low crime	35.56%	96
Price/affordability	24.44%	66
To be close to work	32.96%	89
Small-town character	58.52%	158
To be close to family/friends	38.89%	105
Schools	27.04%	73
Recreation opportunities	27.78%	75
Shopping and/or entertainment	9.26%	25
Other (please specify)	16.30%	44
Total Respondents: 270		

Q4 Indicate your agreement or disagreement with each of the following statements.

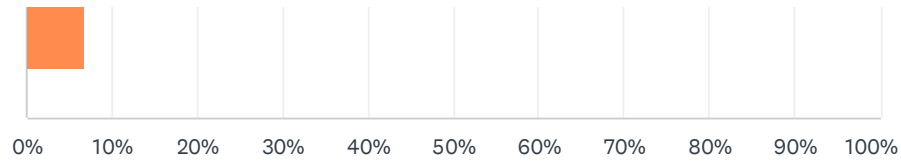
Answered: 275 Skipped: 1



Village of Osceola Community Survey



Village of Osceola Community Survey

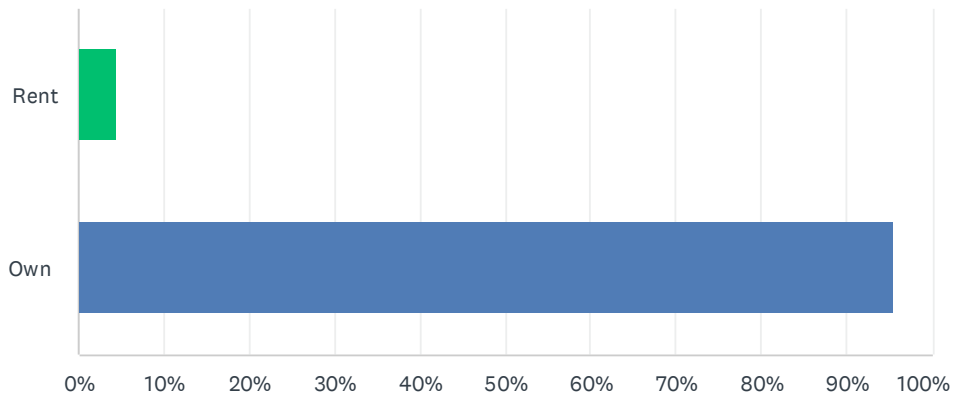


■ Strongly Ag...
 ■ Agree
 ■ not sure/no...
 ■ Disagree
■ Strongly Di...

	STRONGLY AGREE	AGREE	NOT SURE/NO OPINION	DISAGREE	STRONGLY DISAGREE	TOTAL
Osceola is a SAFE place to live	35.64% 98	58.91% 162	4.00% 11	1.09% 3	0.36% 1	275
Osceola is an AFFORDABLE place to live	7.64% 21	40.36% 111	17.09% 47	26.55% 73	8.36% 23	275
There are adequate JOB OPPORTUNITIES in Osceola	5.11% 14	35.77% 98	37.96% 104	17.88% 49	3.28% 9	274
Osceola has a desirable SMALL-TOWN CHARACTER	37.45% 103	52.00% 143	4.73% 13	5.09% 14	0.73% 2	275
I feel CONNECTED TO OTHERS in Osceola	18.25% 50	51.82% 142	14.60% 40	12.04% 33	3.28% 9	274
Osceola has GOOD SCHOOLS	18.68% 51	40.66% 111	24.91% 68	12.09% 33	3.66% 10	273
Osceola has adequate RECREATIONAL OPPORTUNITIES	15.38% 42	54.58% 149	13.92% 38	13.92% 38	2.20% 6	273
Osceola has adequate SHOPPING AND ENTERTAINMENT OPPORTUNITIES	5.09% 14	42.55% 117	9.82% 27	35.64% 98	6.91% 19	275

Q5 Do you rent or own your current primary residence?

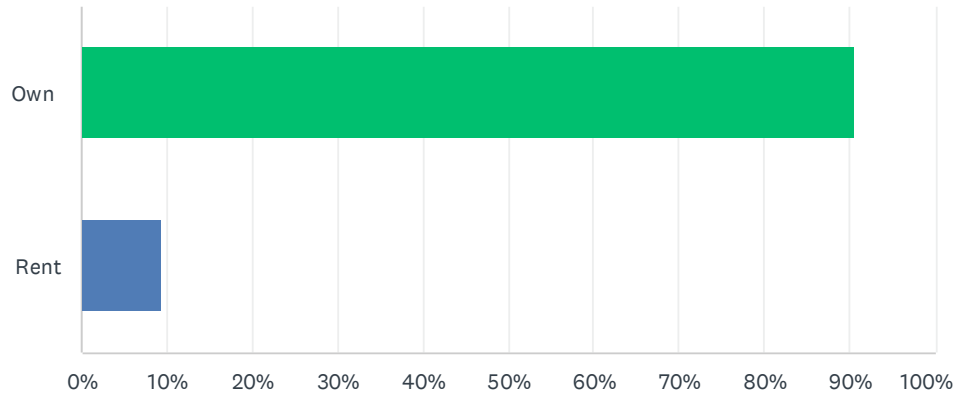
Answered: 267 Skipped: 9



ANSWER CHOICES	RESPONSES	
Rent	4.49%	12
Own	95.51%	255
TOTAL		267

Q6 If you were to move in the next 5 years, would you prefer to own or rent your housing?

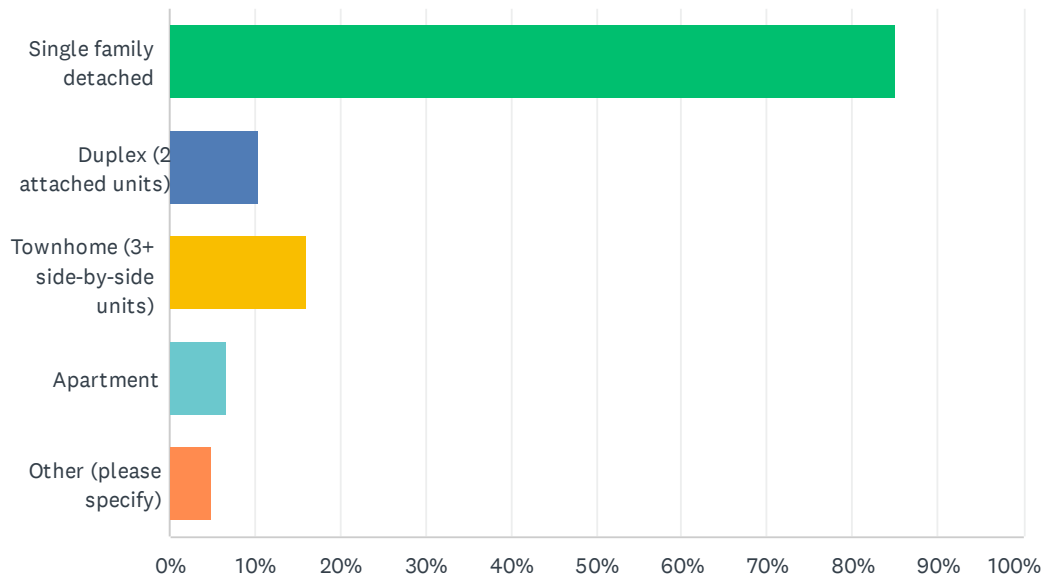
Answered: 264 Skipped: 12



ANSWER CHOICES	RESPONSES	
Own	90.53%	239
Rent	9.47%	25
TOTAL		264

Q7 If you were to move in the next five years, what form of residence would you consider? (check all that apply)

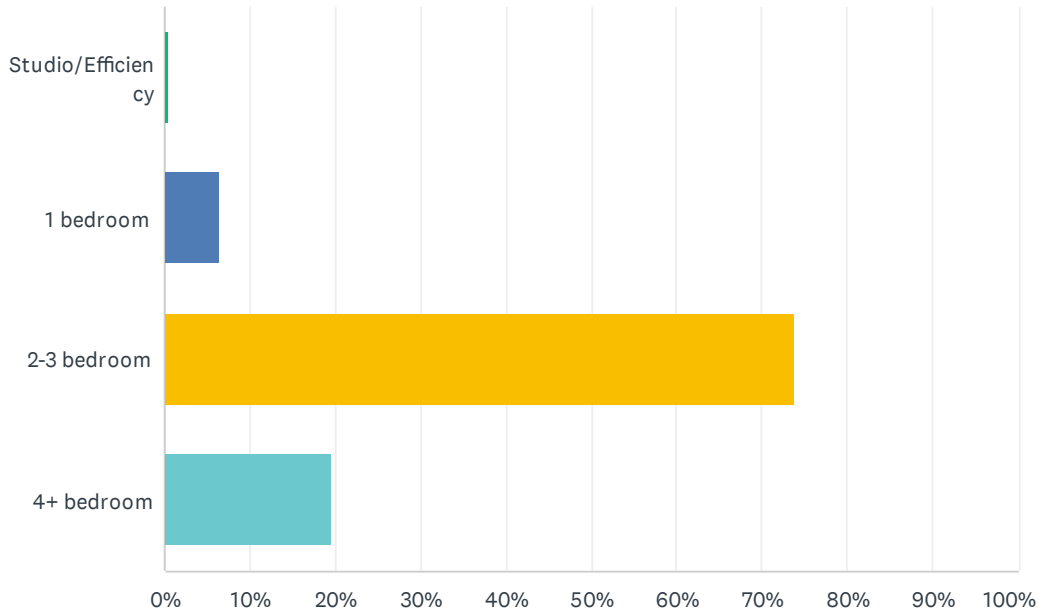
Answered: 268 Skipped: 8



ANSWER CHOICES	RESPONSES	
Single family detached	85.07%	228
Duplex (2 attached units)	10.45%	28
Townhome (3+ side-by-side units)	16.04%	43
Apartment	6.72%	18
Other (please specify)	4.85%	13
Total Respondents: 268		

Q8 If you were to move in the next 5 years, what size of residence would you most likely seek?

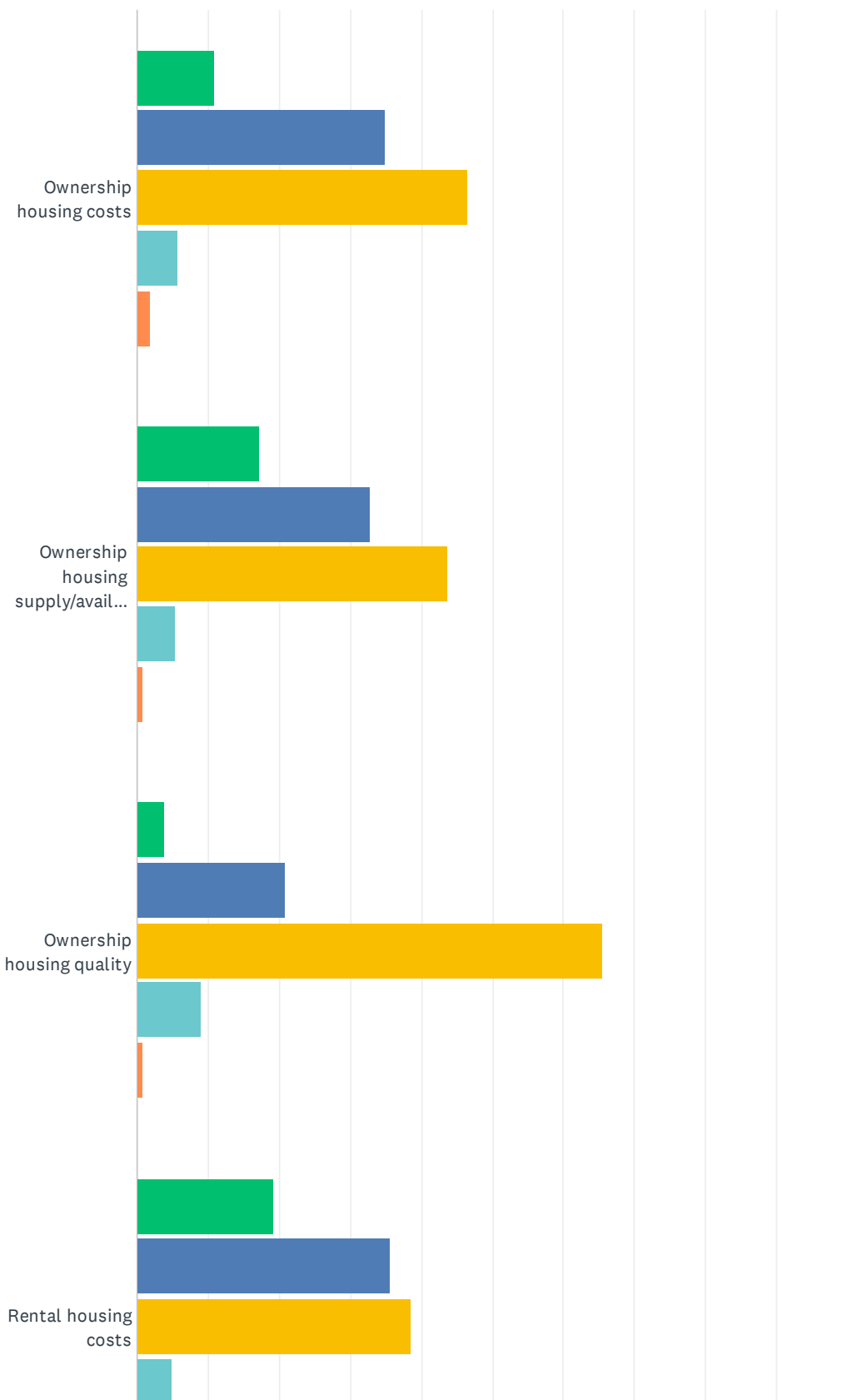
Answered: 266 Skipped: 10



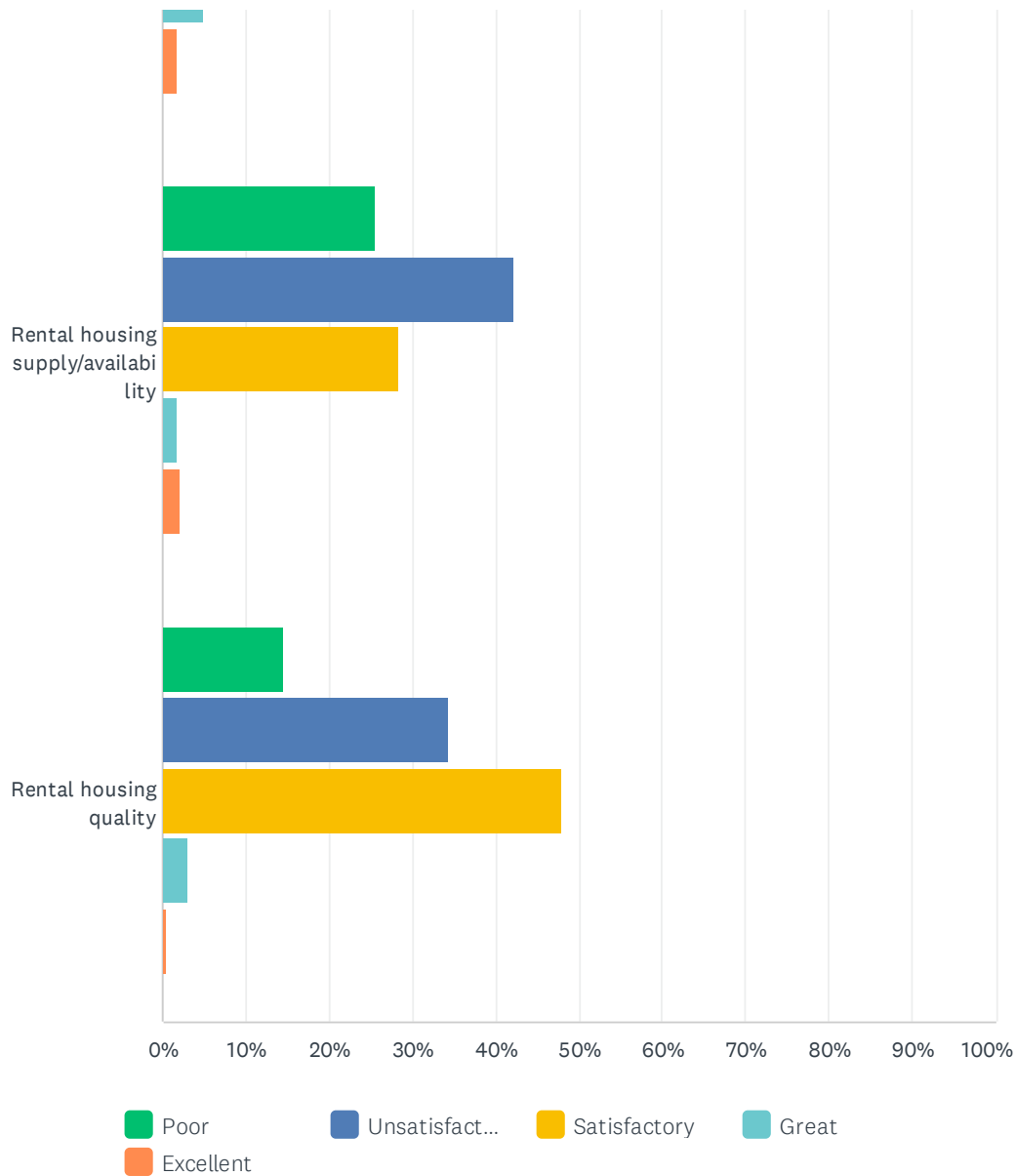
ANSWER CHOICES	RESPONSES	
Studio/Efficiency	0.38%	1
1 bedroom	6.39%	17
2-3 bedroom	73.68%	196
4+ bedroom	19.55%	52
TOTAL		266

Q9 Rate the housing options in Osceola

Answered: 260 Skipped: 16



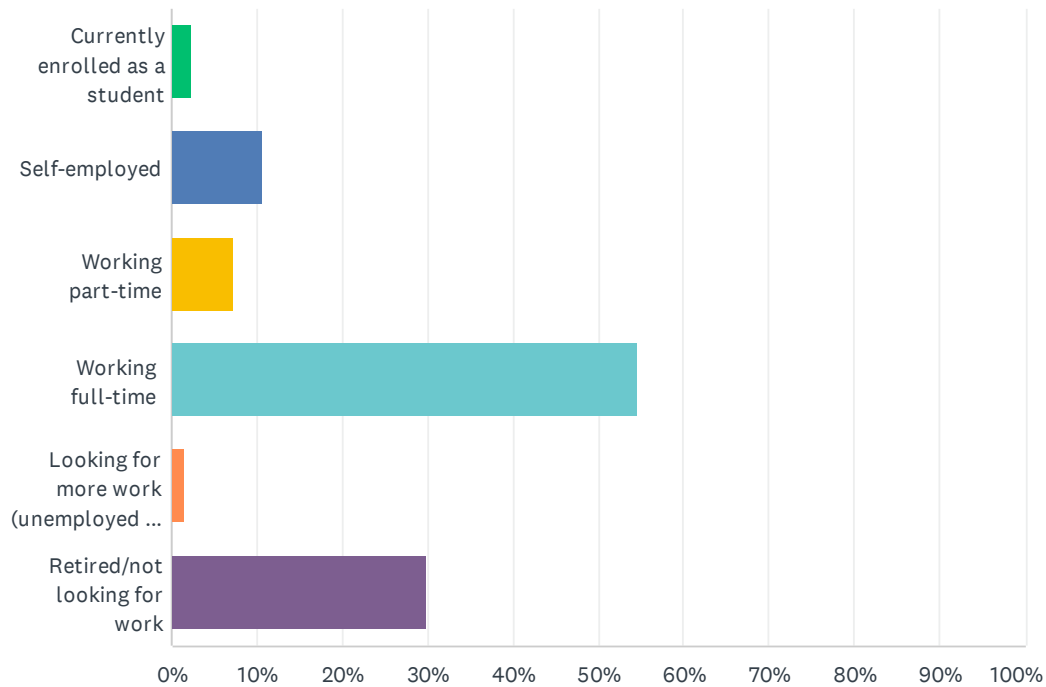
Village of Osceola Community Survey



	POOR	UNSATISFACTORY	SATISFACTORY	GREAT	EXCELLENT	TOTAL
Ownership housing costs	10.77% 28	35.00% 91	46.54% 121	5.77% 15	1.92% 5	260
Ownership housing supply/availability	17.37% 45	32.82% 85	43.63% 113	5.41% 14	0.77% 2	259
Ownership housing quality	3.88% 10	20.93% 54	65.50% 169	8.91% 23	0.78% 2	258
Rental housing costs	19.09% 46	35.68% 86	38.59% 93	4.98% 12	1.66% 4	241
Rental housing supply/availability	25.52% 61	42.26% 101	28.45% 68	1.67% 4	2.09% 5	239
Rental housing quality	14.41% 34	34.32% 81	47.88% 113	2.97% 7	0.42% 1	236

Q10 Describe your current employment situation (check all that apply)

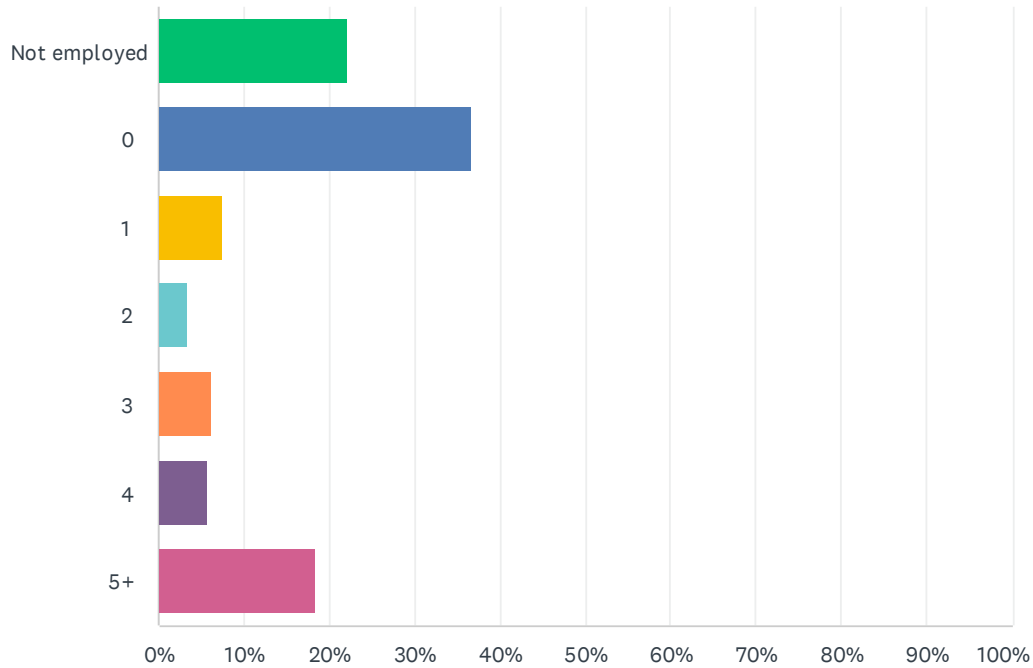
Answered: 262 Skipped: 14



ANSWER CHOICES	RESPONSES	
Currently enrolled as a student	2.29%	6
Self-employed	10.69%	28
Working part-time	7.25%	19
Working full-time	54.58%	143
Looking for more work (unemployed or underemployed)	1.53%	4
Retired/not looking for work	29.77%	78
Total Respondents: 262		

Q11 If employed, how many days per week, on average, do you work FROM YOUR HOME?

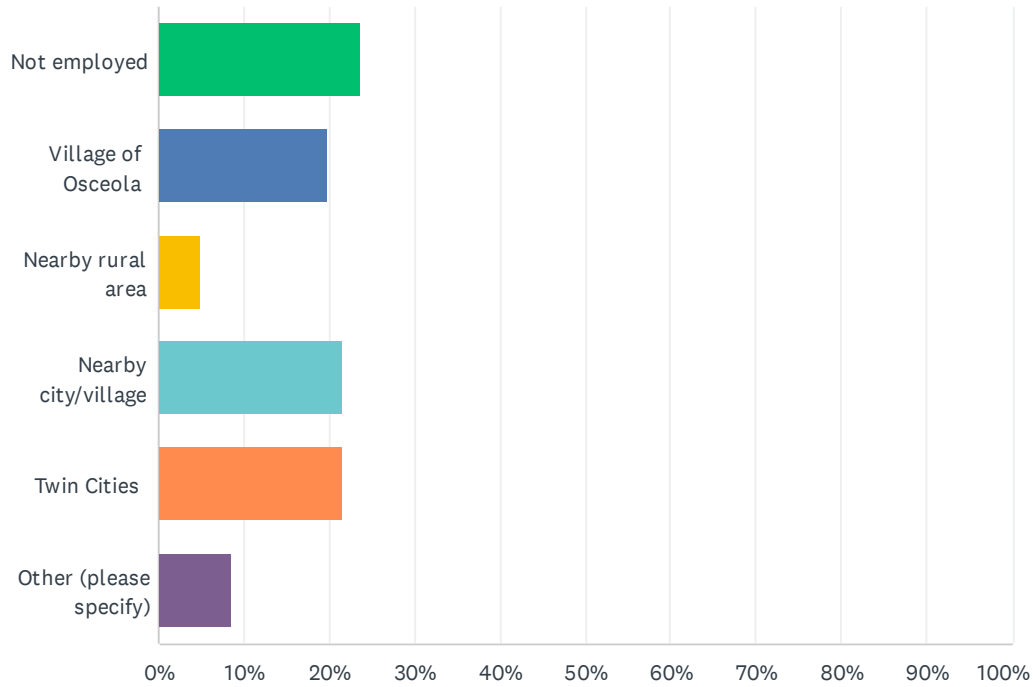
Answered: 240 Skipped: 36



ANSWER CHOICES	RESPONSES	
Not employed	22.08%	53
0	36.67%	88
1	7.50%	18
2	3.33%	8
3	6.25%	15
4	5.83%	14
5+	18.33%	44
TOTAL		240

Q12 If employed and working at least 1 day per week OUTSIDE YOUR HOME, where do you work?

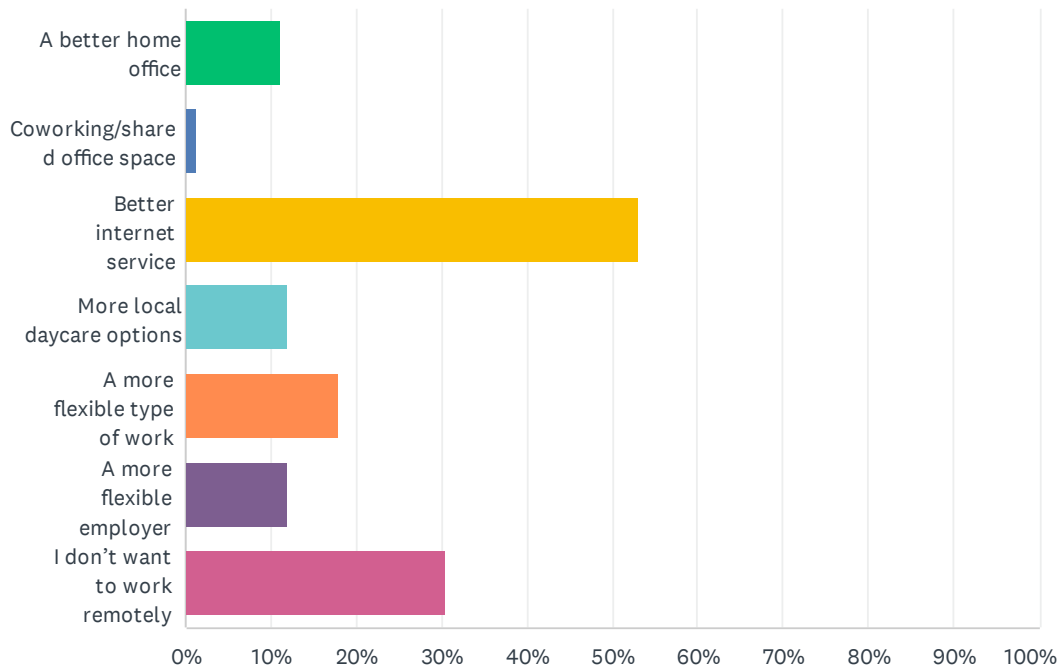
Answered: 223 Skipped: 53



ANSWER CHOICES	RESPONSES	
Not employed	23.77%	53
Village of Osceola	19.73%	44
Nearby rural area	4.93%	11
Nearby city/village	21.52%	48
Twin Cities	21.52%	48
Other (please specify)	8.52%	19
TOTAL		223

Q13 Which of the following would improve your ability to work remotely from Osceola? (check all that apply)

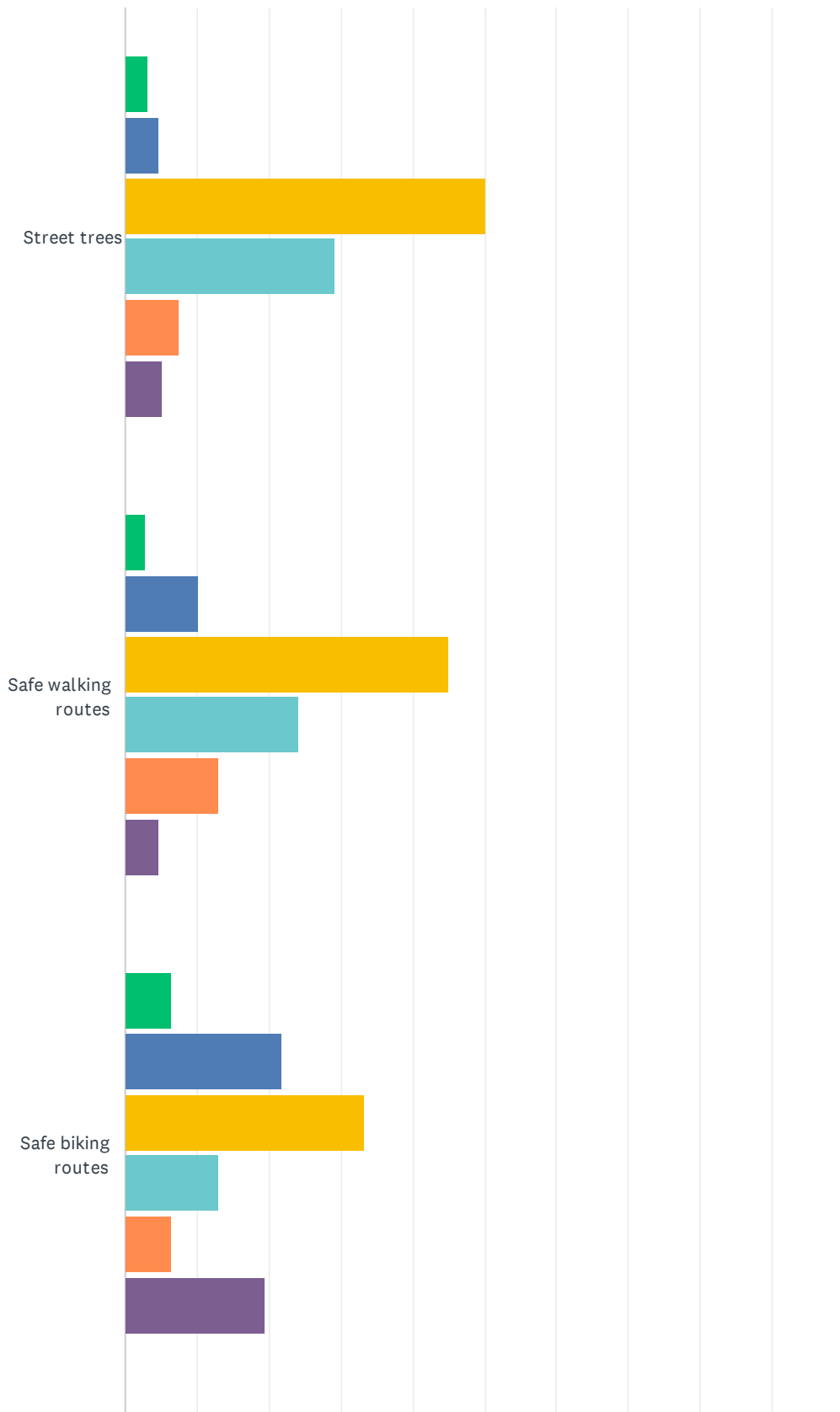
Answered: 217 Skipped: 59



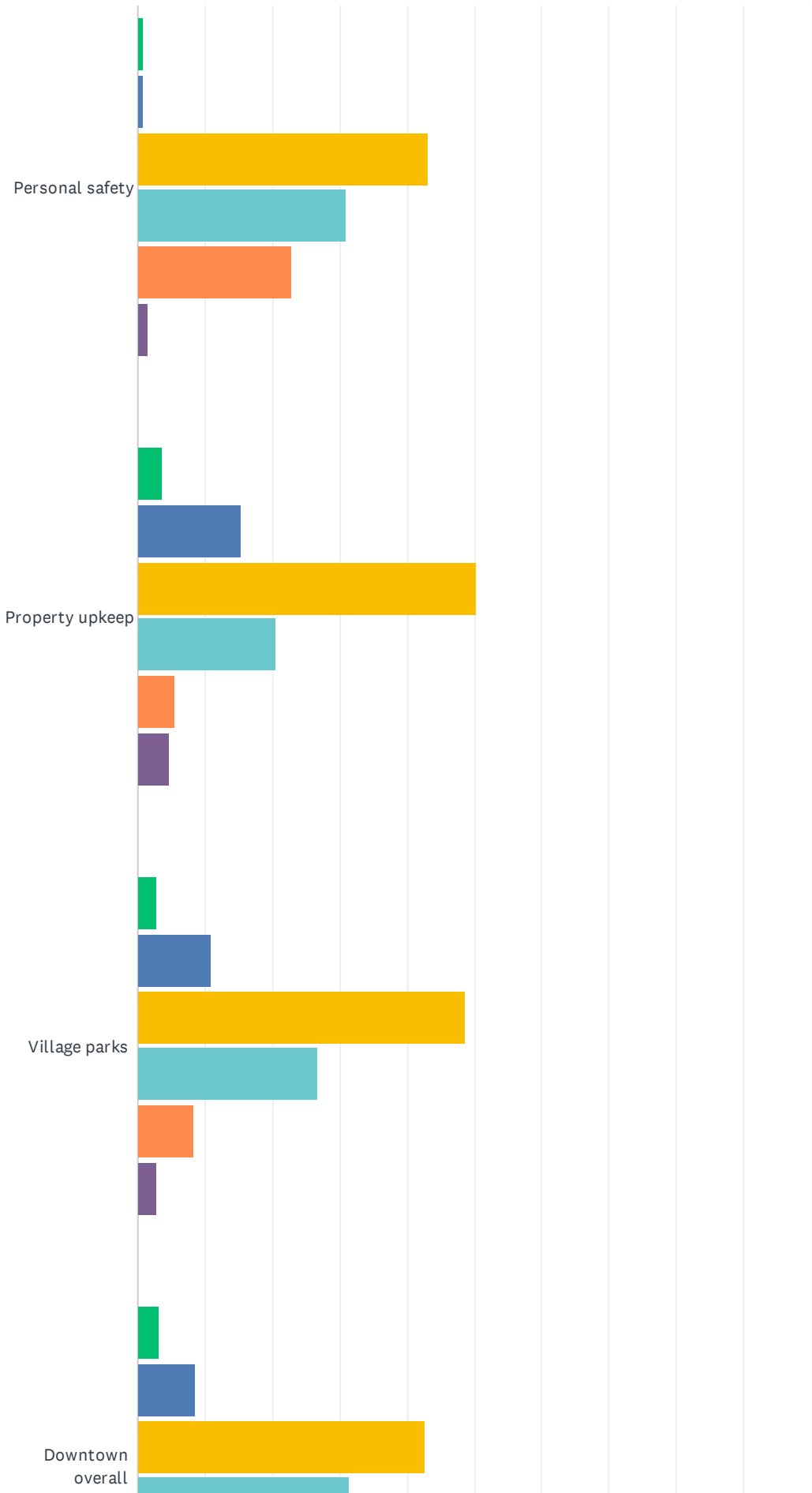
ANSWER CHOICES	RESPONSES
A better home office	11.06% 24
Coworking/shared office space	1.38% 3
Better internet service	53.00% 115
More local daycare options	11.98% 26
A more flexible type of work	17.97% 39
A more flexible employer	11.98% 26
I don't want to work remotely	30.41% 66
Total Respondents: 217	

Q14 Overall, how do you rate the following in the Village?

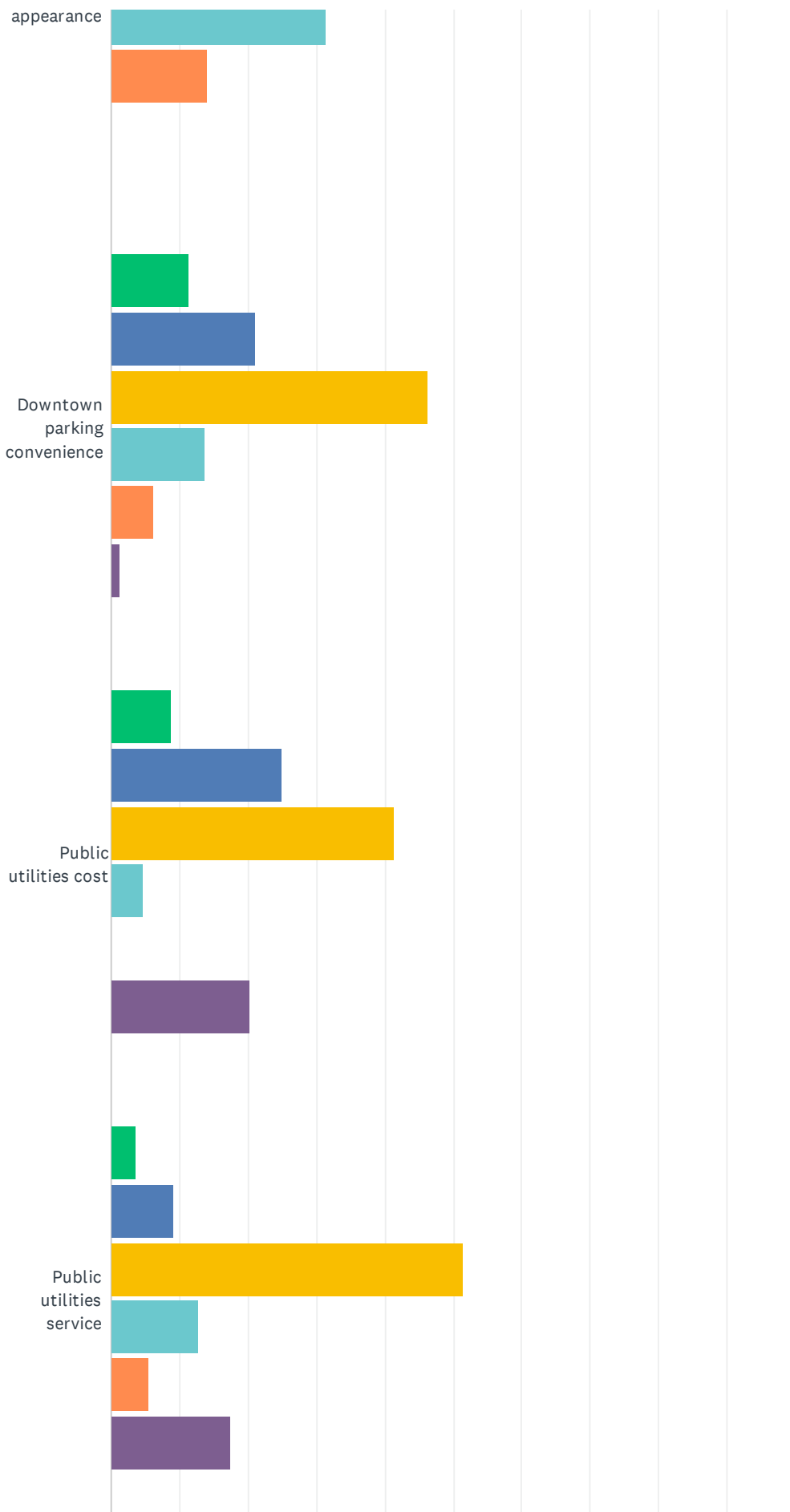
Answered: 255 Skipped: 21



Village of Osceola Community Survey



Village of Osceola Community Survey



Village of Osceola Community Survey

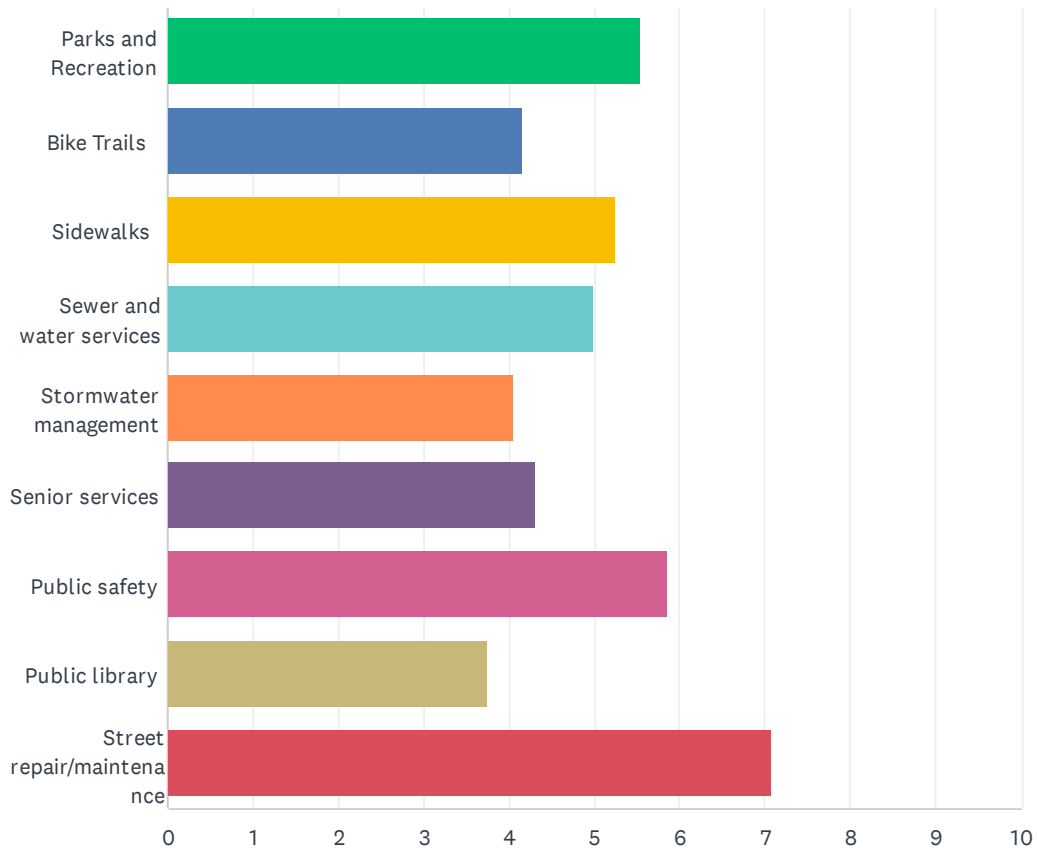
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



	POOR	UNSATISFACTORY	SATISFACTORY	GREAT	EXCELLENT	NO OPINION	TOTAL
Street trees	3.16% 8	4.74% 12	50.20% 127	29.25% 74	7.51% 19	5.14% 13	253
Safe walking routes	2.77% 7	10.28% 26	45.06% 114	24.11% 61	13.04% 33	4.74% 12	253
Safe biking routes	6.32% 16	21.74% 55	33.20% 84	13.04% 33	6.32% 16	19.37% 49	253
Personal safety	0.78% 2	0.78% 2	43.14% 110	30.98% 79	22.75% 58	1.57% 4	255
Property upkeep	3.54% 9	15.35% 39	50.39% 128	20.47% 52	5.51% 14	4.72% 12	254
Village parks	2.75% 7	10.98% 28	48.63% 124	26.67% 68	8.24% 21	2.75% 7	255
Downtown overall appearance	3.14% 8	8.63% 22	42.75% 109	31.37% 80	14.12% 36	0.00% 0	255
Downtown parking convenience	11.37% 29	21.18% 54	46.27% 118	13.73% 35	6.27% 16	1.18% 3	255
Public utilities cost	8.73% 22	25.00% 63	41.27% 104	4.76% 12	0.00% 0	20.24% 51	252
Public utilities service	3.59% 9	9.16% 23	51.39% 129	12.75% 32	5.58% 14	17.53% 44	251

Q15 Rank the following items based on your priorities for ADDITIONAL VILLAGE INVESTMENT, where 1 is the highest priority and 9 is the lowest priority.

Answered: 254 Skipped: 22

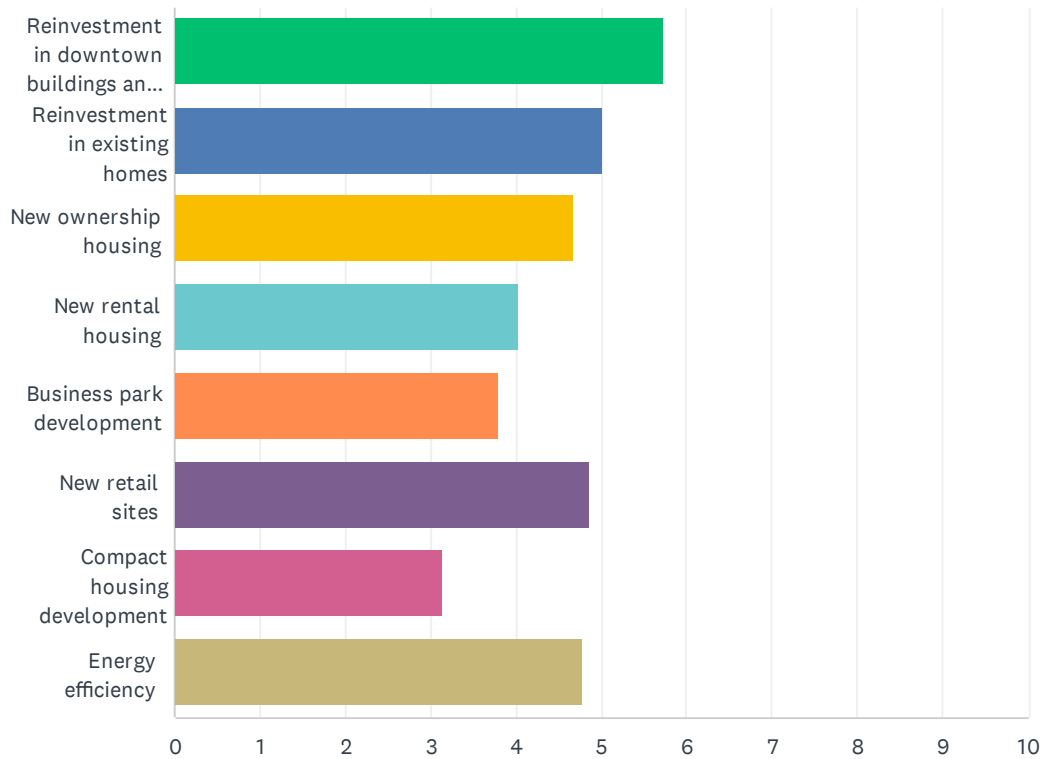


Village of Osceola Community Survey

	1	2	3	4	5	6	7	8	9	TOTAL	SCO
Parks and Recreation	14.57% 37	14.57% 37	10.24% 26	12.60% 32	10.24% 26	12.99% 33	11.02% 28	10.24% 26	3.54% 9	254	5
Bike Trails	5.12% 13	11.42% 29	7.09% 18	9.84% 25	7.87% 20	10.24% 26	12.60% 32	14.96% 38	20.87% 53	254	4
Sidewalks	3.54% 9	11.81% 30	15.75% 40	18.11% 46	14.57% 37	13.39% 34	10.24% 26	9.06% 23	3.54% 9	254	5
Sewer and water services	9.45% 24	9.45% 24	14.96% 38	11.81% 30	11.81% 30	10.24% 26	9.06% 23	13.78% 35	9.45% 24	254	5
Stormwater management	3.94% 10	4.72% 12	7.48% 19	11.81% 30	12.99% 33	14.57% 37	14.96% 38	12.20% 31	17.32% 44	254	4
Senior services	5.51% 14	5.91% 15	8.27% 21	11.42% 29	12.99% 33	14.17% 36	14.96% 38	13.39% 34	13.39% 34	254	4
Public safety	19.69% 50	14.17% 36	14.96% 38	8.66% 22	11.42% 29	11.02% 28	5.51% 14	7.87% 20	6.69% 17	254	5
Public library	4.33% 11	4.33% 11	9.45% 24	7.09% 18	11.42% 29	8.66% 22	15.35% 39	15.75% 40	23.62% 60	254	3
Street repair/maintenance	33.86% 86	23.62% 60	11.81% 30	8.66% 22	6.69% 17	4.72% 12	6.30% 16	2.76% 7	1.57% 4	254	7

Q16 Rank the following items based on YOUR PRIORITIES for development and property improvement in the Village, where 1 is the highest priority and 8 is the lowest priority.

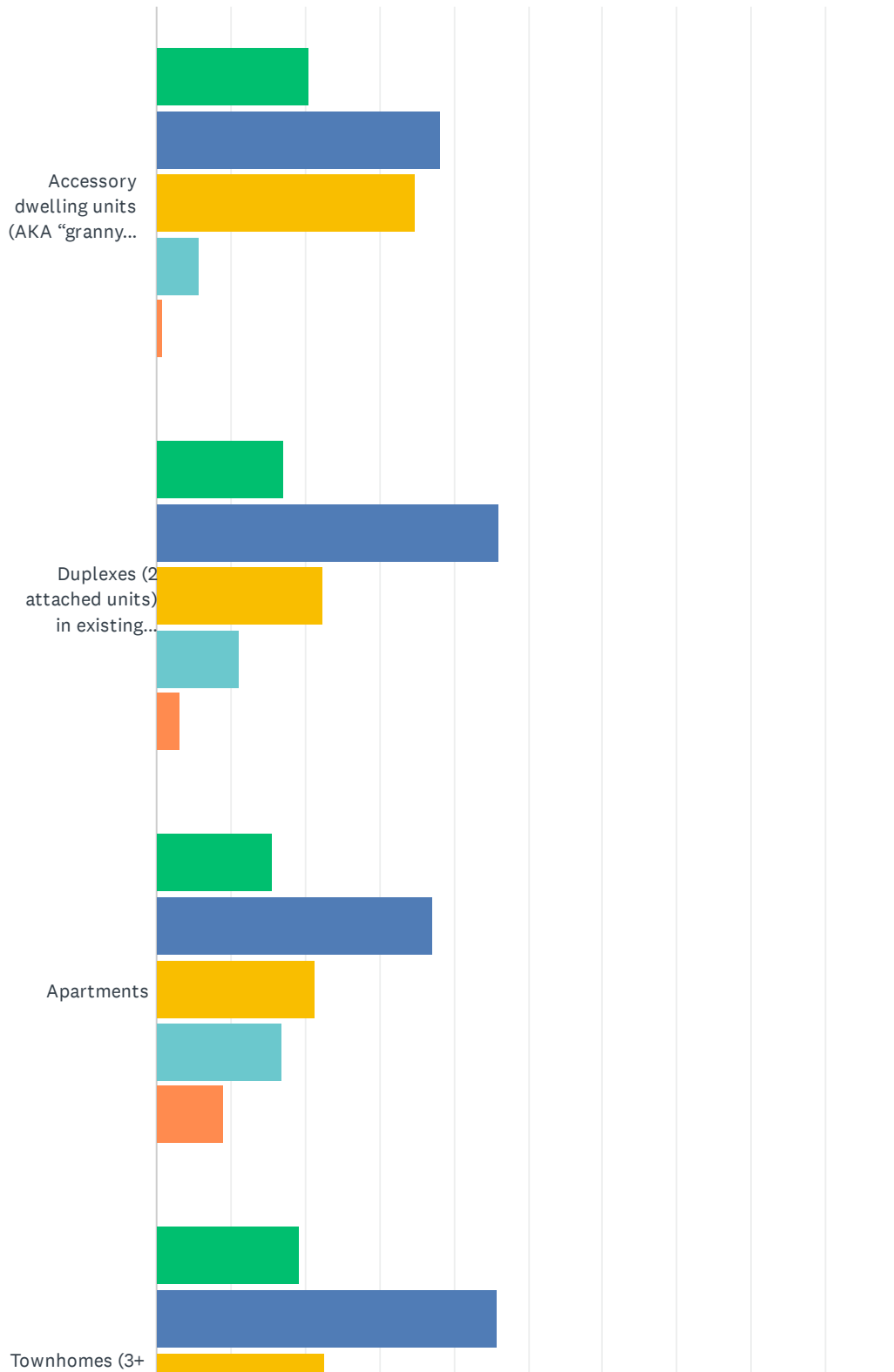
Answered: 239 Skipped: 37



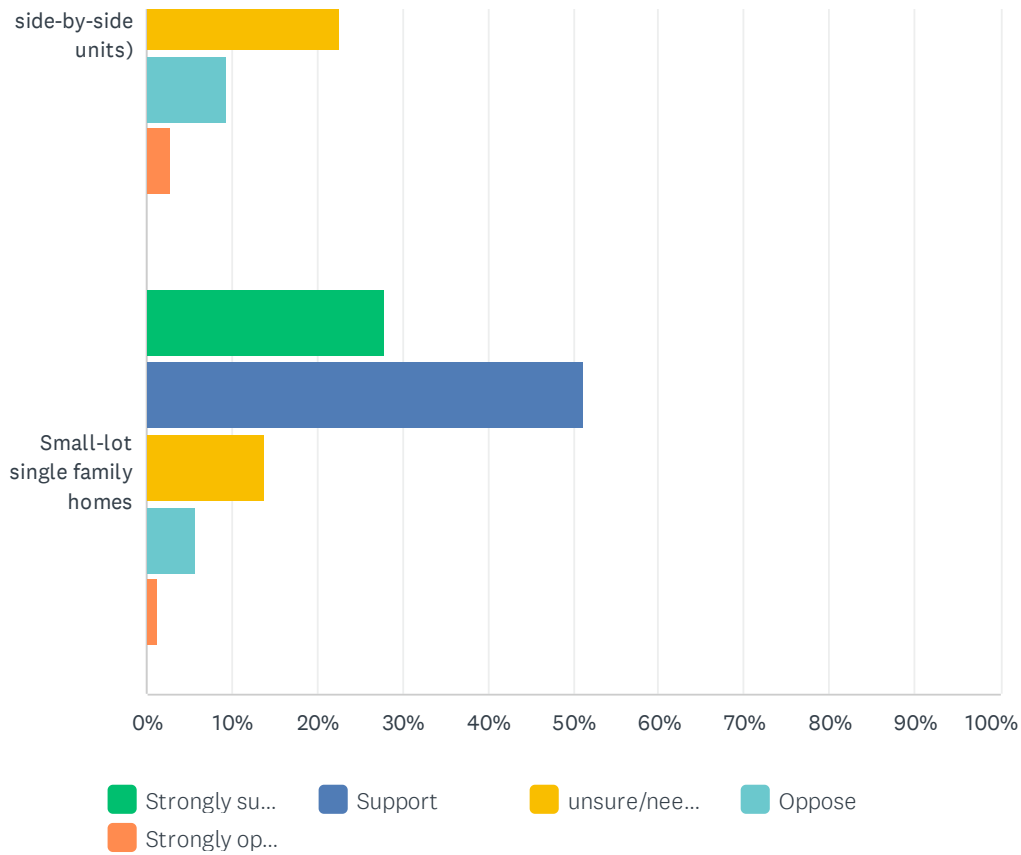
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Reinvestment in downtown buildings and sites	25.10% 60	18.83% 45	16.74% 40	11.72% 28	9.62% 23	10.46% 25	5.02% 12	2.51% 6	239	5.74
Reinvestment in existing homes	10.04% 24	18.41% 44	18.83% 45	14.64% 35	12.97% 31	11.30% 27	6.28% 15	7.53% 18	239	5.01
New ownership housing	11.72% 28	15.06% 36	10.04% 24	15.48% 37	14.64% 35	11.30% 27	14.64% 35	7.11% 17	239	4.66
New rental housing	10.46% 25	10.88% 26	7.95% 19	12.13% 29	10.46% 25	12.55% 30	18.41% 44	17.15% 41	239	4.02
Business park development	8.79% 21	4.18% 10	9.62% 23	13.81% 33	17.99% 43	11.30% 27	12.97% 31	21.34% 51	239	3.79
New retail sites	13.81% 33	15.90% 38	15.48% 37	11.30% 27	12.55% 30	11.72% 28	11.30% 27	7.95% 19	239	4.87
Compact housing development	3.77% 9	5.86% 14	7.95% 19	7.95% 19	8.37% 20	16.74% 40	21.34% 51	28.03% 67	239	3.13
Energy efficiency	16.32% 39	10.88% 26	13.39% 32	12.97% 31	13.39% 32	14.64% 35	10.04% 24	8.37% 20	239	4.78

Q17 The village has some constraints on outward growth – future population growth may require new housing options that use land efficiently. Indicate your support for each of the following housing options.

Answered: 246 Skipped: 30



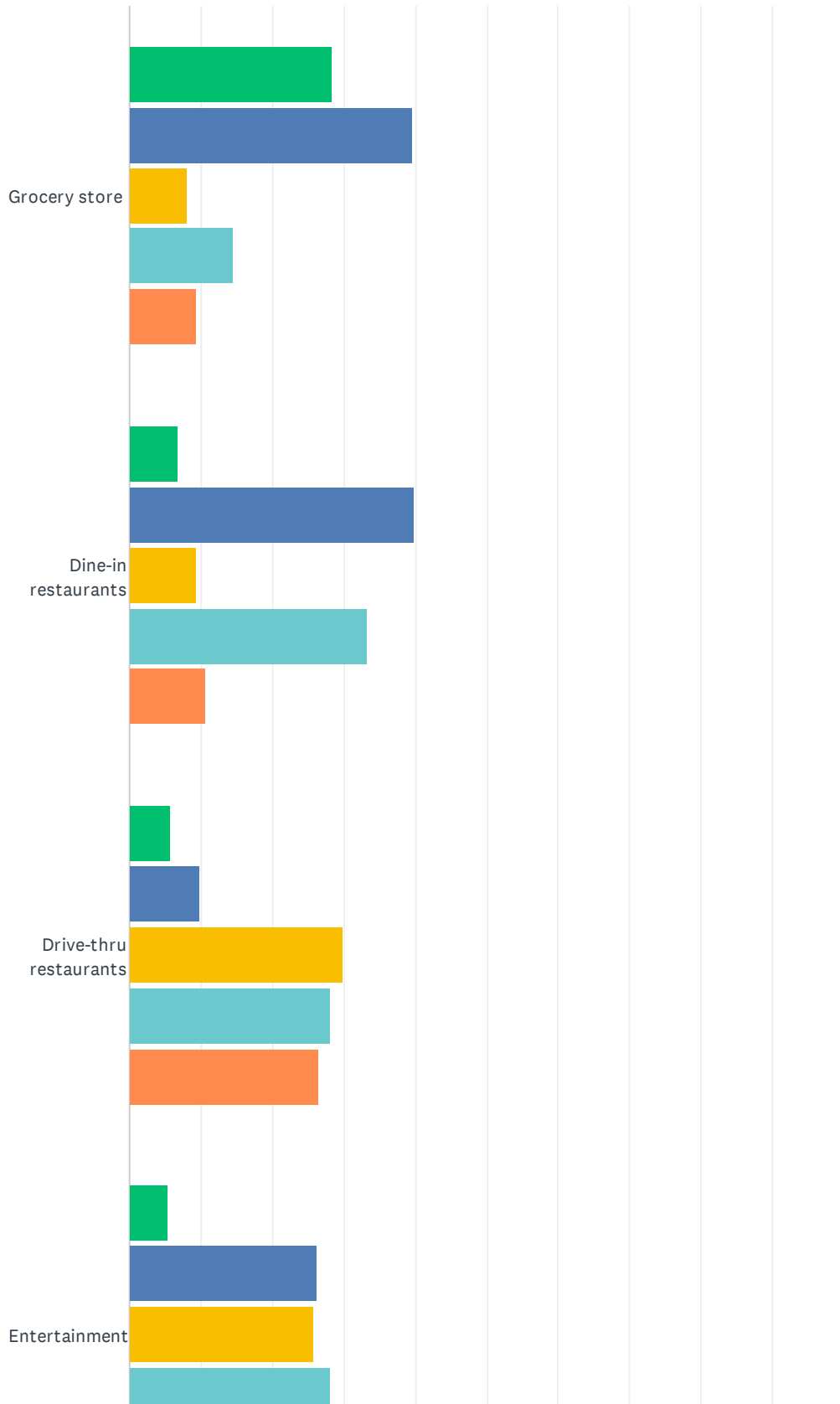
Village of Osceola Community Survey



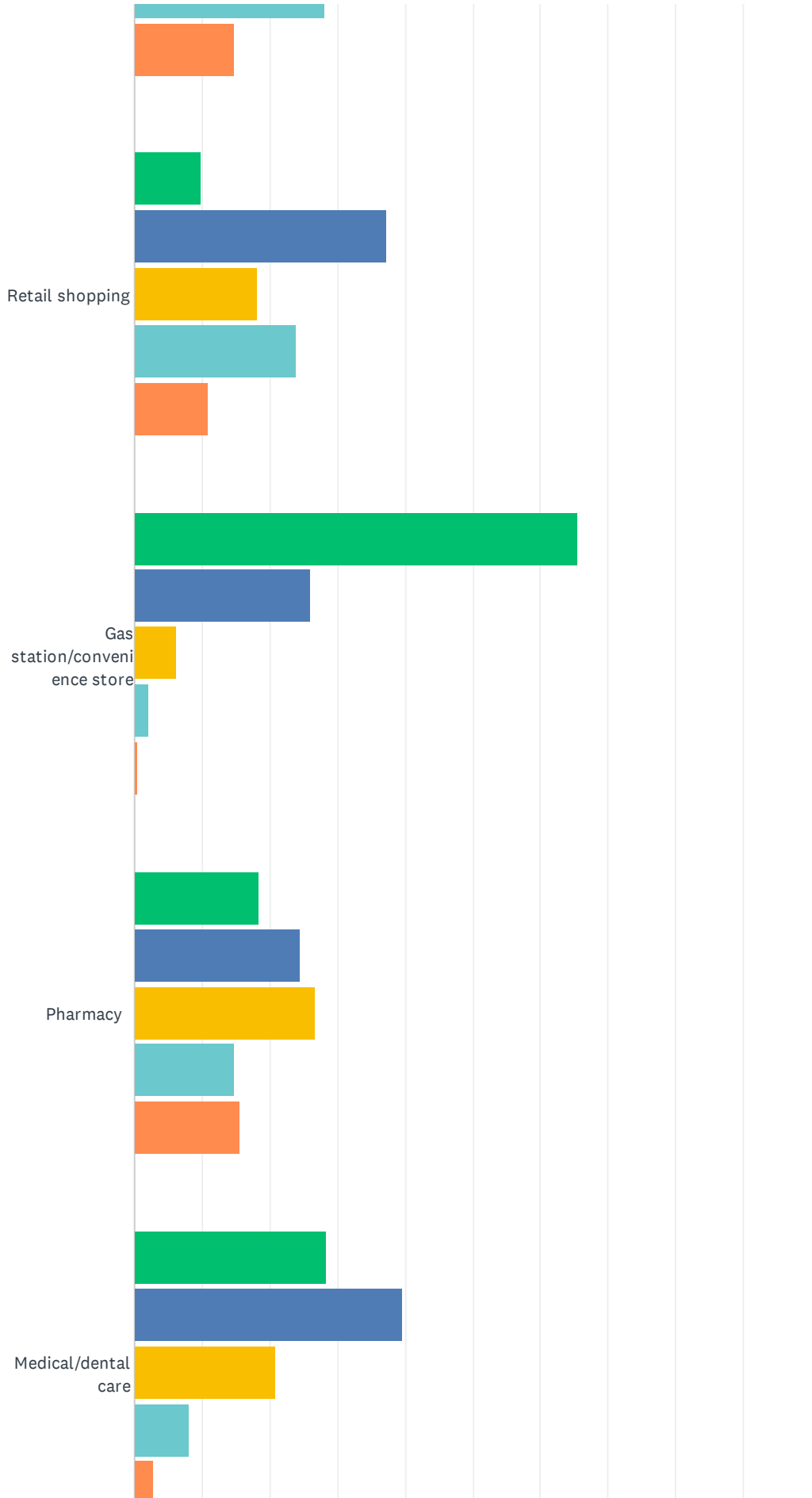
	STRONGLY SUPPORT	SUPPORT	UNSURE/NEED MORE INFO	OPPOSE	STRONGLY OPPOSE	TOTAL
Accessory dwelling units (AKA "granny flats") with single family homes	20.49% 50	38.11% 93	34.84% 85	5.74% 14	0.82% 2	244
Duplexes (2 attached units) in existing neighborhoods	17.14% 42	46.12% 113	22.45% 55	11.02% 27	3.27% 8	245
Apartments	15.64% 38	37.04% 90	21.40% 52	16.87% 41	9.05% 22	243
Townhomes (3+ side-by-side units)	19.26% 47	45.90% 112	22.54% 55	9.43% 23	2.87% 7	244
Small-lot single family homes	27.87% 68	51.23% 125	13.93% 34	5.74% 14	1.23% 3	244

Q18 How satisfied are you with the following in Osceola?

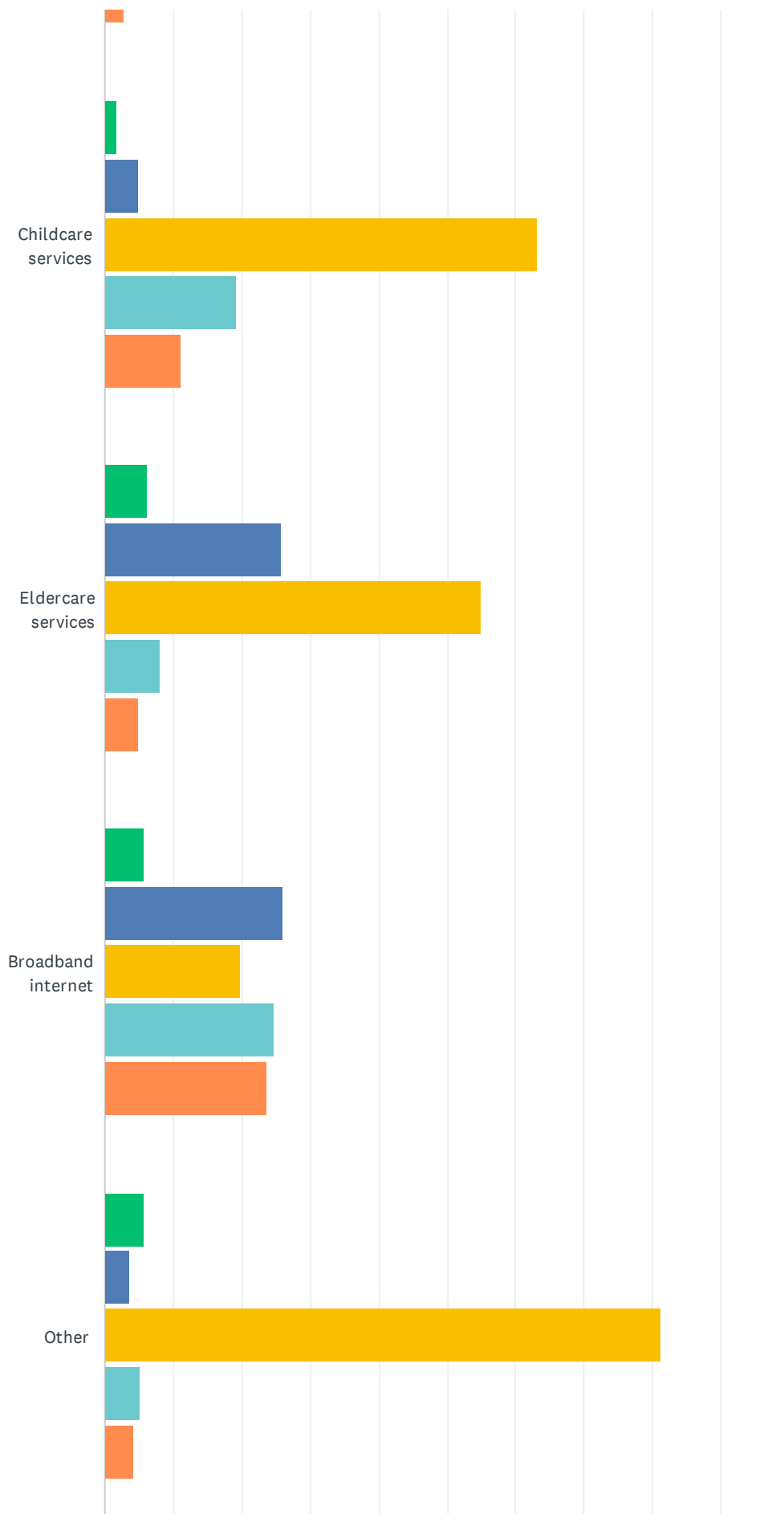
Answered: 247 Skipped: 29



Village of Osceola Community Survey



Village of Osceola Community Survey



Village of Osceola Community Survey

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

■ Very satisfi...
 ■ Somewhat ...
 ■ neutral/no ...
 ■ Somewhat ...
■ Very dissati...

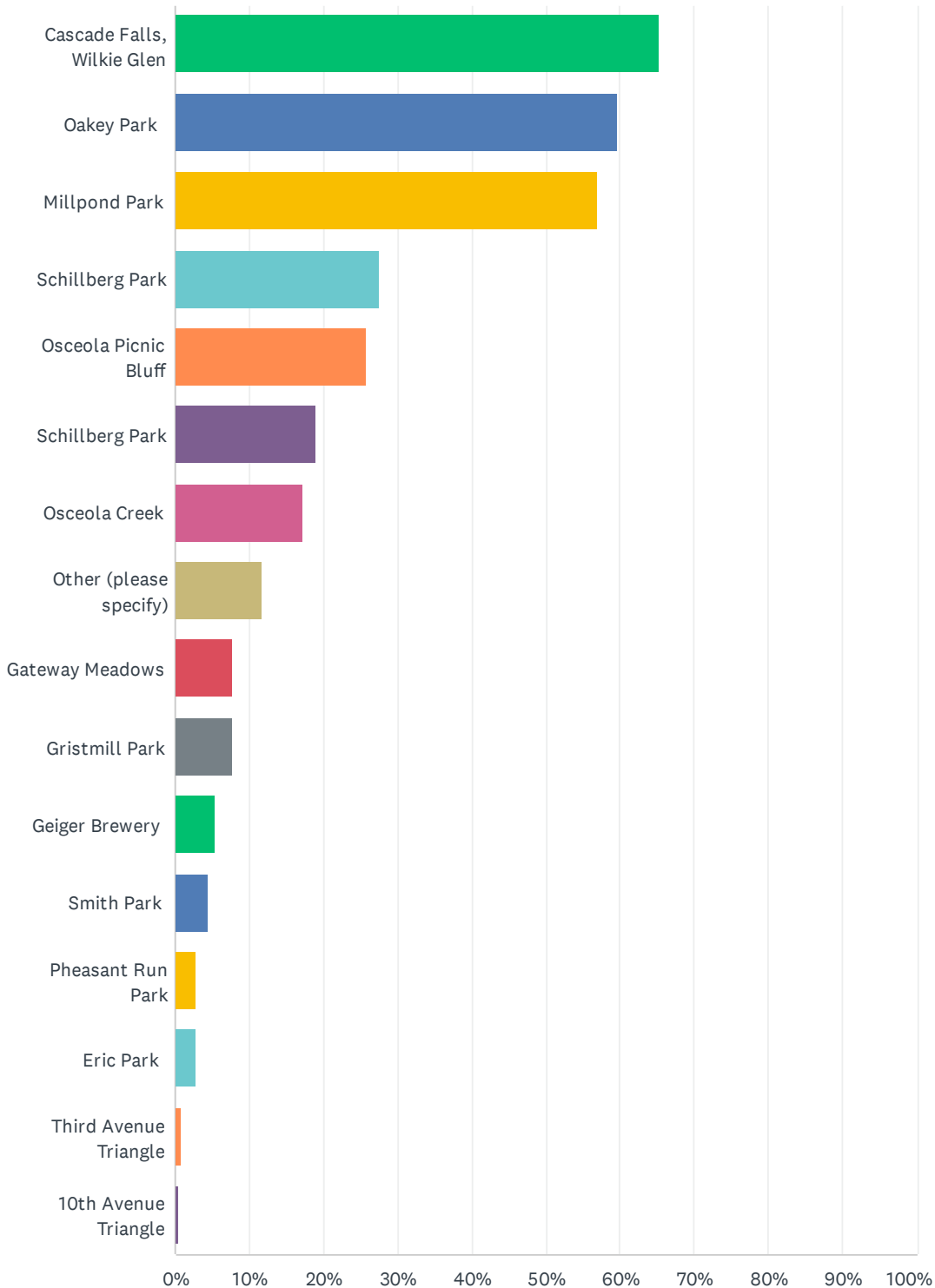
	VERY SATISFIED	SOMEWHAT SATISFIED	NEUTRAL/NO OPINION	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	TOTAL
Grocery store	28.34% 70	39.68% 98	8.10% 20	14.57% 36	9.31% 23	247
Dine-in restaurants	6.91% 17	39.84% 98	9.35% 23	33.33% 82	10.57% 26	246
Drive-thru restaurants	5.71% 14	9.80% 24	29.80% 73	28.16% 69	26.53% 65	245
Entertainment	5.31% 13	26.12% 64	25.71% 63	28.16% 69	14.69% 36	245
Retail shopping	9.72% 24	37.25% 92	18.22% 45	23.89% 59	10.93% 27	247
Gas station/convenience store	65.45% 161	26.02% 64	6.10% 15	2.03% 5	0.41% 1	246
Pharmacy	18.44% 45	24.59% 60	26.64% 65	14.75% 36	15.57% 38	244
Medical/dental care	28.28% 69	39.75% 97	20.90% 51	8.20% 20	2.87% 7	244
Childcare services	1.64% 4	4.92% 12	63.11% 154	19.26% 47	11.07% 27	244
Eldercare services	6.15% 15	25.82% 63	54.92% 134	8.20% 20	4.92% 12	244
Broadband internet	5.69% 14	26.02% 64	19.92% 49	24.80% 61	23.58% 58	246
Other	5.76% 8	3.60% 5	81.29% 113	5.04% 7	4.32% 6	139

Q19 Please provide any additional feedback you feel is important for the Village of Osceola to consider while developing this Comprehensive Plan.

Answered: 79 Skipped: 197

Q20 Which parks and recreation facilities and/or members of your household visit most often? (Choose up to 3)

Answered: 221 Skipped: 55

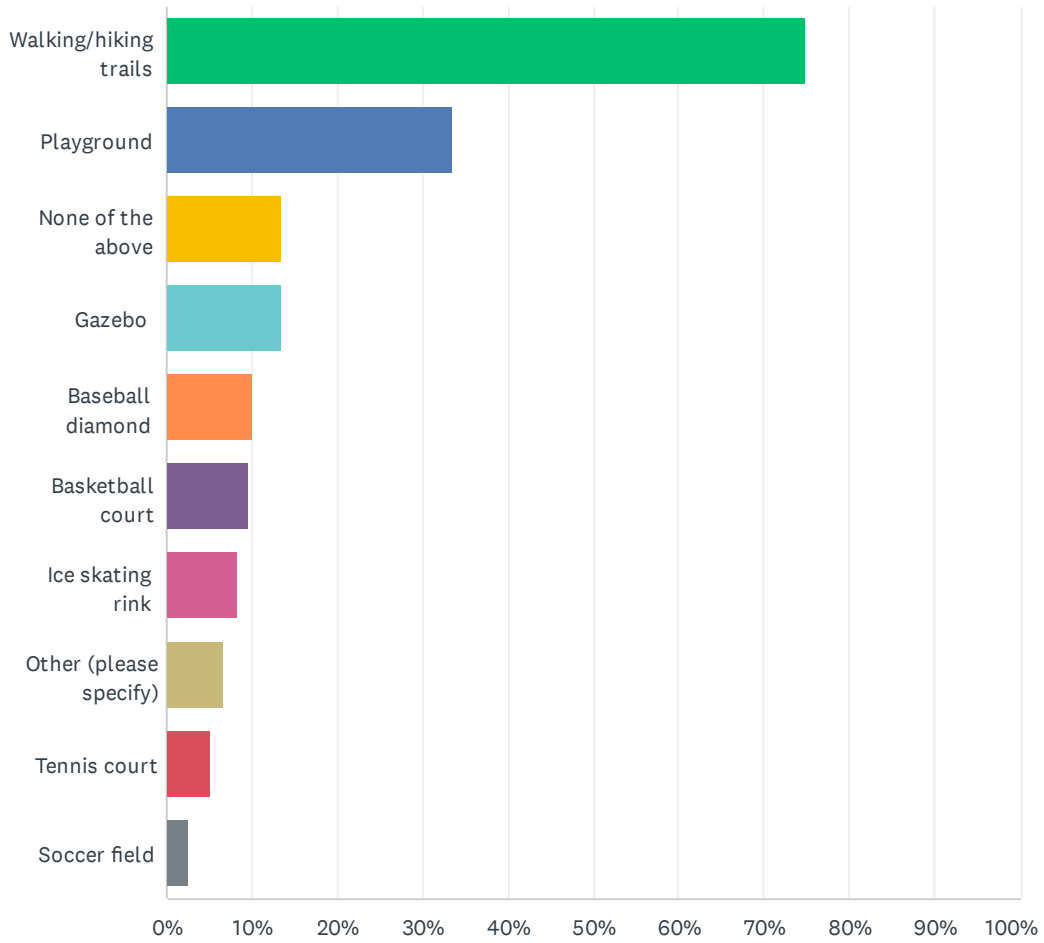


Village of Osceola Community Survey

ANSWER CHOICES	RESPONSES	
Cascade Falls, Wilkie Glen	65.16%	144
Oakey Park	59.73%	132
Millpond Park	57.01%	126
Schillberg Park	27.60%	61
Osceola Picnic Bluff	25.79%	57
Schillberg Park	19.00%	42
Osceola Creek	17.19%	38
Other (please specify)	11.76%	26
Gateway Meadows	7.69%	17
Gristmill Park	7.69%	17
Geiger Brewery	5.43%	12
Smith Park	4.52%	10
Pheasant Run Park	2.71%	6
Eric Park	2.71%	6
Third Avenue Triangle	0.90%	2
10th Avenue Triangle	0.45%	1
Total Respondents: 221		

Q21 Which parks and recreation amenities/facilities do you currently use?

Answered: 230 Skipped: 46



Village of Osceola Community Survey

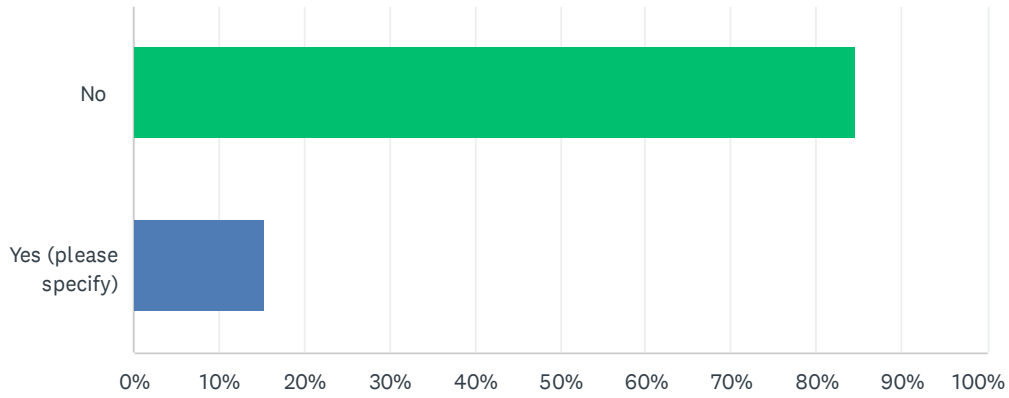
ANSWER CHOICES	RESPONSES	
Walking/hiking trails	74.78%	172
Playground	33.48%	77
None of the above	13.48%	31
Gazebo	13.48%	31
Baseball diamond	10.00%	23
Basketball court	9.57%	22
Ice skating rink	8.26%	19
Other (please specify)	6.52%	15
Tennis court	5.22%	12
Soccer field	2.61%	6
Total Respondents: 230		

Q22 Which parks are most in need of improvement, and why?

Answered: 69 Skipped: 207

Q23 Do you have any concerns about personal safety or accessibility in any of Osceola's parks?

Answered: 209 Skipped: 67



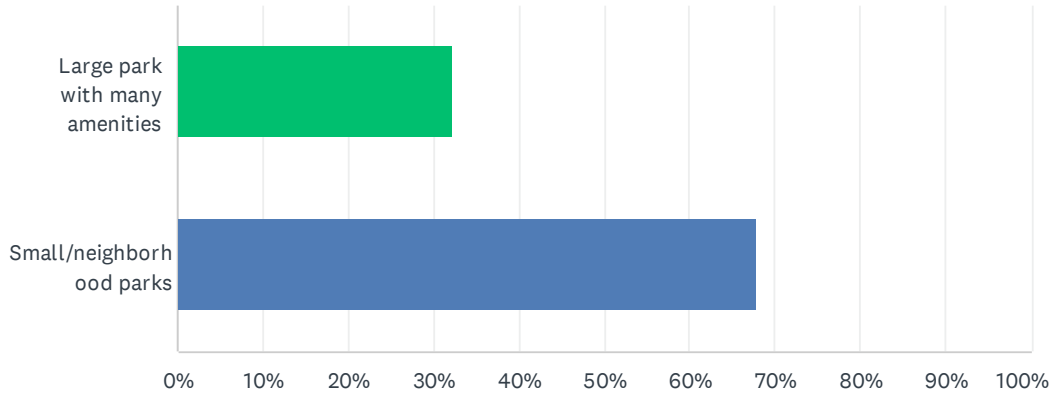
ANSWER CHOICES	RESPONSES	
No	84.69%	177
Yes (please specify)	15.31%	32
TOTAL		209

Q24 Which additional amenities or recreational opportunities would you like to see in Osceola's park system?

Answered: 83 Skipped: 193

Q25 If you had to choose, would you and your household rather drive to a big park with many amenities (such as sports fields, large playgrounds, restrooms, etc.), or walk to a neighborhood park with small playgrounds/picnic areas.

Answered: 221 Skipped: 55



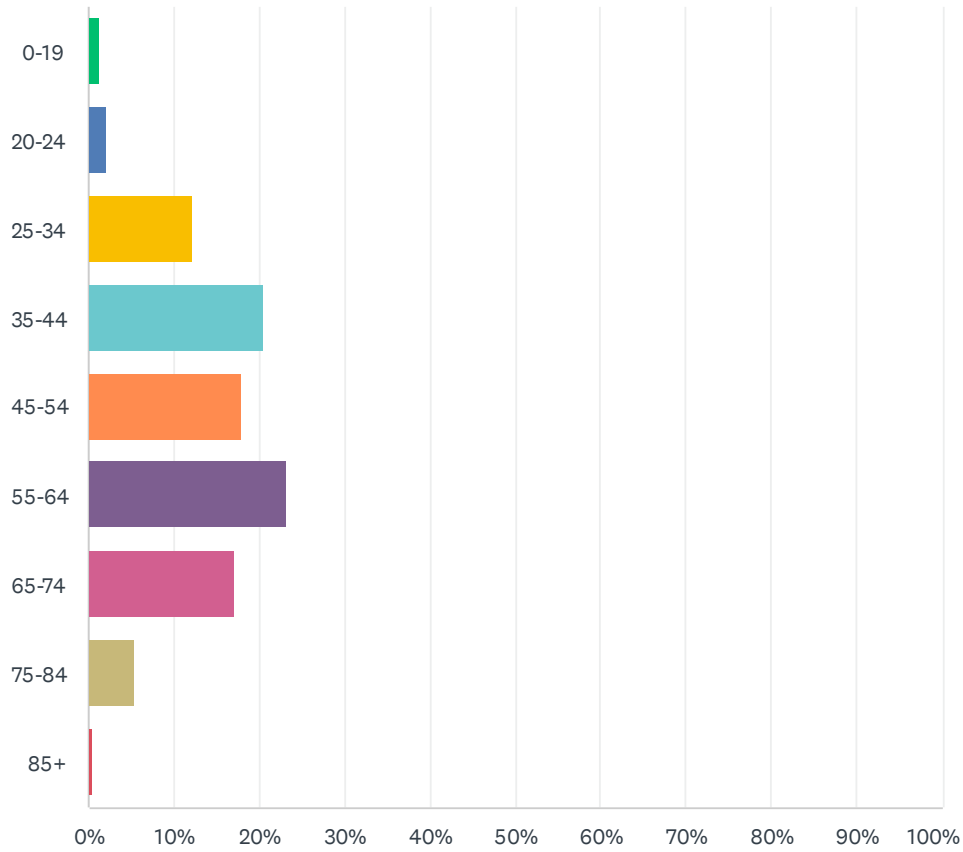
ANSWER CHOICES	RESPONSES	
Large park with many amenities	32.13%	71
Small/neighborhood parks	67.87%	150
TOTAL		221

Q26 Where would you prioritize the location of new bike facilities, routes, walking paths, or trails?

Answered: 94 Skipped: 182

Q27 What is your age?

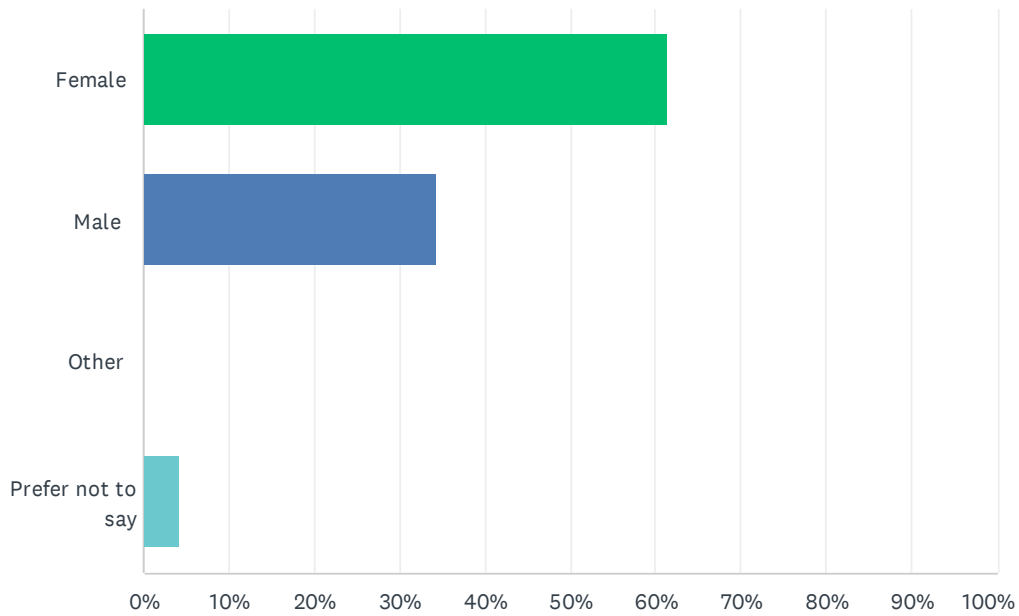
Answered: 229 Skipped: 47



ANSWER CHOICES	RESPONSES	
0-19	1.31%	3
20-24	2.18%	5
25-34	12.23%	28
35-44	20.52%	47
45-54	17.90%	41
55-64	23.14%	53
65-74	17.03%	39
75-84	5.24%	12
85+	0.44%	1
TOTAL		229

Q28 What gender do you identify with?

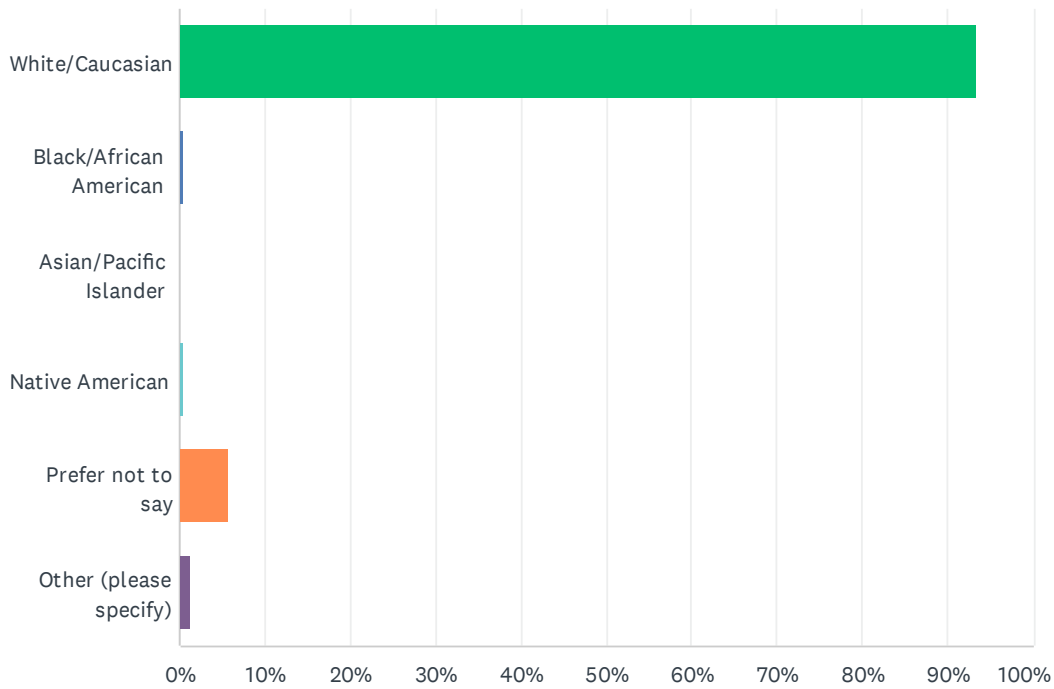
Answered: 230 Skipped: 46



ANSWER CHOICES	RESPONSES	
Female	61.30%	141
Male	34.35%	79
Other	0.00%	0
Prefer not to say	4.35%	10
TOTAL		230

Q29 Which race/ethnicity do you identify with? (choose all that apply)

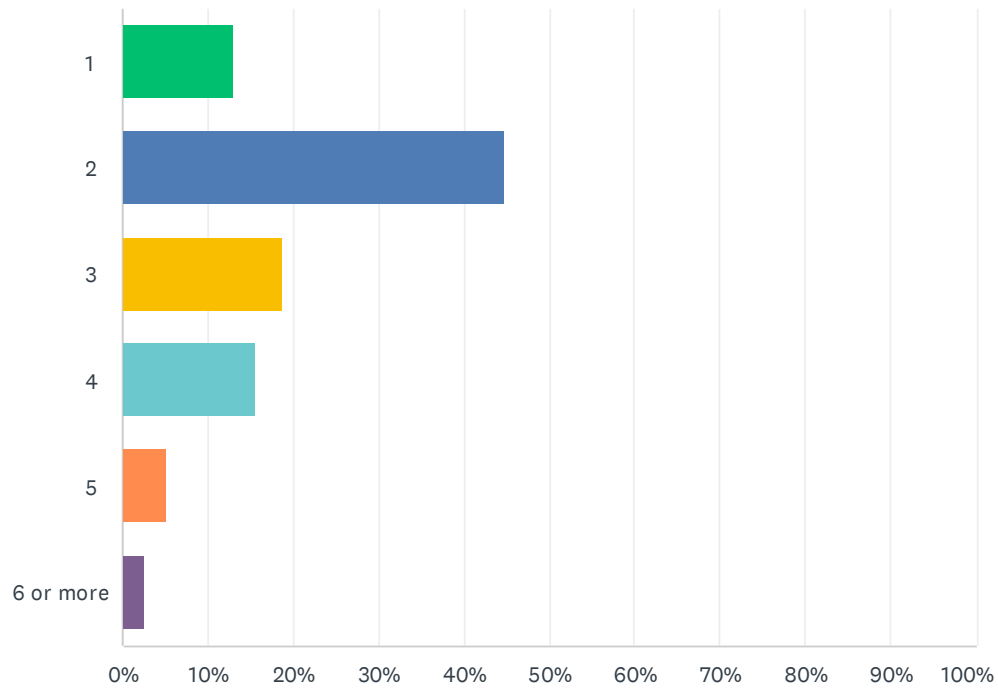
Answered: 229 Skipped: 47



ANSWER CHOICES	RESPONSES	
White/Caucasian	93.45%	214
Black/African American	0.44%	1
Asian/Pacific Islander	0.00%	0
Native American	0.44%	1
Prefer not to say	5.68%	13
Other (please specify)	1.31%	3
Total Respondents: 229		

Q30 How many people live in your home, including you?

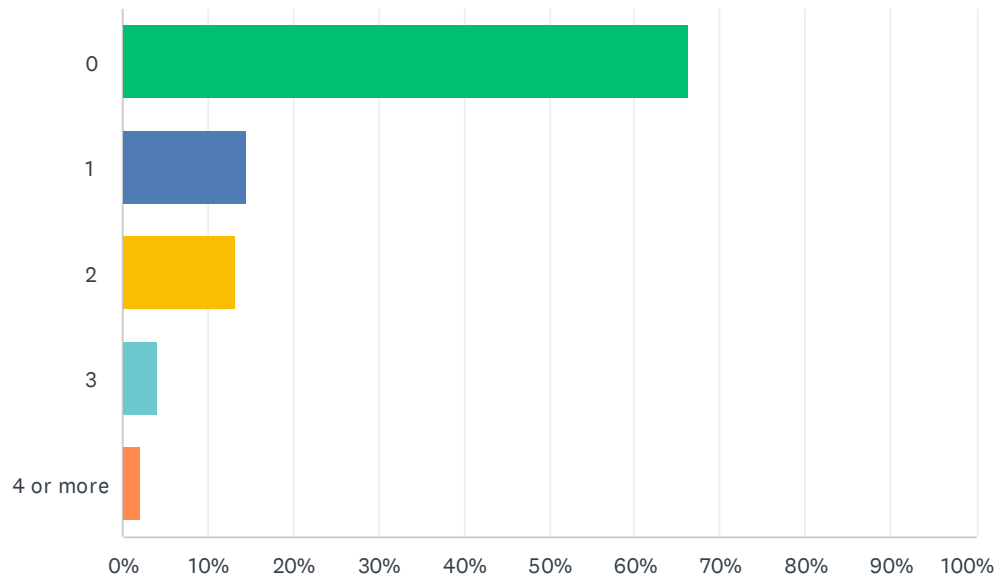
Answered: 230 Skipped: 46



ANSWER CHOICES	RESPONSES	
1	13.04%	30
2	44.78%	103
3	18.70%	43
4	15.65%	36
5	5.22%	12
6 or more	2.61%	6
TOTAL		230

Q31 How many members of your household are under the age of 18?

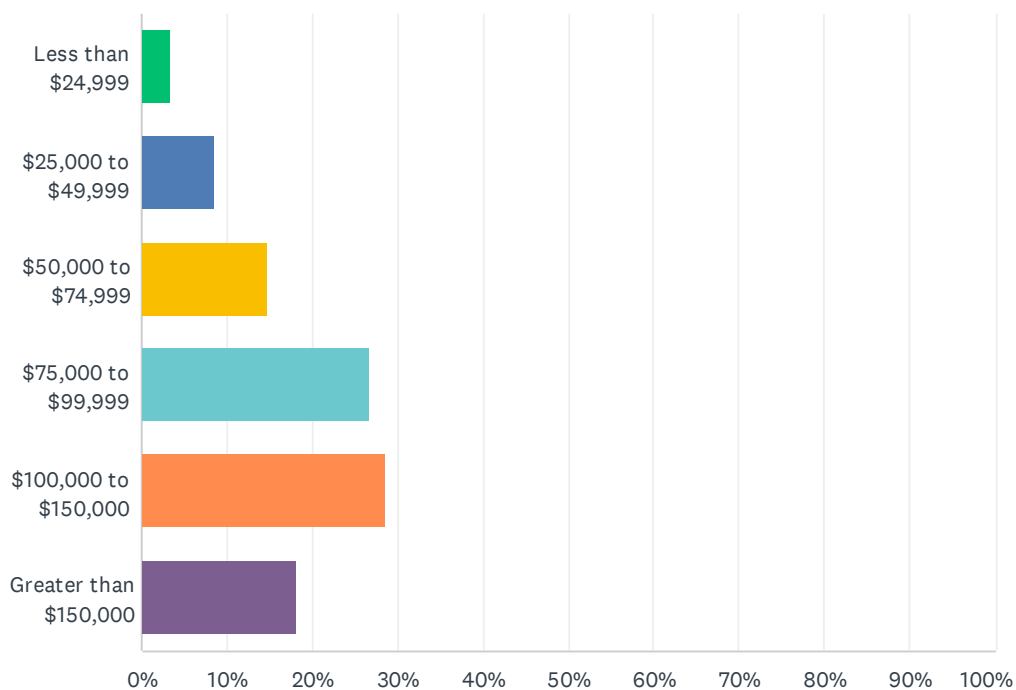
Answered: 228 Skipped: 48



ANSWER CHOICES	RESPONSES	
0	66.23%	151
1	14.47%	33
2	13.16%	30
3	3.95%	9
4 or more	2.19%	5
TOTAL		228

Q32 What is your annual household income?

Answered: 210 Skipped: 66



ANSWER CHOICES	RESPONSES	
Less than \$24,999	3.33%	7
\$25,000 to \$49,999	8.57%	18
\$50,000 to \$74,999	14.76%	31
\$75,000 to \$99,999	26.67%	56
\$100,000 to \$150,000	28.57%	60
Greater than \$150,000	18.10%	38
TOTAL		210





APPENDIX D

MAPS

Project Location

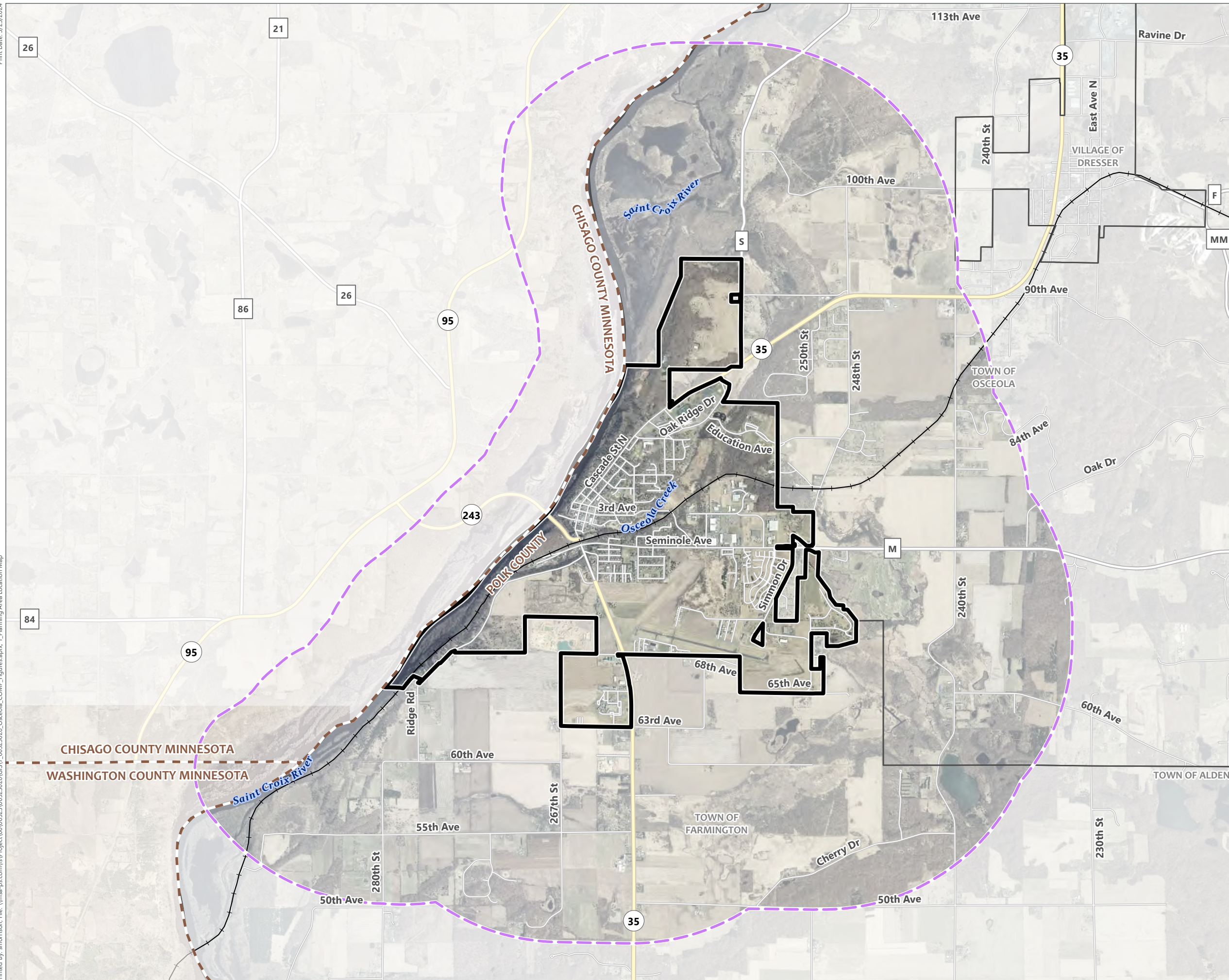
Comprehensive Plan
Update (2024)

Village of Osceola
Polk County, Wisconsin

-  Planning Area (1.5 Mile)
-  Village of Osceola
-  Municipal Boundary
-  County Boundary



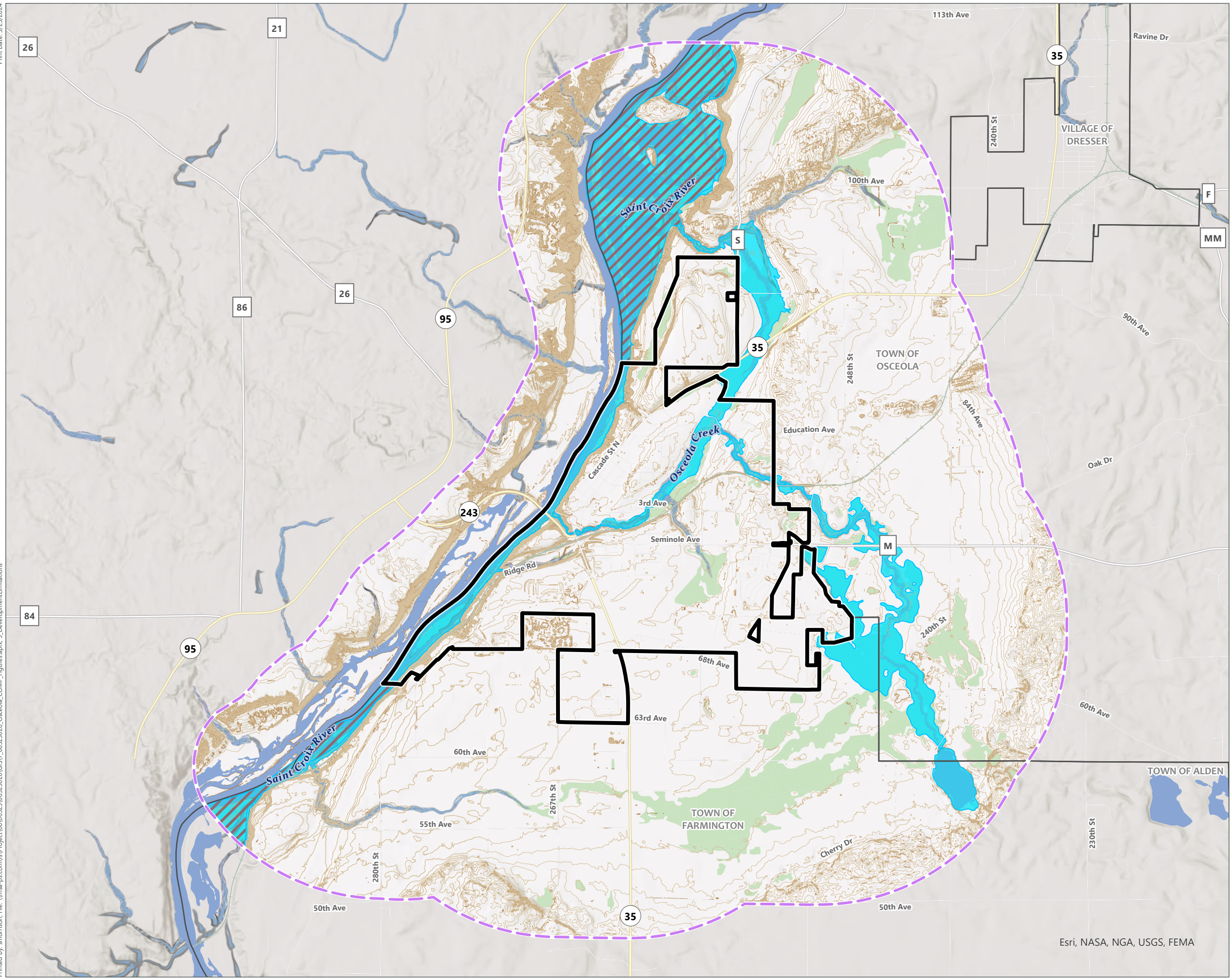
Data Sources:
 Polk County GIS (2023)
 Chisago County GIS (2023)
 Aerials (2022 MN & WI)
 WI DNR Hydrology











Development Limitations

Comprehensive Plan Update (2024)

Village of Osceola
Polk County, Wisconsin



-  Planning Area (1.5 Mile)
-  Village of Osceola
-  Municipal Boundary
-  County Boundary
-  10-ft Contour
-  Wetland Class Areas (WDNR)
- Flood Zone Designation**
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway

Data Sources:
 Polk County GIS (2023)
 Chisago County GIS (2023)
 Aerials (2022 MN & WI)
 WI DNR Hydrology

Esri, NASA, NGA, USGS, FEMA

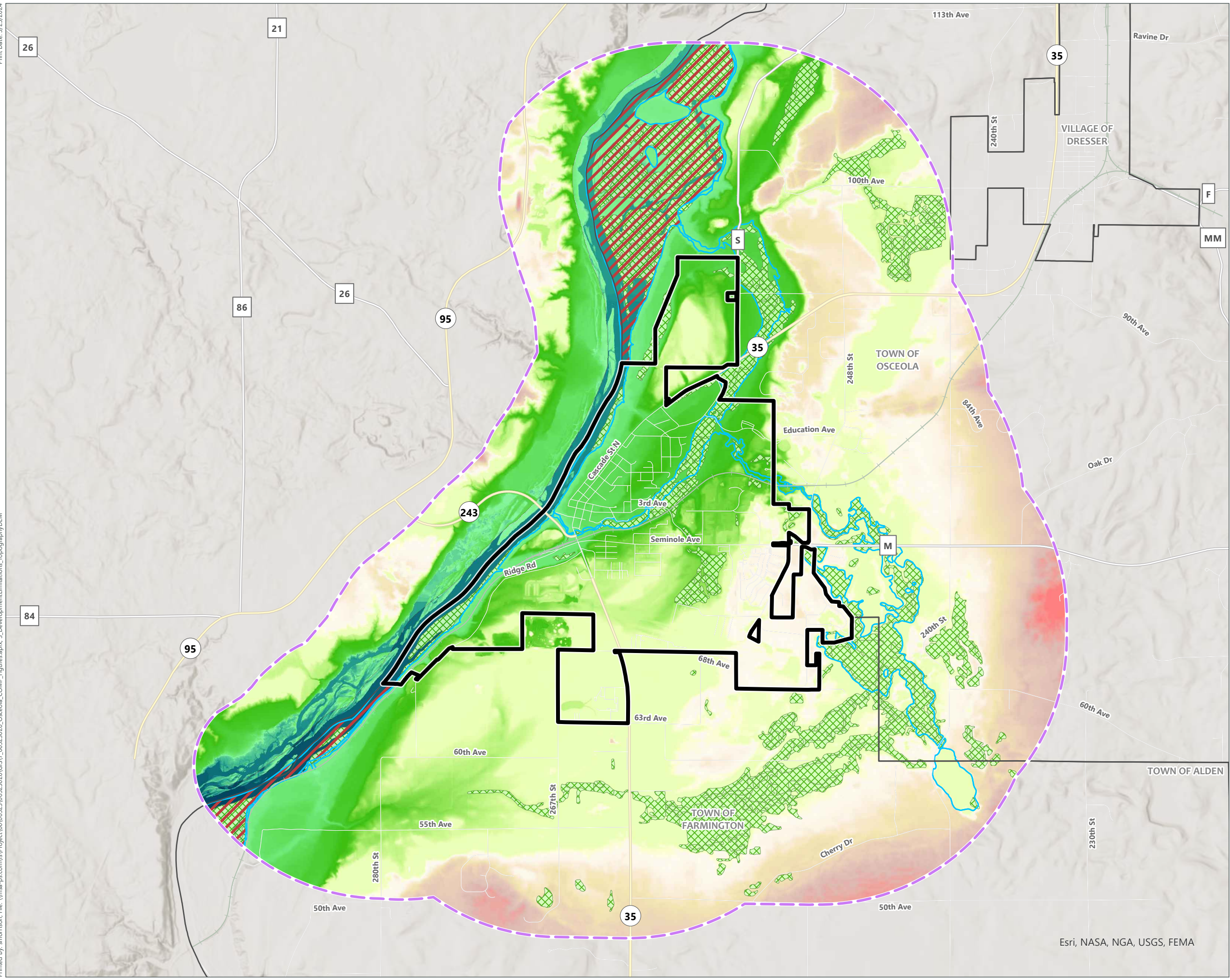


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Site Topography & Development Limitations

Comprehensive Plan Update (2024)

Village of Osceola
Polk County, Wisconsin



Planning Area (1.5 Mile)

Village of Osceola

Municipal Boundary

County Boundary

Wetland Class Areas (WDNR)

Flood Zone Designation

1% Annual Chance Flood Hazard

Regulatory Floodway

Elevation (feet)

1119.7

680.8

Data Sources:
Polk County GIS (2023)
Chisago County GIS (2023)
Aerials (2022 MN & WI)
WI DNR Hydrology

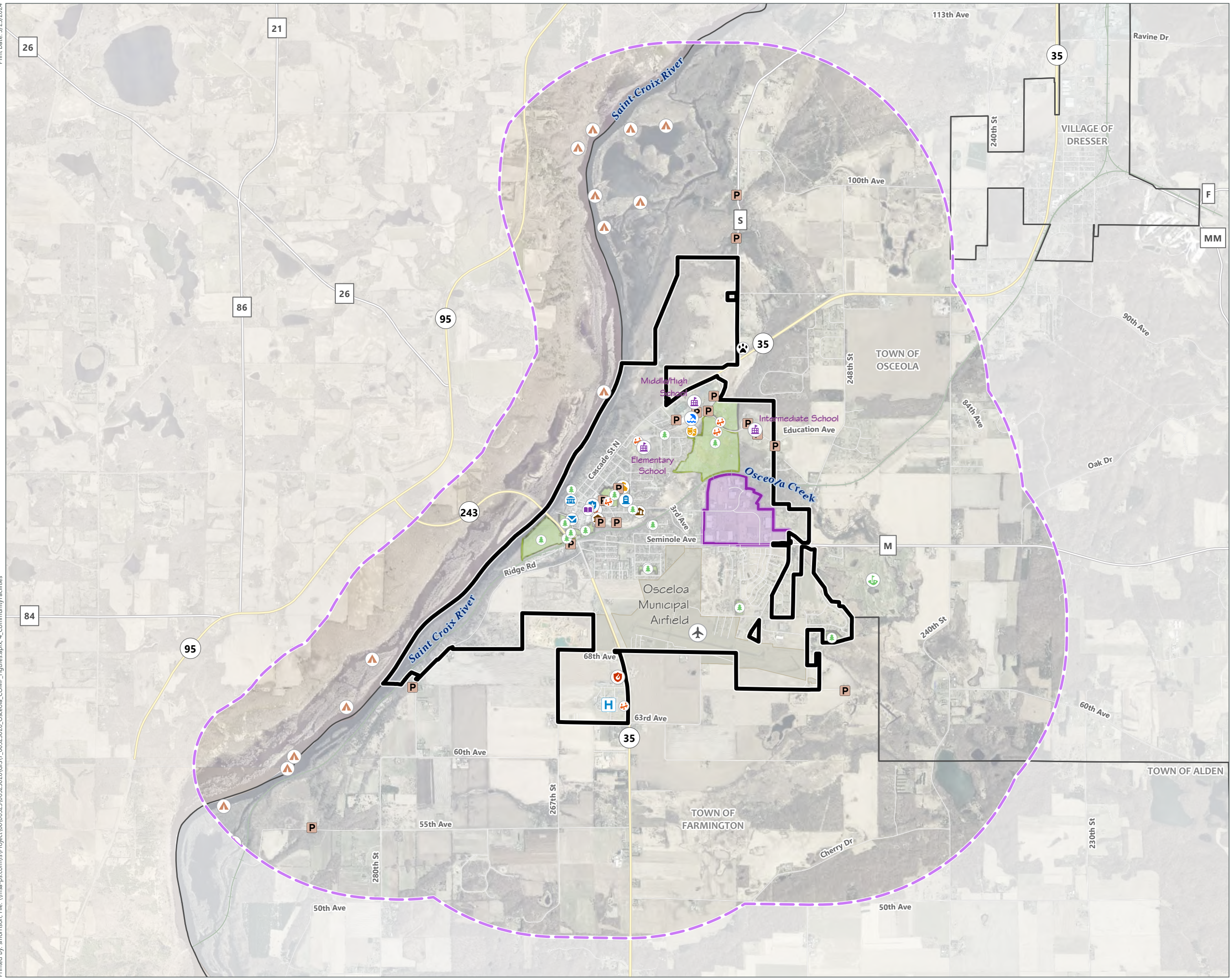
Esri, NASA, NGA, USGS, FEMA



Village Facilities

Comprehensive Plan Update (2024)

Village of Osceola
Polk County, Wisconsin



- Planning Area (1.5 Mile)
- Village of Osceola
- Municipal Boundary
- Village Parks
- Airport
- Industrial Park
- Point of Interest**
- Airport
- Art Center
- Camping Area
- Cemetery
- Ambulance
- Fairgrounds
- Fire Dept
- Golf Course
- Group Housing
- Medical Clinic
- Parking
- Playground
- Police Department
- Post Office
- Public Library
- School
- Swimming Pool
- Village Hall
- Village Park
- Vet Clinic

Data Sources:
 Polk County GIS (2023)
 Chisago County GIS (2023)
 Aerials (2022 MN & WI)
 WI DNR Hydrology

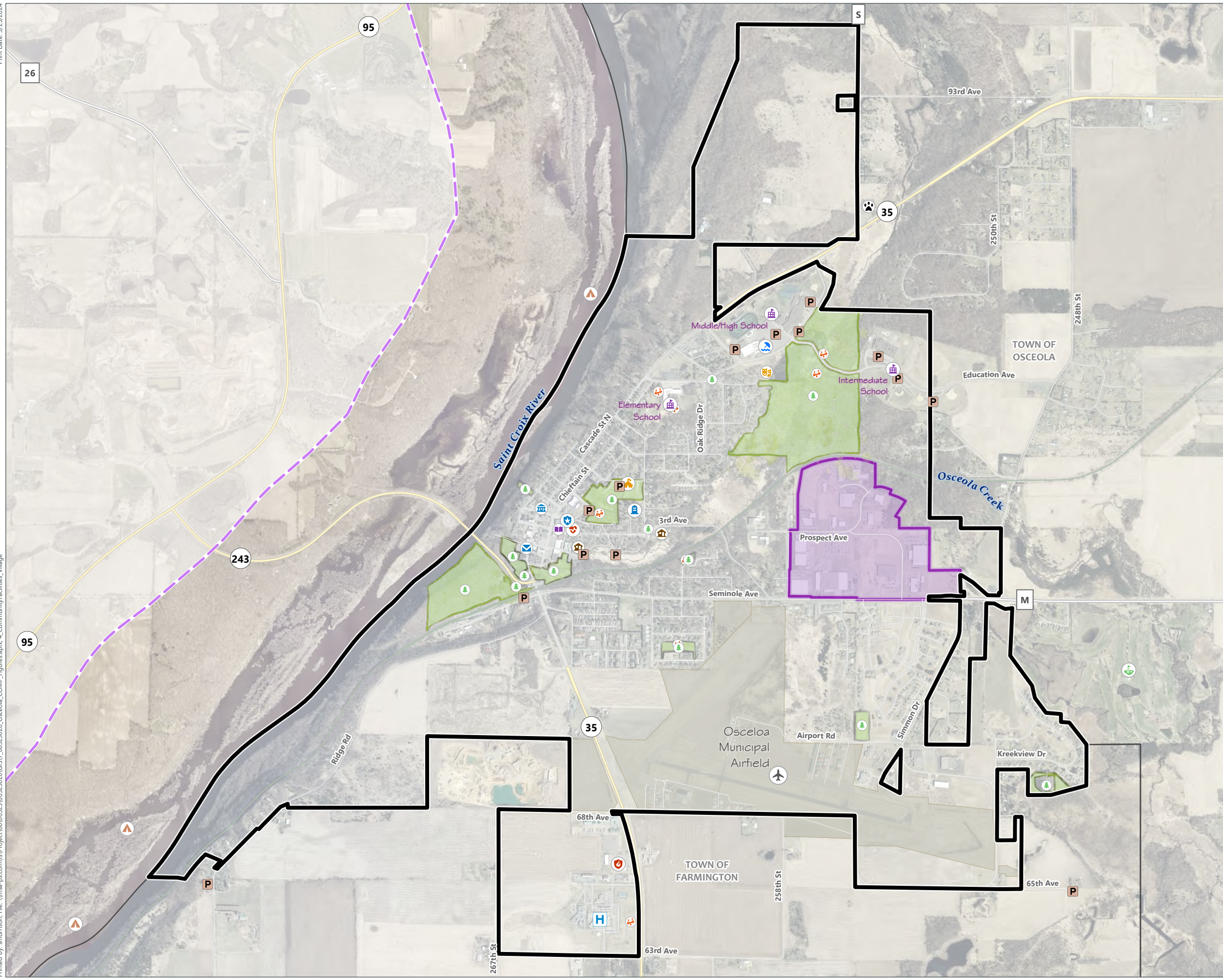


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Village Facilities

Comprehensive Plan
Update (2024)

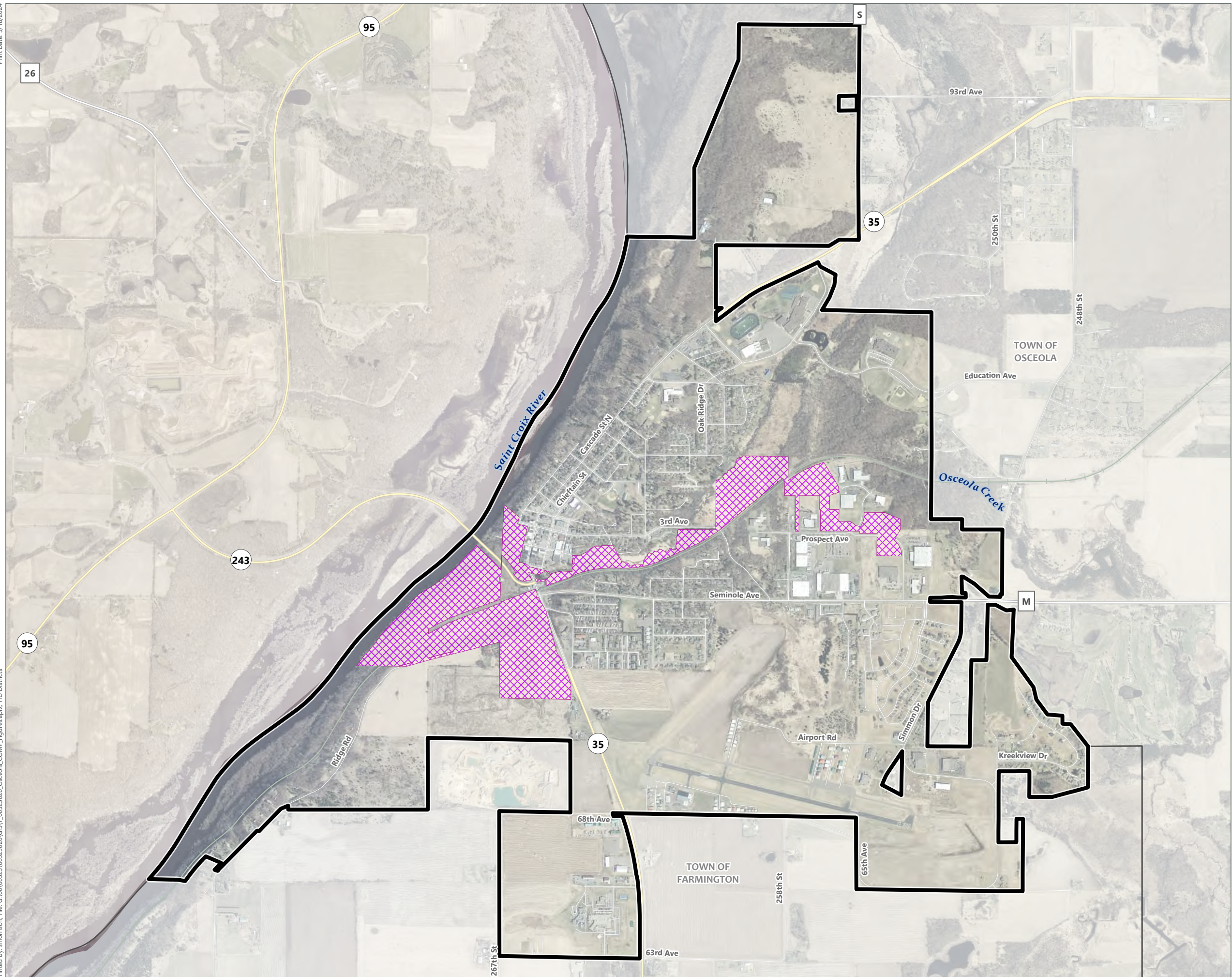
Village of Osceola
Polk County, Wisconsin



- Planning Area (1.5 Mile)
- Village of Osceola
- Municipal Boundary
- County Boundary
- Village Parks
- Airport
- Industrial Park
- Airport
- Art Center
- Camping Area
- Cemetery
- Ambulance
- Fairgrounds
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- Playground
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- Village Hall
- Village Park
- Vet Clinic

Data Sources:
Polk County GIS (2023)
Chisago County GIS (2023)
Aerials (2022 MN & WI)
WI DNR Hydrology








Tax Incremental District (TID)

Comprehensive Plan Update (2024)

Village of Osceola
Polk County, Wisconsin

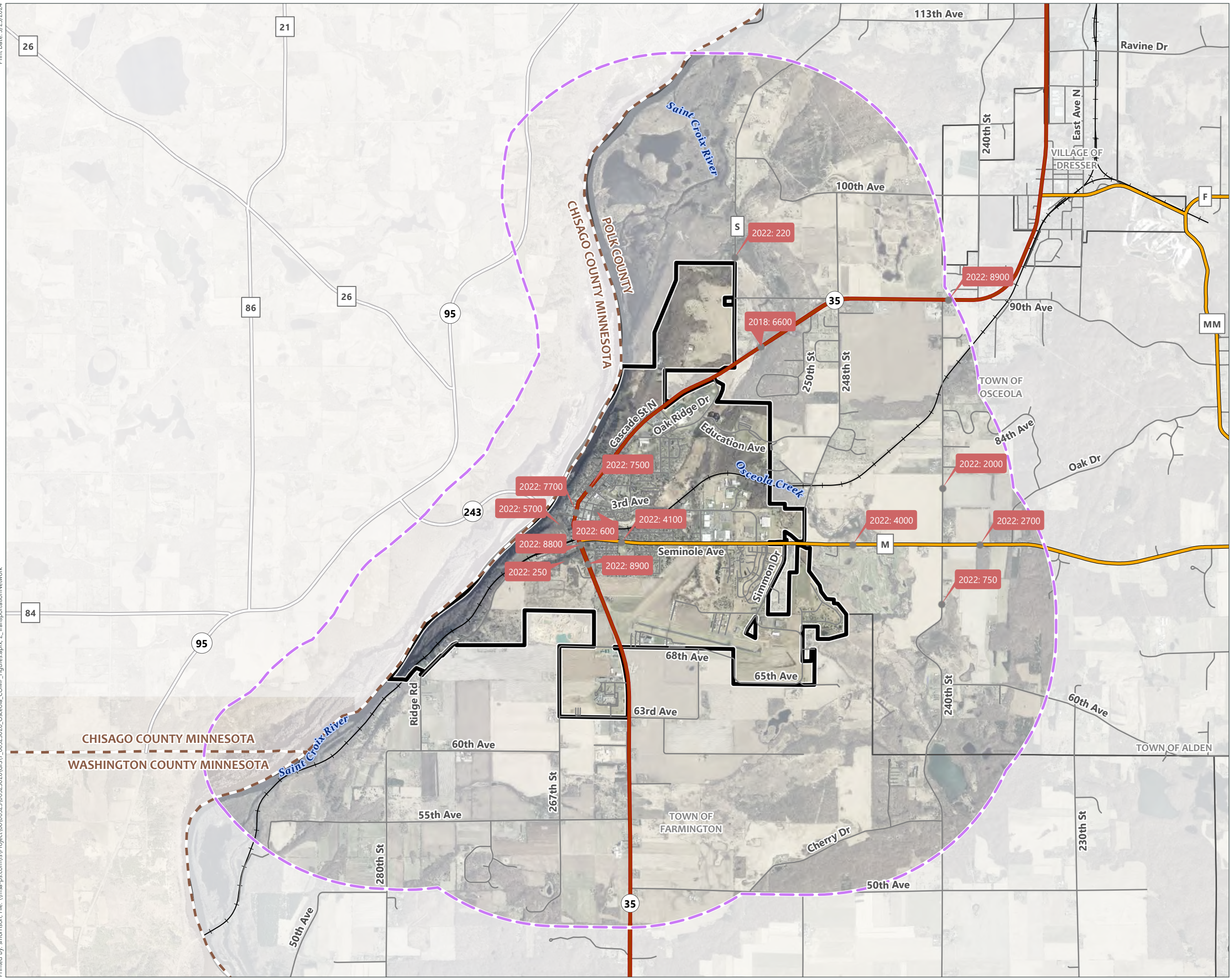
-  Village of Osceola
-  Municipal Boundary
-  TID #3

Data Sources:
Polk County GIS (2023)
Chisago County GIS (2023)
Aerials (2022 MN & WI)
WI DNR Hydrology

Transportation Facilities

Comprehensive Plan Update (2024)

Village of Osceola Polk County, Wisconsin



- Traffic Count Sites (Year:AADT)
- 📍 Planning Area (1.5 Mile)
- 🏠 Village of Osceola
- 🗺️ Municipal Boundary
- 🔲 County Boundary
- WisDOT Functional Classification
 - Principal Arterial
 - Major Collector
 - Minor Collector
 - Railroad

Data Sources:
 Polk County GIS (2023)
 Chisago County GIS (2023)
 Aerials (2022 MN & WI)
 WI DNR Hydrology



Print Date: 7/22/2024
Printed By: bwriedenfeld File: \\msa-gs.com\GIS\Projects\000533\00533020\GIS\7_00533020_Osceola_COMP_Figures.aprx S_LandUse_Existing_PlanningArea

Existing Land Use

Comprehensive Plan
Update (2024)

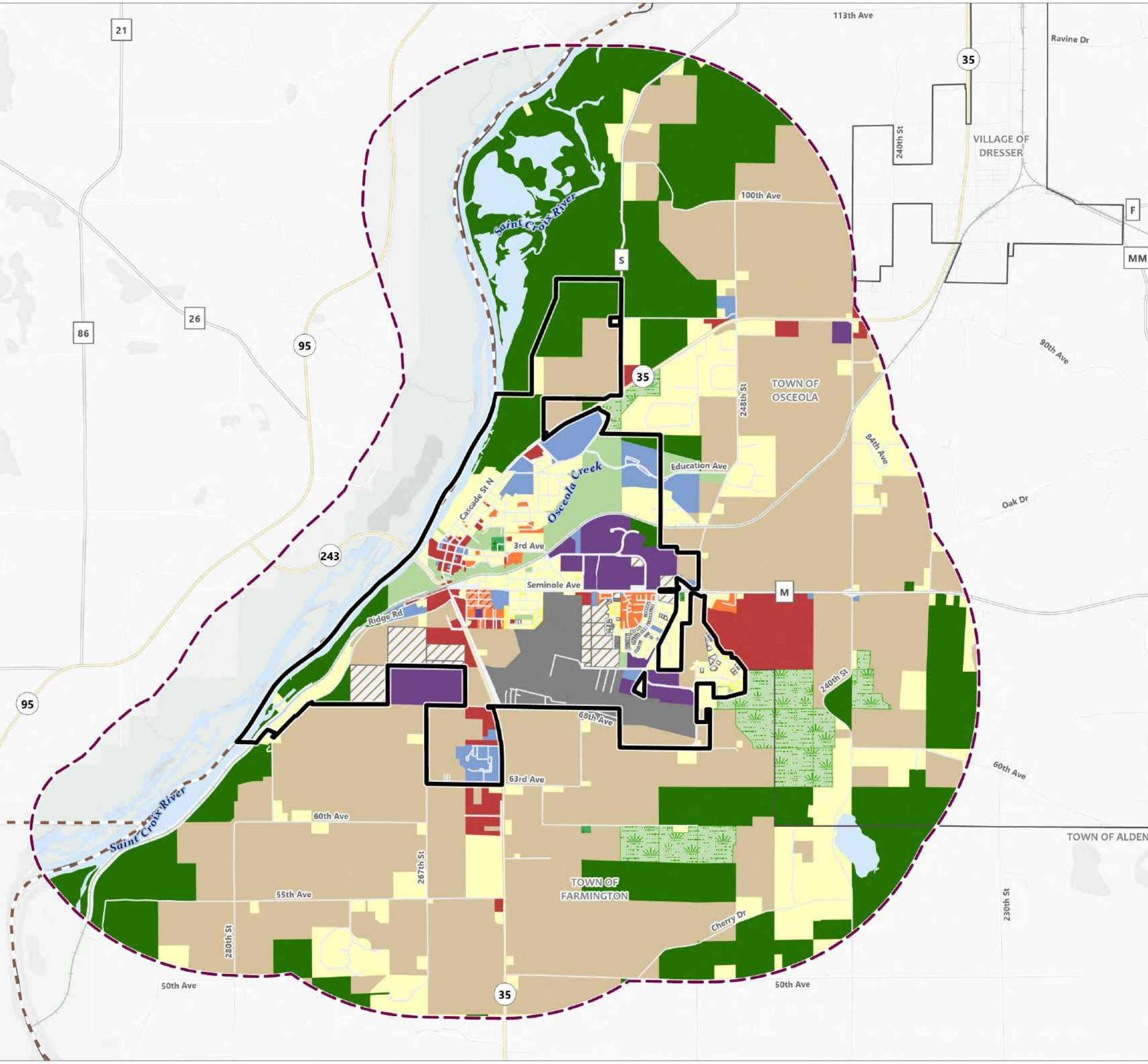
Village of Osceola
Polk County, Wisconsin

-  Village of Osceola
-  Municipal Boundary
-  County Boundary

Existing Land Use

-  Agricultural
-  Residential
-  Duplex
-  Multi-Family
-  Mobile Homes
-  Vacant
-  Public/Institutional
-  Industrial
-  Commercial
-  Airport
-  Park
-  Cemetery
-  Wetland
-  Woodland
-  Water
-  Transportation/ROW

Data Sources:
Polk County GIS (2023)
Chisago County GIS (2023)
Aerials (2022 MN & WI)
WI DNR Hydrology



Existing Land Use

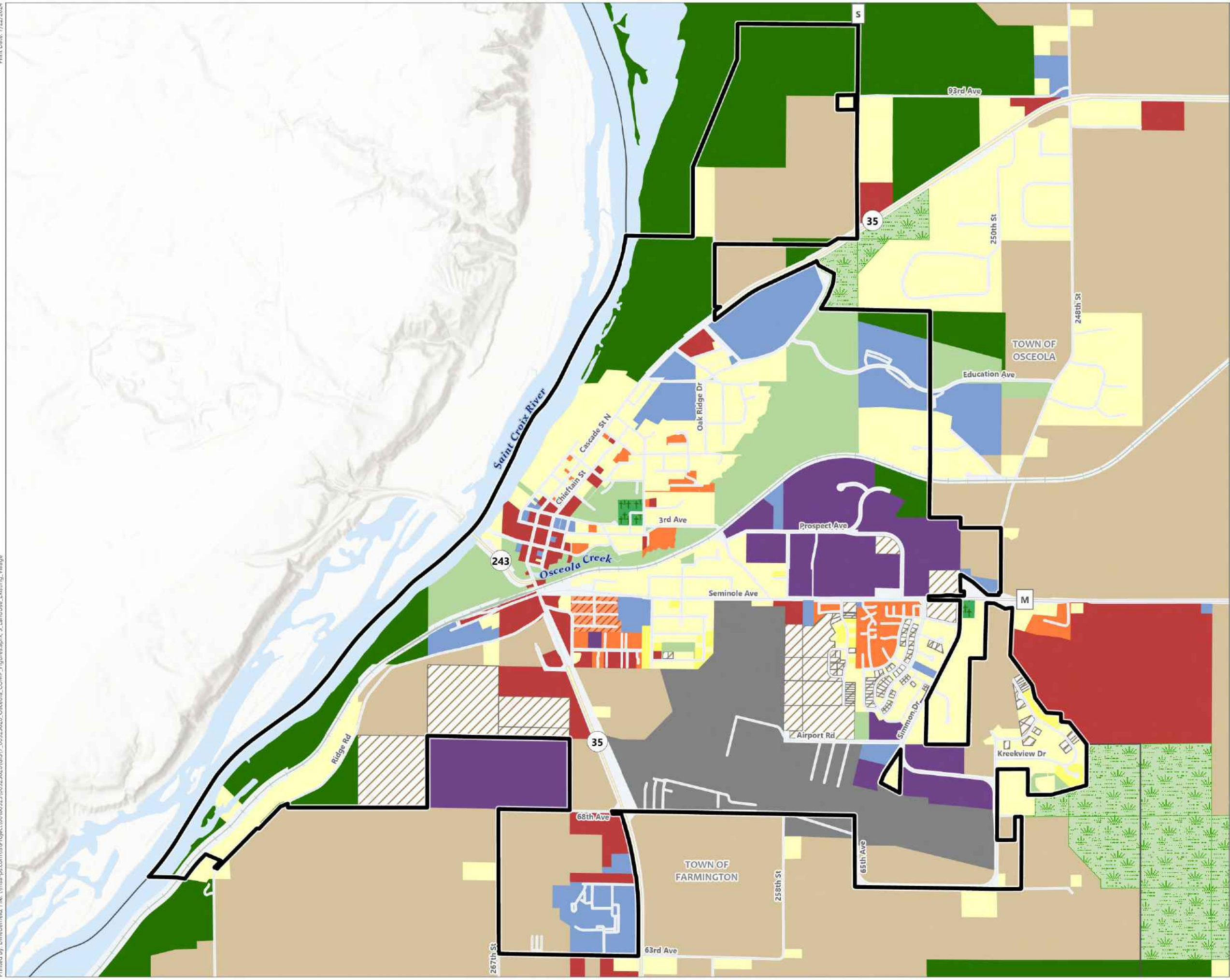
Comprehensive Plan Update (2024)

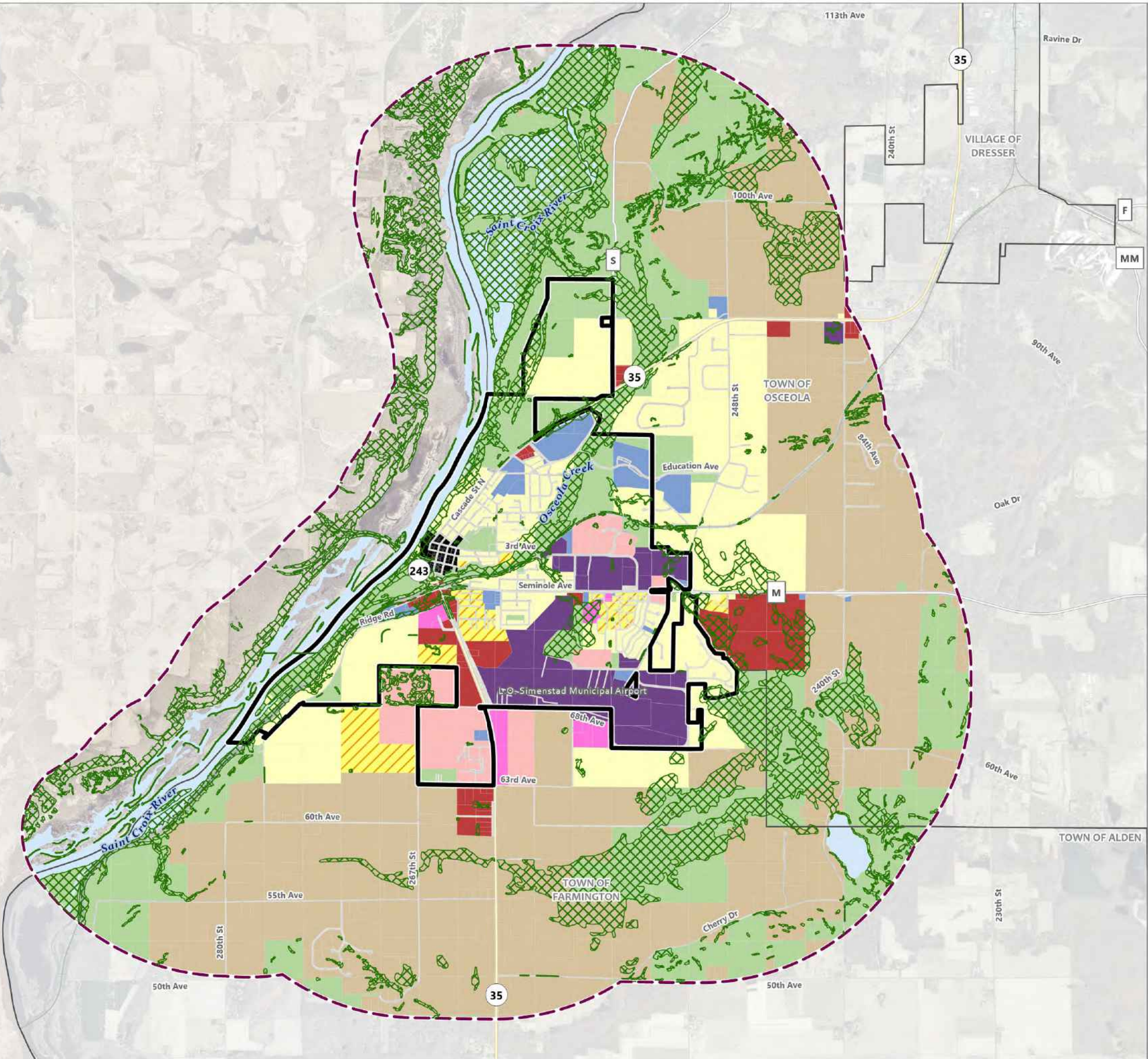
Village of Osceola
Polk County, Wisconsin

-  Village of Osceola
-  Municipal Boundary
-  County Boundary

- Existing Land Use
-  Agricultural
 -  Residential
 -  Duplex
 -  Multi-Family
 -  Mobile Homes
 -  Vacant
 -  Public/Institutional
 -  Industrial
 -  Commercial
 -  Airport
 -  Park
 -  Cemetery
 -  Wetland
 -  Woodland
 -  Water
 -  Transportation/ROW

Data Sources:
 Polk County GIS (2023)
 Chisago County GIS (2023)
 Aerials (2022 MN & WI)
 WI DNR Hydrology





Future Land Use

Comprehensive Plan Update (2024)

Village of Osceola
Polk County, Wisconsin

- Planning Area (1.5 Mile)
- Village of Osceola
- Municipal Boundary
- Future Land Use**
- Neighborhood Residential
- High Density Residential Overlay
- Neighborhood Mixed Use
- Downtown Mixed Use
- General Commercial
- Civic and Institutional
- Business Park
- Industrial
- Parks and Open Space
- Rural Lands
- Water
- Natural Resource Protection Overlay

Data Sources:
Polk County GIS (2023)
Chisago County GIS (2023)
Aerials (2022 MN & WI)
WI DNR Hydrology

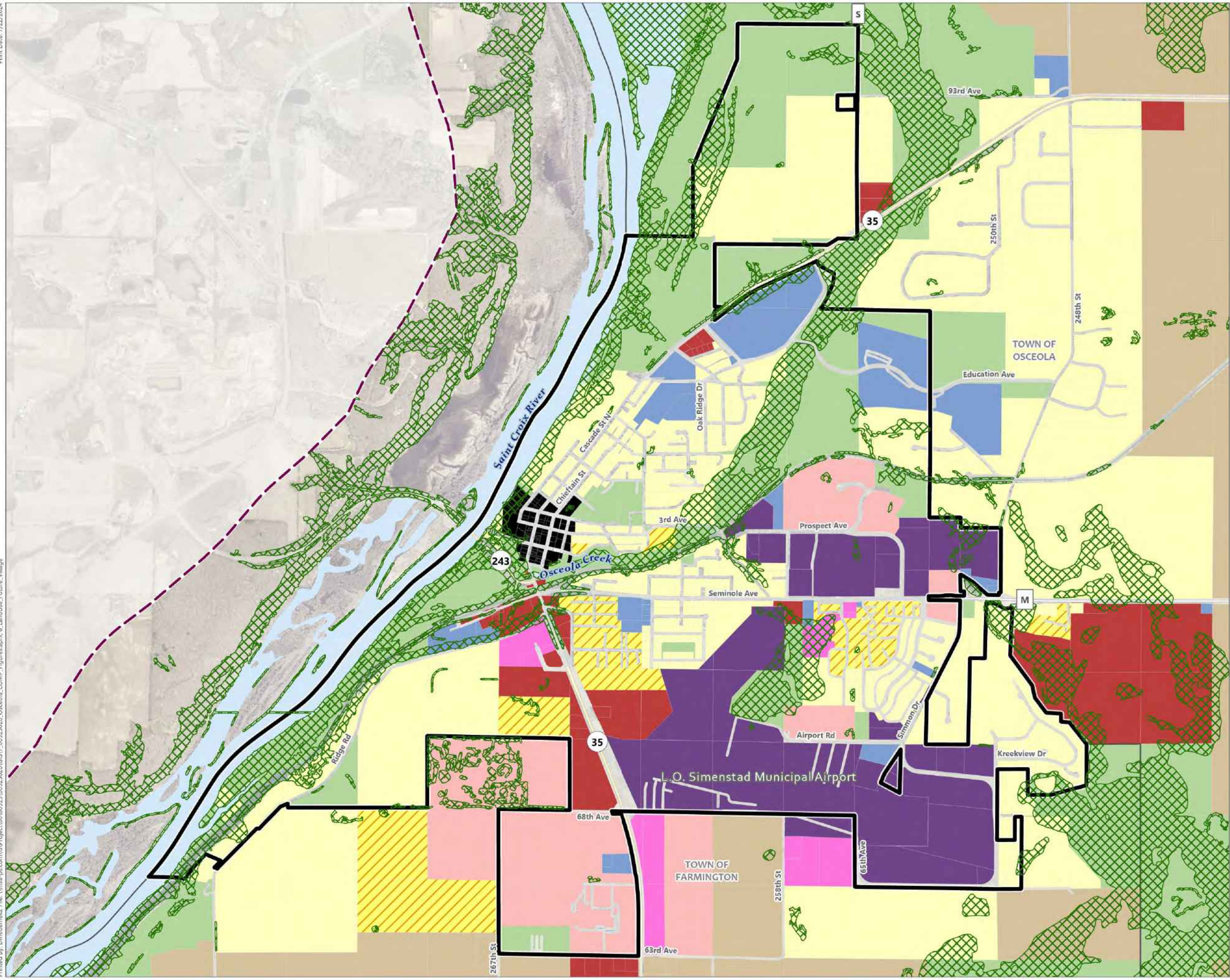


Future Land Use

Comprehensive Plan Update (2024)

Village of Osceola
Polk County, Wisconsin

-  Village of Osceola
-  Municipal Boundary
- Future Land Use**
-  Neighborhood Residential
-  High Density Residential Overlay
-  Neighborhood Mixed Use
-  Downtown Mixed Use
-  General Commercial
-  Civic and Institutional
-  Business Park
-  Industrial
-  Parks and Open Space
-  Rural Lands
-  Water
-  Natural Resource Protection Overlay



Data Sources:
 Polk County GIS (2023)
 Chisago County GIS (2023)
 Aerials (2022 MN & WI)
 WI DNR Hydrology





Memo

To: Planning Commission
From: Devin Swanberg Village Administrator
CC: Village Board
Date: August 1st
Re: CE Wurzer Ridge Road Development Concept

Please find attached a copy of C&E Wurzer Builders' proposed Ridge Road Lot 3, a 6.34-acre multi-family development color concept plan layout, and a copy of the recorded CSM #7960 for this village property. This plan is only a concept, and staff has already begun an internal review, providing feedback to Cedar Corp. This project is located in TID #3, and some elements of the project, such as the construction and rerouting of Ridge Road, would be TIF eligible.

Staff Recommendation: To recommend the concept to the village board to allow the administration to engage in the start of a development and purchase agreement.

Document #: 923344
 Certified Survey Map # 7960
 Volume: 37 Page: 59
 Sally L. Spanel
 Register of Deeds
 Polk County, Wisconsin
 RECORDING FEE: 30.00
 Recorded On:
 01/17/2024 03:37 PM
 Pages: 4

CERTIFIED SURVEY MAP No. 7960

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T33N, R19W, VILLAGE OF OSCEOLA,
 POLK COUNTY, WISCONSIN; BEING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME
 29, PAGE 179, DOCUMENT #833279.

SURVEYOR:

EDWIN C FLANUM
 NORTHLAND SURVEYING, INC.
 P.O. BOX 152
 AMERY, WI 54001
 PH: 715-268-2454
 www.northlandsurveying.com

OWNERS

VILLAGE OF OSCEOLA
 310 CHIEFTAN STREET
 OSCEOLA, WI 54020

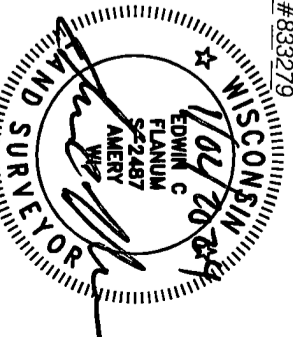
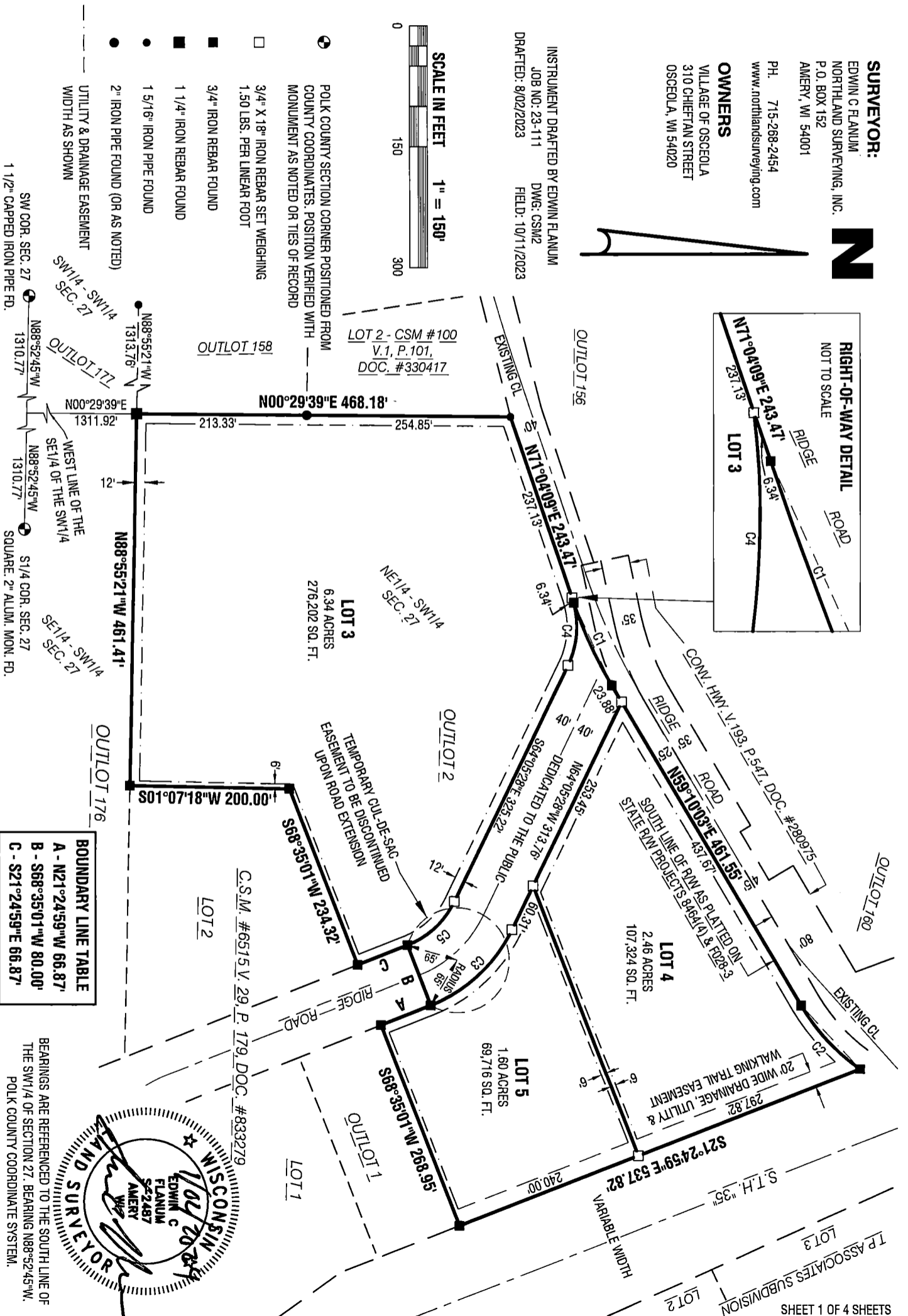
INSTRUMENT DRAFTED BY EDWIN FLANUM
 JOB NO: 23-111 DWG: CSM2
 DRAFTED: 8/02/2023 FIELD: 10/11/2023

SCALE IN FEET 1" = 150'



POLK COUNTY SECTION CORNER POSITIONED FROM
 COUNTY COORDINATES. POSITION VERIFIED WITH
 MONUMENT AS NOTED OR TIES OF RECORD

- 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT
- 3/4" IRON REBAR FOUND
- 1/4" IRON REBAR FOUND
- 1 5/16" IRON PIPE FOUND
- 2" IRON PIPE FOUND (OR AS NOTED)
- UTILITY & DRAINAGE EASEMENT WIDTH AS SHOWN



CERTIFIED SURVEY MAP No. 7960

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T33N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN;
BEING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME 29, PAGE 179, DOCUMENT #833279.

SURVEYOR:

EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

OWNERS

VILLAGE OF OSCEOLA
310 CHIEFTAN STREET
OSCEOLA, WI 54020

PH. 715-268-2454
www.northlandsurveying.com

SURVEYOR'S CERTIFICATE

PID: 165-00582-0000

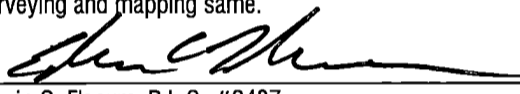
I, Edwin C. Flanum, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Devin Swanberg, I have surveyed, mapped and described the parcel of land which is represented by this Certified Survey Map; that the exterior boundary of the parcel of land surveyed and mapped is described as follows:

Located in the NE1/4 of the SW1/4 of Section 27, T33N, R19W, Village of Osceola, Polk County, Wisconsin; described as follows:

Outlot 2 of Certified Survey Map Number 6515, recorded in Volume 29, Page 179, Document Number 833279 at the Polk County Register of Deeds Office.

Described parcel contains 11.24 acres (489,755 sq. ft.). Described parcel is subject to all easements, restrictions and covenants of record.

I, also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the current provisions of Chapter 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of the Village of Osceola, in surveying and mapping same.



Edwin C. Flanum, P.L.S. #2487

Date 1/02/2024

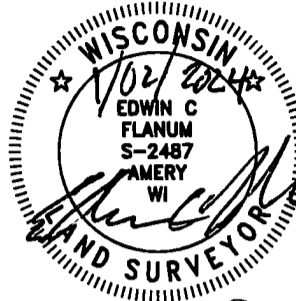


CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	545.00'	11°54'06"	N65°07'06"E	113.01'	113.21'	N71°04'09"E	N59°10'03"E
C2	253.23'	24°34'51"	N46°52'37.5"E	107.81'	108.64'	N59°10'03"E	N34°35'12"E
C3	190.00'	42°40'28"	N42°45'13"W	138.27'	141.51'	N21°24'59"W	N64°05'28"W
C4	110.00'	44°50'23"	S86°30'39.5"E	83.91'	86.09'	N71°04'09"E	S64°05'28"E
C5	110.00'	42°40'28"	S42°45'13"E	80.05'	81.93'	S64°05'28"E	S21°24'59"E

CERTIFIED SURVEY MAP No. 7960

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T33N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN;
BEING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME 29, PAGE 179, DOCUMENT #833279.



SURVEYOR:
EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001
PH. 715-268-2454
www.northlandsurveying.com

OWNERS
VILLAGE OF OSCEOLA
310 CHIEFTAN STREET
OSCEOLA, WI 54020

VILLAGE BOARD RESOLUTION

Resolved, that this Certified Survey Map in the Village of Osceola is hereby approved by the Village Board of the Village of Osceola.

1-09-2024
Date approved

[Signature]
Brad Lutz, President

1-12-2024
Date signed

[Signature]
Brad Lutz, President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Osceola.

[Signature]
Carie Krentz, Village Clerk

OWNER'S CERTIFICATE OF DEDICATION

The Village of Osceola, a village duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said village caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

The Village of Osceola, does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Osceola.

IN WITNESS WHEREOF, Carie Krentz, Village Clerk has caused these presents to be signed by Brad Lutz, its president, and countersigned by Carie Krentz, Village Clerk, at Osceola Wisconsin, and its seal to be hereunto affixed on this 12, day of January, 2024. In the presence of:

[Signature]
Brad Lutz, Village President

1-12-2024
Date

[Signature]
Carie Krentz, Village Clerk

1-12-2024
Date

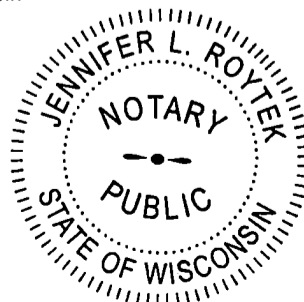
State of Wisconsin)SS
County of Polk)

Personally came before me this 12 day of January, 2024, Brad Lutz, Village President, and Carie Krentz, Village Clerk of the Village of Osceola, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Village Clerk of said Village, and acknowledged that they executed the foregoing instrument as such officers as the deed of said village, by its authority.

(Notary Seal) _____ Notary Public, Osceola, Wisconsin

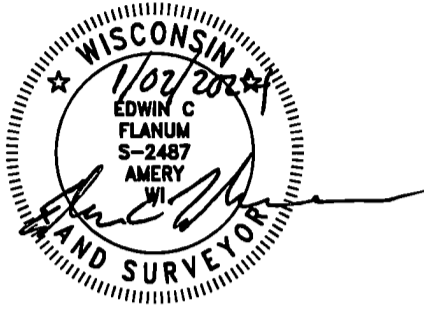
[Signature]
Notary Public, Osceola, Wisconsin

My Commission expires 9/22/2024



CERTIFIED SURVEY MAP No. 7960

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T33N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN;
BEING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME 29, PAGE 179, DOCUMENT #833279.



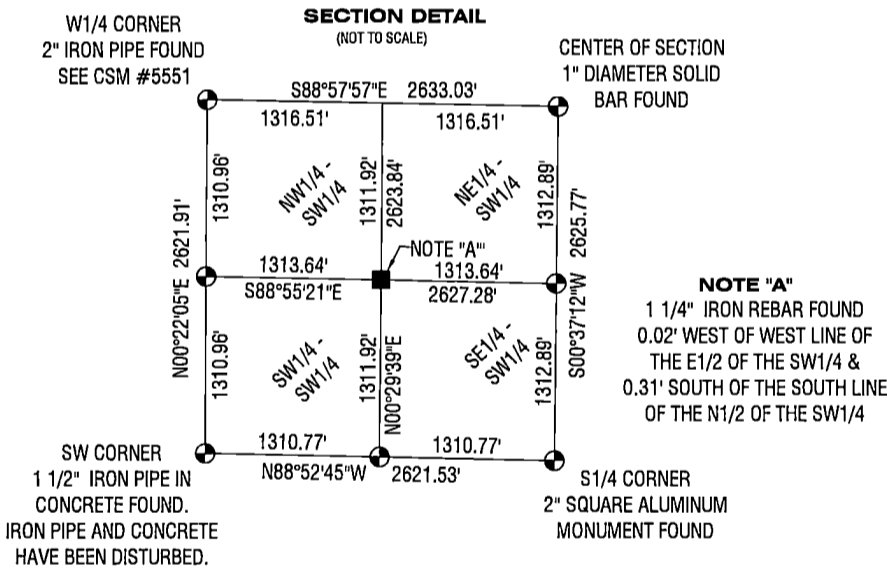
SURVEYOR:

EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

OWNERS

VILLAGE OF OSCEOLA
310 CHIEFTAN STREET
OSCEOLA, WI 54020

PH. 715-268-2454
www.northlandsurveying.com



Access Restriction Clause

"All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H."35"; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable."

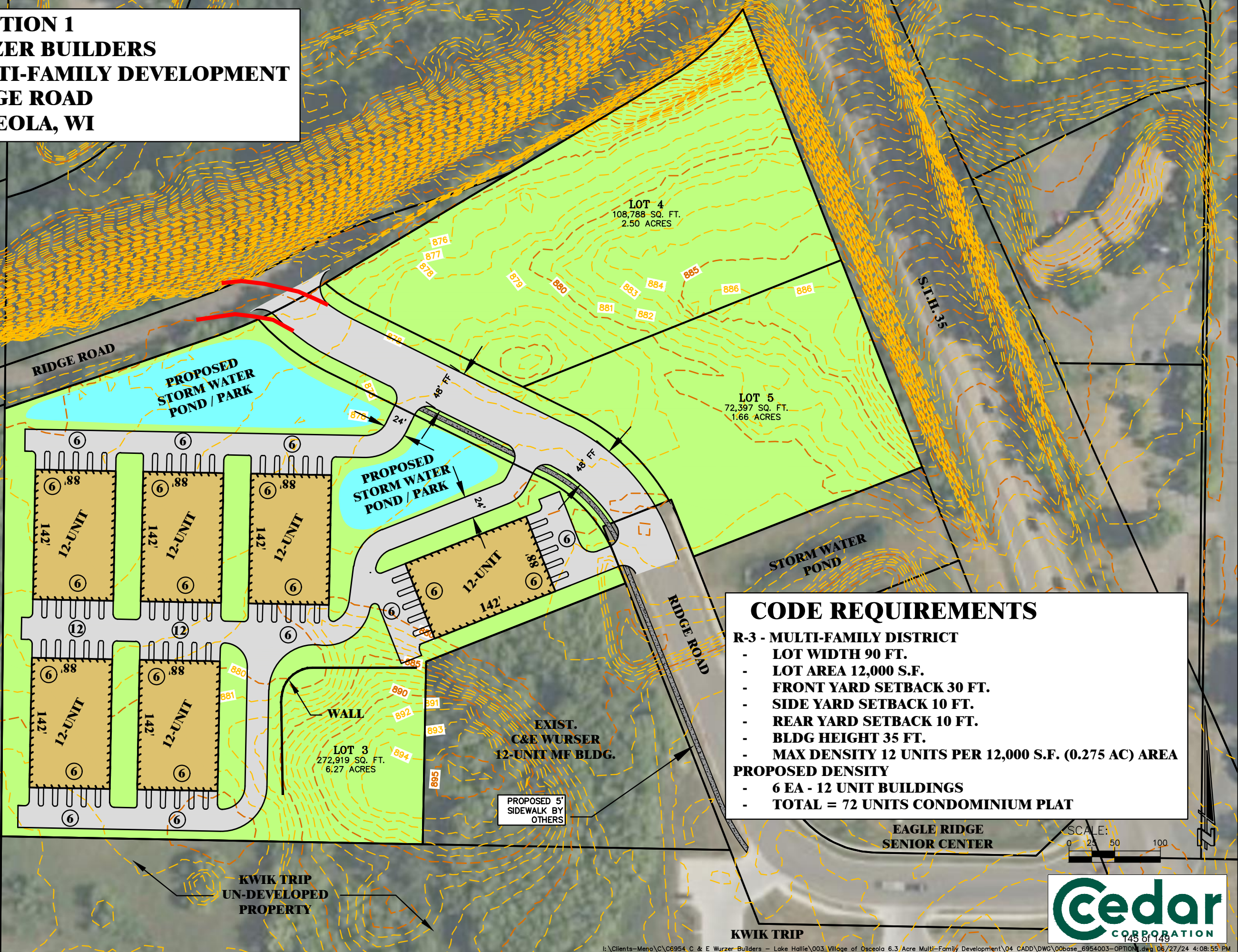
Highway Setback Restriction

"No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

Noise Notation

"The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."

OPTION 1
C&E WURZER BUILDERS
LOT 3 - 6.34 ACRE MULTI-FAMILY DEVELOPMENT
RIDGE ROAD
OSCEOLA, WI



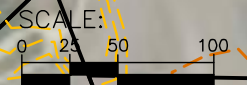
CODE REQUIREMENTS

R-3 - MULTI-FAMILY DISTRICT

- LOT WIDTH 90 FT.
- LOT AREA 12,000 S.F.
- FRONT YARD SETBACK 30 FT.
- SIDE YARD SETBACK 10 FT.
- REAR YARD SETBACK 10 FT.
- BLDG HEIGHT 35 FT.
- MAX DENSITY 12 UNITS PER 12,000 S.F. (0.275 AC) AREA

PROPOSED DENSITY

- 6 EA - 12 UNIT BUILDINGS
- TOTAL = 72 UNITS CONDOMINIUM PLAT





Memo

To: Planning Commission
From: Devin Swanberg Village Administrator
CC: Village Board
Date: August 1st
Re: 8th Ave Access Agreement for Shane Twohy

Shane Twohy has proposed an access agreement with the village to allow access to the backside of his second buildable lot. This access would facilitate possible future development of the lot. He has committed to maintaining and improving the access road to gravel class 5 standards, with no costs incurred by the village for the construction and maintenance of this easement. The village staff is seeking a recommendation from the planning commission on how to proceed with this request.



July 5, 2024

Osceola Village Board,

Mount Hope Cemetery has resided in the Village of Osceola since 1863 and holds a great deal of history within its 5.04 acres of property. Mount Hope is bordered by Summit Street on the east, Osceola residents on the South, and village property on the north and west.

In the near future we aspire to install a new fence on the property line(s), either full perimeter or partial, depending on needs and available funds. In partnership with the Village of Osceola and the Osceola Fair Board (cost sharing), we commissioned a survey of the property lines. This survey allows Mount Hope to be confident in the boundaries for a fence and the progression of the community fair building.

The survey determined the east boundary was as expected on Summit Street, and with much relief the south property line does not cross over the existing fence line and residential properties. The boundaries we share with the Village also came out as we anticipated. The survey shows that a portion of Mount Hope Cemetery property is currently being used by the Village for the fairgrounds; it extends inside the fence line of the Osceola Braves baseball field, which is also used for the tractor pull.

Acquired documentation identifies that there was an agreement (between former Village and Mount Hope representatives) that when the football field was no longer being used in Oakey Park the Cemetery property would be returned and fence lines reestablished in their original locations. The Oakey Park football field was shut down and moved to its current location on the north side of town in 1984. To date the property has not been returned to the Cemetery.

Our goal is to resolve the discrepancy in property lines to the satisfaction of all parties in order for the survey to be finalized. We would like for the Village of Osceola Board to review our ideas and be prepared to have further conversation. Please let us know your feelings and perhaps provide an offer of compensation.

The Mount Hope Cemetery Board has reviewed the following options for the Village of Osceola to consider.

- 1) The parcel of cemetery property that the Village is currently using is approximately .33 acres. We believe that the value of this land is about \$30,000. We would consider selling this land parcel to the village at a fair negotiated price.
- 2) The adjoining property along the northeast corner of the Cemetery is Village property. At one time this was a trailer court in the Village. This property is larger than the parcel on the west side. We would consider swapping our parcel for the old trailer court property and pay the

Village a fair negotiated price for the difference in the size of the properties being swapped. The idea of the Cemetery obtaining this property has been around for years, as it has been documented in Village Board meeting minutes several times.

The Mount Hope Board feels that this property could be used in several ways to enhance the Cemetery and make the property even more appealing for the village. Some ideas that could be considered include the installation of a columbarium, sitting benches for public use, more cemetery plots in appropriate locations, flowers, and parking possibilities when a burial service is being conducted.

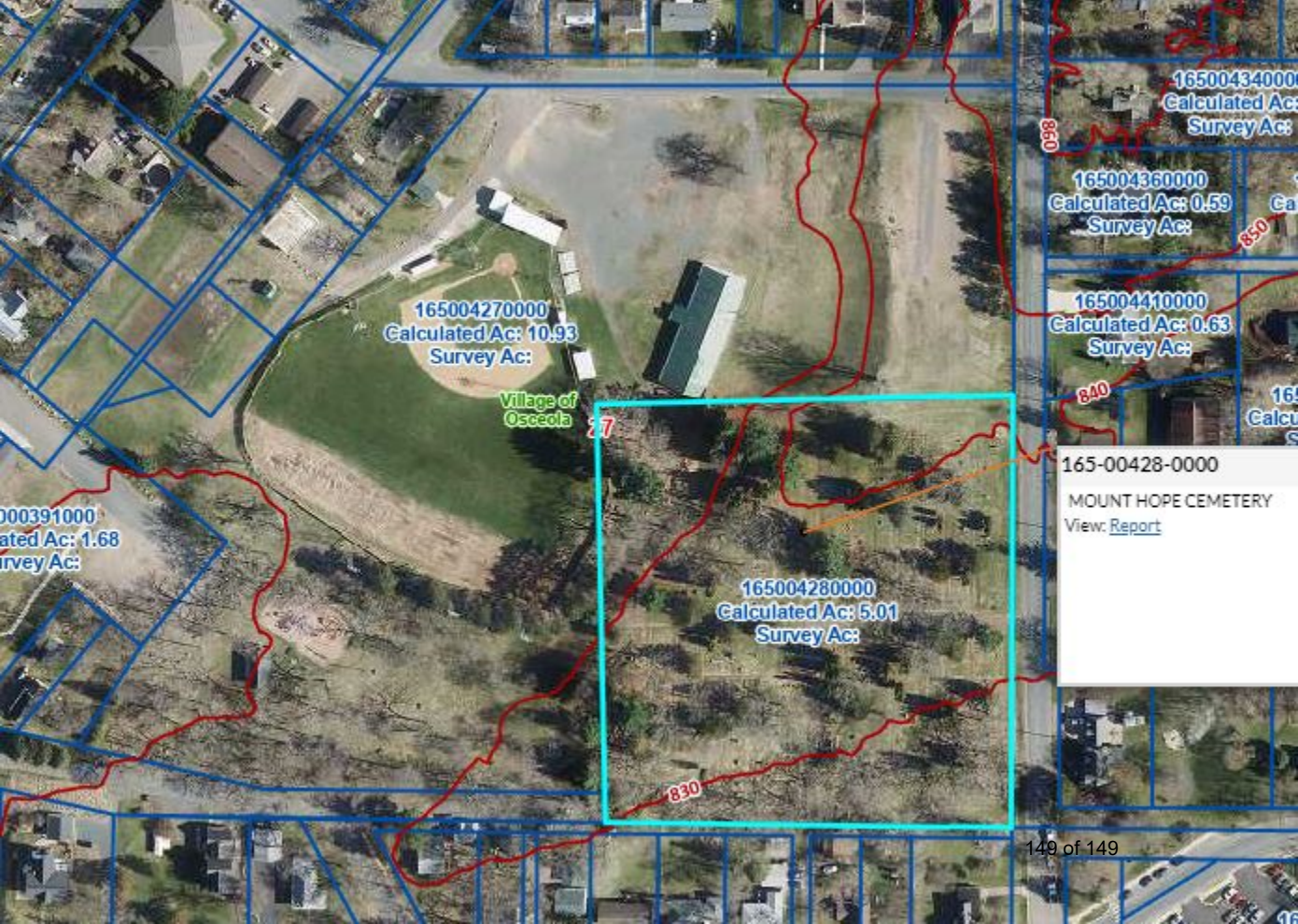
We would be willing to sign a memorandum of understanding that would allow a continuation of parking for carnival personnel during the Osceola fair week.

Upon your review, we believe progress would best be made by each board selecting a small committee to exchange thoughts. If we can come to a consensus at the committee level we then could each bring the ideas to the respective full boards.

Confirmation on the receipt of this letter would be much appreciated and is highly anticipated.

Sincerely submitted,

Mount Hope Cemetery Association Board



16500434000
Calculated Ac:
Survey Ac:

16500436000
Calculated Ac: 0.59
Survey Ac:

16500441000
Calculated Ac: 0.63
Survey Ac:

16500427000
Calculated Ac: 10.93
Survey Ac:

Village of
Osceola

27

165-00428-0000

MOUNT HOPE CEMETERY
View: [Report](#)

16500428000
Calculated Ac: 5.01
Survey Ac:

000391000
Calculated Ac: 1.68
Survey Ac: