

VILLAGE OF OSCEOLA PLAN COMMISSION MEETING

Date: September 12, 2024
Time: 7:00 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. **Public Hearing** portion of the meeting to accept written and oral testimony regarding the proposed plan and district boundary for the Village of Osceola Tax Incremental District No. 4, pursuant to Section 66.1105 of the Wisconsin Statutes.
 - a. Close of the Public Hearing portion of the meeting.
 - b. Possible recommendation to the Village Board on Public Hearing subject matter.
4. Discussion and possible action re:
 - a. Chapter 9 Land Use Comp Plan Update
5. Future agenda items and updates
6. 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.

PLANNING COMMISSION RESOLUTION #2024-12

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 4 VILLAGE OF OSCEOLA, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the Village of Osceola has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

WHEREAS, Tax Incremental District No. 4 (“the district”) is proposed to be created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the tax increment district.

WHEREAS, a Project Plan for Tax Incremental District No. 4 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and Village Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of a legal boundary description of the district.
12. A section for the eventual insertion of An Opinion of the Village Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the Village of Osceola, Polk County, the Osceola School District, and Northwood Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 12, 2024, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLANNING COMMISSION RESOLUTION #2024-12

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Osceola that:

1. It recommends to the Village Board that Tax Incremental District No. 4, Village of Osceola, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated September 12, 2024, which is incorporated herein in its entirety by reference, and recommends its approval to the Village Board.
3. Creation of the District promotes orderly development in the village; and
4. That the Village Clerk is hereby directed to provide the Village Board with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 12th day of September 2024

Village of Osceola

By _____
Brad Lutz, Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the Village of Osceola on the 12th day of September 2024.

Carie Krentz,
Village of Osceola
Village Clerk

Project Plan & District Boundary

Tax Incremental District No. 4

in the

VILLAGE OF Osceola, WISCONSIN



September 30, 2024

(Approved Actions)

Organizational Joint Review Board Meeting Held	September 10, 2024
Public Hearing Held	September 12, 2024
Adopted by Planning Commission	September 12, 2024
Adopted by Village Board	September 30, 2024
Adopted by Joint Review Board	October 1, 2024

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

**Village of Osceola
TID #4 Project Plan & District Boundary**

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Section 1: Village of Osceola Officials

Village Board

Brad Lutz	Village President
Van A. Burch	Village Trustee
Ron Pedrys	Village Trustee
Mike Sine	Village Trustee
Neil Kline	Village Trustee
Arvid Maki	Village Trustee
Marsha Hovey	Village Trustee

Village Staff

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

Administration & Finance Committee

Brad Lutz	Chair
Van A. Burch	Board Member
Ron Pedrys	Board Member

Planning Commission

Brad Lutz, Chairperson	Mike Sine
Robert Bullard	Dennis Tomfohrde
Kim O'Connell	Bill Chantelois V
Chelsea Kruse	

Joint Review Board

Brad Lutz	Village Representative- Chairperson
Vince Netherland	Polk County
Dr. John Will	Northwood Technical College
Mark Luebker	Osceola School District
Bruce Gilliland	Village Public Member

Section 2: Introduction and Description of District

The village plans to use Tax Incremental Financing (“TIF”) as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the village. The village works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Increment District (“TID”) No. 4 contains approximately 495 acres consisting of 28 parcels located primarily off 68th Avenue, State Highway 35, Cascade Street, and Simmon Drive. The TID is being created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to assist in the development of a potential manufacturing development with the possibility of 2 future expansion phases which will bring new tax base and employment opportunities to the area. Another commercial/residential development is being proposed for the development of two commercial buildings and either a combination of twin home lots and single family residential or all twin homes. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #4 consist of proposed incentives to be in the form of TIF-financed loans but may be cash grants or other incentives such as a proposed revolving loan. The Village has identified aged and new street and highway infrastructure, water and sewer infrastructure and park improvements in need of replacement or development necessary to support and serve the new development and ancillary surrounding areas. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The village anticipates various public improvement project cost expenditures of approximately \$7,395,000 plus financing/interest costs during the TID’s 15-year expenditure period.

Village of Osceola
TID #4 Project Plan & District Boundary

As a result of the creation of this TID, the village projects a preliminary and conservative cash flow analysis indicating \$8,008,742 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for public improvements as defined above on page 4. The village projects land and improvement values (incremental value) of approximately \$26,167,211 will be created in the TID by the end of 2028. This additional value will be a result of the improvements made and projects undertaken within the TID. Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Section 3: Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the village. In making this determination, the village has considered the following information:
 - Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the village has concluded that public investment will be required to fully achieve the village’s objectives for this area.
 - To achieve its objectives, the village has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the village, and benefit not only the village, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - To make the area included within the TID suitable for development, the village will need to make a substantial investment to pay costs of some or all the projects listed in the project plan.
2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the village has

Village of Osceola
TID #4 Project Plan & District Boundary

considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the village surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the village.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the village.
7. The village estimates that less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The village confirms 0% percent of the district is land proposed for newly platted residential development adhering to the statute compliance requirement of being less than 35%. Residential housing density is at least three units per acre.
9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

**Village of Osceola
TID #4 Project Plan & District Boundary**

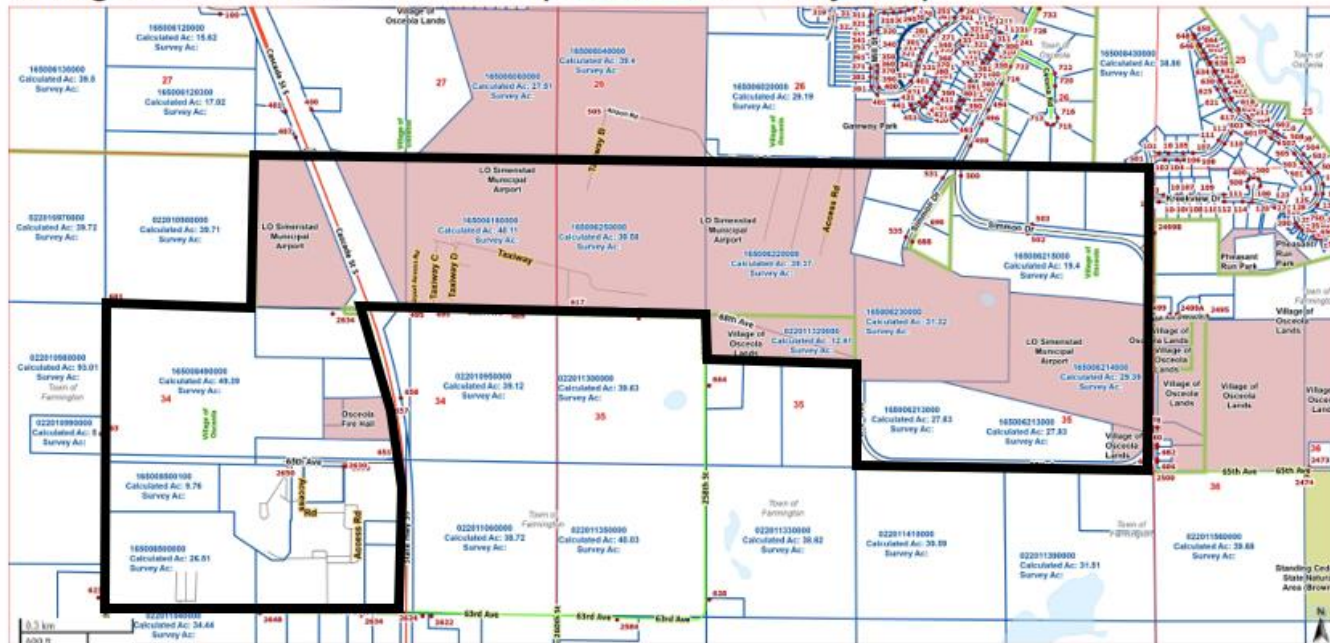
Section 4: Map of Proposed District Boundary

The below Map is reflective of the 01/01/2024 parcel list.



Polk County, WI

Village of Osceola TID 4 Proposed Boundary Map



Created by: null

- Polk County Information Center
- Post Offices
- Schools
- Town Hall
- City or Village Hall
- Lakes and Rivers
- Rivers and Streams
- Sections
- Parcel Dimensions
- Parcels
- Parcel Numbers
- Towns
- Public Lands**
 - City or Village Lands
 - Conservancy Lands
 - Federal Lands
 - County Lands
 - State Lands
 - Town Lands
 - School District Lands
- Addresses
- US Highway Shield
- US Highways
- WI State Highway Shield
- State Highways
- Highway On Off Ramp
- County Road Shield
- County Roads
- Town Roads
- City and Village Roads
- Public Access Roads
- Private Roads
- Private Driveways
- WI Rustic Road Shield
- WI Rustic Road
- TwpRgGrdweb
- Regional Counties**
 - MN
 - WI
 - Cities (Scale below 25000)
 - Villages (Scale below 25000)

The Polk County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Polk County, WI for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Polk County, WI provides this information with the understanding that it is not guaranteed to be accurate.

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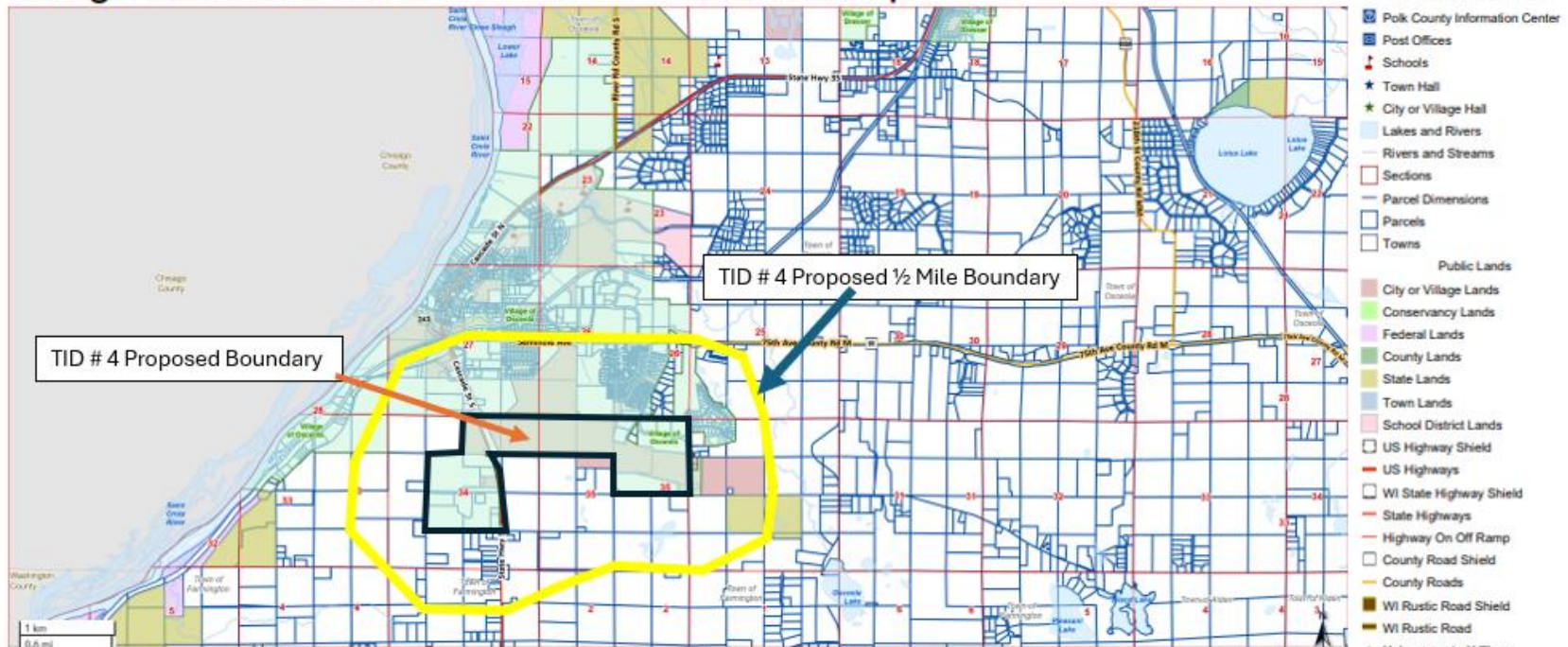


Section 5: One Half Mile Radius Map of Proposed District Boundary



Polk County, WI

Village of Osceola TID 4 Half Mile Radius Map



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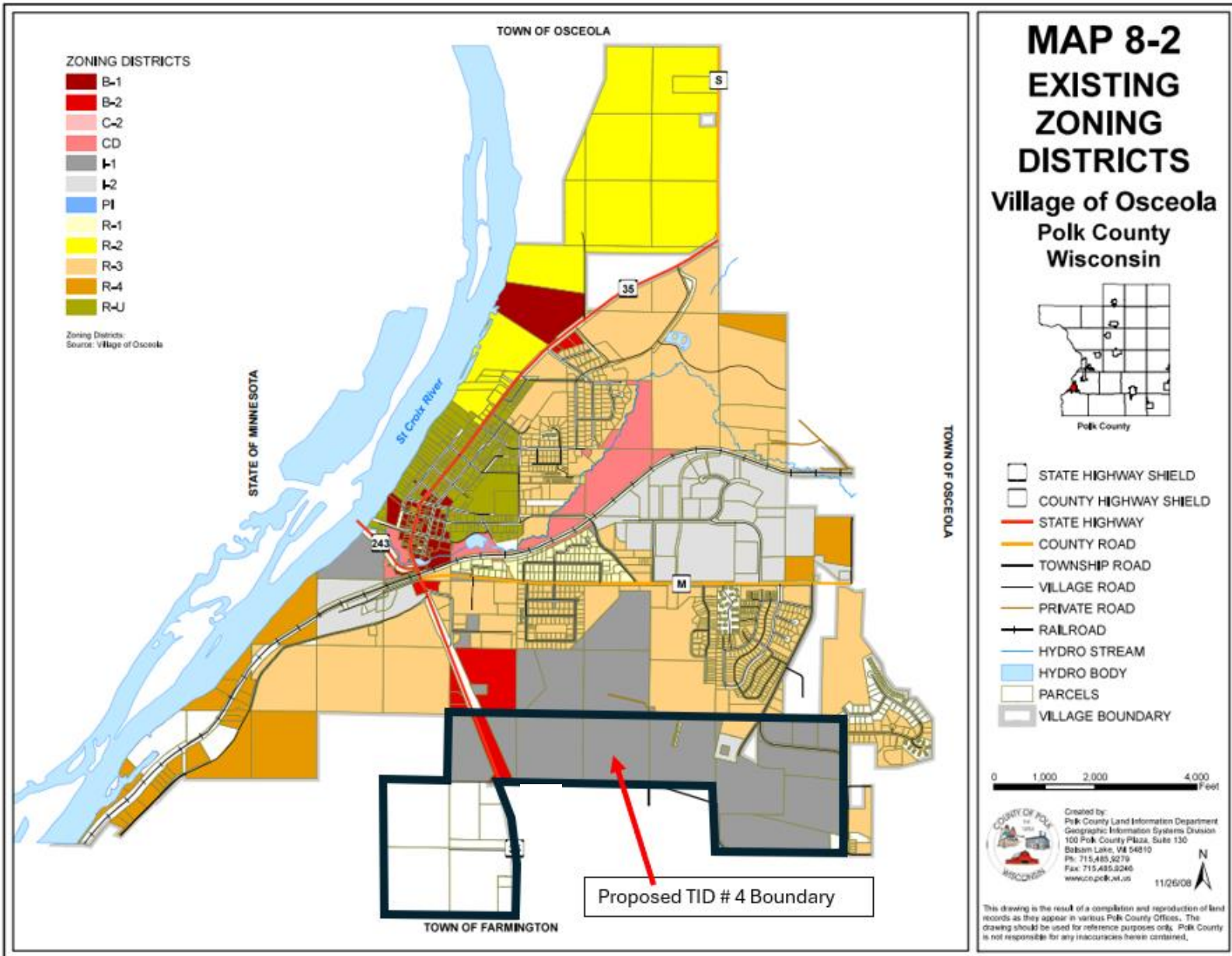
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Section 6: Map Showing Existing Uses and Conditions



**Village of Osceola
TID #4 Project Plan & District Boundary**

Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2024 parcel list.

Proposed TIF 4 Boundary Parcels									
Map Parcel #	Tax Parcel #	Address	Owner	Acreage	Current Zoned Use	Land Value	Improvements	Total Assessed Valuation	Estimated Equalized Valuation
1	165-00620-0000	N/A	Village of Osceola	22.81	Exempt	\$ -	\$ -	\$ -	\$ -
2	165-00621-0000	N/A	Village of Osceola	0	Exempt	\$ -	\$ -	\$ -	\$ -
3	165-00846-0000	2634 68th Ave	Federated Co Ops Inc	10.05	Commercial	\$ 84,300.00	\$ 1,511,900.00	\$ 1,596,200.00	\$ 1,676,700.00
4	165-00847-0600	N/A	Federated Co Ops Inc	4.07	Commercial	\$ 61,100.00	\$ -	\$ 61,100.00	\$ 64,200.00
5	165-00847-0000	657 State Highway 35	Village of Osceola	4.02	Exempt	\$ -	\$ -	\$ -	\$ -
6	165-00847-0400	657 State Highway 35	Village of Osceola	0.94	Exempt	\$ -	\$ -	\$ -	\$ -
7	165-00848-0000	651 State Highway 35	Amm Holdings LLC	4.76	Commercial	\$ 73,200.00	\$ 686,800.00	\$ 760,000.00	\$ 798,300.00
8	165-00849-0000	N/A	Ladd Memorial Hospital Inc	47.69	Agricultural	\$ 11,400.00	\$ -	\$ 11,400.00	\$ -
	165-00849-0000	N/A	Ladd Memorial Hospital Inc	49.69	Undeveloped	\$ 100.00	\$ -	\$ 100.00	\$ 11,900.00
	165-00850-0000	N/A	Ladd Memorial Hospital inc	6.58	Agricultural	\$ 1,600.00	\$ -	\$ 1,600.00	\$ -
9	165-00850-0000	N/A	Ladd Memorial Hospital inc	10.3	Undeveloped	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 33,100.00
	165-00850-0000	N/A	Ladd Memorial Hospital inc	10	Exempt	\$ -	\$ -	\$ -	\$ -
	165-00850-0100	N/A	CCH Osceola Land LLC	9.48	Agricultural	\$ 2,300.00	\$ -	\$ 2,300.00	\$ 2,300.00
11	165-00850-0200	2650 65th Ave	Christian Community Home of Osceola Inc	9.91	Exempt	\$ -	\$ -	\$ -	\$ -
12	165-00851-0000	2600 65th Ave	Ladd Memorial Hospital Inc	4.42	Commercial	\$ 79,700.00	\$ 1,690,700.00	\$ 1,770,400.00	\$ 1,859,600.00
	165-00851-0000	2600 65th Ave	Ladd Memorial Hospital Inc	22.84	Exempt	\$ -	\$ -	\$ -	\$ -
13	165-00852-0000	N/A	Ladd Memorial Hospital Inc	2.5	Exempt	\$ -	\$ -	\$ -	\$ -
14	165-00853-0000	N/A	Ladd Memorial Hospital Inc	4.5	Exempt	\$ -	\$ -	\$ -	\$ -
15	165-00618-0000	495 Cascade St S	Village of Osceola	40.11	Exempt	\$ -	\$ -	\$ -	\$ -
16	165-00625-0000	617 68th Ave	Village of Osceola	0	Commercial	\$ -	\$ 919,400.00	\$ 919,400.00	\$ 965,370.00
	165-00625-0000	617 68th Ave	Village of Osceola	39.58	Exempt	\$ -	\$ -	\$ -	\$ -
	165-00622-0000	499 Simmon Dr	Village of Osceola	0	Commercial	\$ -	\$ 1,793,600.00	\$ 1,793,600.00	\$ 1,883,280.00
17	165-00622-0000	499 Simmon Dr	Village of Osceola	39.57	Exempt	\$ -	\$ -	\$ -	\$ -
18	022-01132-0000	N/A	Village of Osceola	12.41	Exempt	\$ -	\$ -	\$ -	\$ -
19	165-00623-0000	N/A	Village of Osceola	31.32	Exempt	\$ -	\$ -	\$ -	\$ -
20	165-00621-3000	N/A	Village of Osceola	27.79	Exempt	\$ -	\$ -	\$ -	\$ -
21	165-00621-3100	N/A	Village of Osceola	1.81	Exempt	\$ -	\$ -	\$ -	\$ -
22	165-00621-4000	N/A	Village of Osceola	29.388	Exempt	\$ -	\$ -	\$ -	\$ -
23	165-00621-5000	502 Simmon Dr	KMS Development LLC	19.4	Manufacturing	\$ 313,500.00	\$ 1,283,400.00	\$ 1,596,900.00	\$ 1,677,400.00
24	165-00623-0400	535 Simmon Dr	E&J Partners LLP	5.23	Manufacturing	\$ 117,700.00	\$ 912,000.00	\$ 1,029,700.00	\$ 1,081,600.00
25	165-00623-0200	531 Simmon Dr	Osceola School District	4.65	Exempt	\$ -	\$ -	\$ -	\$ -
26	165-00621-1000	500 Simmon Dr Ste A	JDT LLC	6	Manufacturing	\$ 134,900.00	\$ 2,982,400.00	\$ 3,117,300.00	\$ 3,274,500.00
27	165-00621-2400	503 Simmon Dr	Rohlf Properties LLC	6	Manufacturing	\$ 134,900.00	\$ 2,613,100.00	\$ 2,748,000.00	\$ 2,886,600.00
28	165-00621-2500	N/A	Northern States Power Company	7.1	Exempt	\$ -	\$ -	\$ -	\$ -
TOTALS				494.918		\$ 1,029,700.00	\$ 14,393,300.00	\$ 15,423,000.00	\$ 16,214,850.00

Section 8: Equalized Valuation Test

The following calculations demonstrate that the village is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the village. With TID #4, the value increment of all existing Tax Increment Districts will be approximately **5.7%**.

Valuation Test Compliance Calculation

2024 Projected Equalized Valuation (TID IN)	\$ 356,292,800
Limit for 12% Test	\$ 42,755,136

Increment Value of Existing TIDs	\$ 3,943,400
Projected Base Value of New TID	\$ 16,214,850
Total Value Subject to Test	\$ 20,158,250

Compliance (**\$20,158,250** < \$356,292,800) Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The village expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. DEVELOPER GRANT/REVOLVING LOAN INCENTIVES

LOCATION: Entire TID

TOTAL: \$3,000,000

DESCRIPTION: As an inducement to spur development or redevelopment in the district, incentives for developers may be required. Incentives are proposed to be in the form of TIF-financed loans but may be cash grants or other incentives such as a proposed revolving loan. Development agreements will be required and each development project that includes incentives will be

Village of Osceola
TID #4 Project Plan & District Boundary

negotiated separately. All financial incentives will be tied to the increment value of the proposed development.

2. STREET & HIGHWAYS INFRASTRUCTURE IMPROVEMENTS

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$1,500,000

DESCRIPTION: The Village has identified aged and new street and highway infrastructure in need of replacement and improvements necessary to support and serve the new development and ancillary surrounding areas.

3. SANITARY SEWER UTILITY IMPROVEMENTS

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$1,500,000

DESCRIPTION: This category includes sanitary sewer extension and rehabilitation of aged infrastructure and gravity sewer rehabilitation in need of replacement necessary to support and serve the new development and ancillary surrounding areas.

4. WATER UTILITY IMPROVEMENTS

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$850,000

DESCRIPTION: This category includes water utility extension and rehabilitation of aged infrastructure in need of replacement necessary to support and serve the new development and ancillary surrounding areas. This category also includes the creation of a water transfer station to serve the new and ancillary areas.

5. PARK IMPROVEMENTS

LOCATION: Entire TID and ½ Mile Boundary

TOTAL: \$500,000

DESCRIPTION: Future road/trail improvements to new park with added recreational amenities such as playgrounds, exercise equipment, playing fields, etc. due to additional single/multi-family residential developments.

Village of Osceola
TID #4 Project Plan & District Boundary

6. ADMINISTRATIVE / ORGANIZATIONAL FEES

LOCATION: Entire TID

TOTAL: \$45,000

DESCRIPTION: Annual TID and village staff administration fees and professional fees for creation and organization, including legal fees.

Village of Osceola
TID #4 Project Plan & District Boundary

Section 10: Maps Showing Proposed Improvements and Uses



Polk County, WI

Village of Osceola TID # 4 Proposed Improvements

1. Developer Grant/Loan
2. Street & Highway Improvements
3. Sanitary Sewer Improvements
4. Water Utility Improvements
5. Park Improvements



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Section 11: Detailed List of Project Costs

1. DEVELOPER GRANT/REVOLVING LOAN INCENTIVES	\$3,000,000
2. STREET & HIGHWAY INFRASTRUCTURE IMPROVEMENTS	\$1,500,000
3. SANITARY SEWER UTILITY IMPROVEMENTS	\$1,500,000
4. WATER UTILITY IMPROVEMENTS	\$850,000
5. PARK IMPROVEMENTS	\$500,000
6. ADMINSTRATIVE / ORGANIZATIONAL IMPROVEMENTS	\$45,000
ESTIMATED TOTAL	\$7,395,000

The project cost is based on current prices and preliminary estimates. The village reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The village retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.

**Village of Osceola
TID #4 Project Plan & District Boundary**

- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #4 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #4. The proforma analyzes expenses based on project plan costs of TID #4 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #4 tax increments will be used to fund project costs and implementation of this Plan. In 2045, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The village plans to fund project costs with cash received from future TID #4 tax increments and may fund project costs utilizing debt financing and interest, capitalized interest, and cost of issuance fees. Although not proposed at this time a developer's agreement could be entered into with a developer to be reimbursed for undertaking the entirety or a portion of proposed project costs. The following is a list of the types of obligations the village may choose to utilize.

General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the Village may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's borrowing capacity. To the extent tax

Village of Osceola
TID #4 Project Plan & District Boundary

increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the village and therefore do not count against the village's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the village that represent service of the system to the village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the village must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the village utilizes utility revenues other than tax increments to repay a portion of the bonds, the village must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The Village may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The Village may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village's obligation is limited to not more than the

**Village of Osceola
TID #4 Project Plan & District Boundary**

agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the village at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The village anticipates making total project expenditures of approximately \$7,395,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the village on or after January 1, 2004.

Section 15: Proposed Changes in Zoning Ordinances

No other changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. Any changes in zoning that may take place throughout the life of the TID will be consistent with the Village's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and Village Ordinances

The village does anticipate that the TID will require changes in the master plan, map, building codes, and village ordinances to implement this project plan. The proposed development and uses will be reviewed and approved by the Village board to be consistent with the amended Osceola Comprehensive Plan.

Section 17: Relocation

The village does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the Village

The creation of the TID will enable the village to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the village.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The village does not anticipate any non-project costs for the TID.

Section 20: Village Attorney Opinion

Exhibit B contains a signed opinion from the village attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.



SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Village of Osceola
Hypothetical TIF 4 Project Funding
Hypothetical Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$14.93
Annual Adjustment to tax rate.....	0.00%
Estimated PV Rate.....	5.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Background Data					Revenues		Expenditures							TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(h)	(l)	(m)	(n)	(k)	(l)	(m)	(h)	(i)	(j)	(k)	
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Developer Grant/Loan Incentives	Street Highway Improvements	Sanitary Sewer Improvements	Water Utility Improvements	Park Improvements	Administrative Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
(January 1)														(December 31)			
Base Value \$628,700																	
2024	\$628,700	\$6,287	\$0	\$6,287	\$14.93	\$0	\$0					\$2,500		\$0	\$0		2024
2025	\$634,987	\$6,350	\$19,667,211	\$19,679,848	\$14.93	\$0	\$0					\$2,500	\$2,500	(\$2,500)	(\$2,500)		2025
2026	\$20,308,548	\$203,085	\$5,000,000	\$24,882,933	\$14.93	\$94	\$94					\$2,500	\$2,500	(\$2,406)	(\$4,906)		2026
2027	\$25,511,633	\$255,116	\$1,500,000	\$26,638,050	\$14.93	\$293,820	\$293,820					\$2,500	\$2,500	\$291,320	\$286,414		2027
2028	\$27,266,750	\$272,667		\$26,910,717	\$14.93	\$371,502	\$371,502	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	(\$30,998)	\$255,416		2028
2029	\$27,539,417	\$275,394		\$27,186,111	\$14.93	\$397,706	\$397,706	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	(\$4,794)	\$250,622		2029
2030	\$27,814,811	\$278,148		\$27,464,259	\$14.93	\$401,777	\$401,777	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	(\$723)	\$249,899		2030
2031	\$28,092,959	\$280,930		\$27,745,189	\$14.93	\$405,889	\$405,889	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	\$3,389	\$253,288		2031
2032	\$28,373,889	\$283,739		\$28,028,928	\$14.93	\$410,041	\$410,041	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	\$7,541	\$260,829		2032
2033	\$28,657,628	\$286,576		\$28,315,504	\$14.93	\$414,236	\$414,236	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	\$11,736	\$272,565		2033
2034	\$28,944,204	\$289,442		\$28,604,946	\$14.93	\$418,472	\$418,472	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	\$15,972	\$288,537		2034
2035	\$29,233,646	\$292,336		\$28,897,283	\$14.93	\$422,750	\$422,750	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$402,500	\$20,250	\$308,787		2035
2036	\$29,525,983	\$295,260		\$29,192,543	\$14.93	\$427,072	\$427,072	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$502,500	(\$75,428)	\$233,359		2036
2037	\$29,821,243	\$298,212		\$29,490,755	\$14.93	\$431,436	\$431,436	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$502,500	(\$71,064)	\$162,296		2037
2038	\$30,119,455	\$301,195		\$29,791,950	\$14.93	\$435,845	\$435,845	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$502,500	(\$66,655)	\$95,640		2038
2039	\$30,420,650	\$304,206		\$30,096,156	\$14.93	\$440,297	\$440,297	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$502,500	(\$62,203)	\$33,437		2039
2040	\$30,724,856	\$307,249		\$30,403,405	\$14.93	\$444,794	\$444,794	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$452,500	(\$7,706)	\$25,731		2040
2041	\$31,032,105	\$310,321		\$30,713,726	\$14.93	\$449,336	\$449,336	\$150,000	\$100,000	\$100,000	\$50,000	\$2,500	\$452,500	(\$3,164)	\$22,567		2041
2042	\$31,342,426	\$313,424		\$31,027,150	\$14.93	\$453,923	\$453,923	\$175,000	\$100,000	\$100,000	\$50,000	\$2,500	\$427,500	\$26,423	\$48,990		2042
2043	\$31,655,850	\$316,558		\$31,343,708	\$14.93	\$458,556	\$458,556	\$200,000		\$100,000		\$2,500	\$302,500	\$156,056	\$205,045		2043
2044	\$31,972,408	\$319,724		\$31,663,432	\$14.93	\$463,235	\$463,235	\$525,000				\$2,500	\$527,500	(\$64,265)	\$140,781	Expenditures Recovered	2044
2045						\$467,962	\$467,962						\$0	\$467,962	\$608,742	Expenditures Recovered	2045
	\$5,496,221	\$26,167,211				\$8,008,742	\$8,008,742	\$3,000,000	\$1,500,000	\$1,500,000	\$850,000	\$500,000	\$45,000	\$7,395,000			

(1) Estimated increment Per Village.

Type of TID: Mixed-Use
2024 TID Inception (After 4/1)
2039 Final Year to Incur TIF Related Costs
2044 Maximum Legal Life of TID (20 Years)
2045 Final Tax Collection Year

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SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

Village of Osceola - TID # 4 Amendment					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	Village	School District	Technical College
2024	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 94	\$ 19	\$ 30	\$ 44	\$ 2
2027	\$ 293,820	\$ 57,997	\$ 94,324	\$ 136,548	\$ 4,951
2028	\$ 371,502	\$ 73,330	\$ 119,262	\$ 172,650	\$ 6,261
2029	\$ 397,706	\$ 78,503	\$ 127,674	\$ 184,828	\$ 6,702
2030	\$ 401,777	\$ 79,306	\$ 128,981	\$ 186,719	\$ 6,771
2031	\$ 405,889	\$ 80,118	\$ 130,301	\$ 188,630	\$ 6,840
2032	\$ 410,041	\$ 80,937	\$ 131,634	\$ 190,560	\$ 6,910
2033	\$ 414,236	\$ 81,765	\$ 132,980	\$ 192,509	\$ 6,981
2034	\$ 418,472	\$ 82,601	\$ 134,340	\$ 194,478	\$ 7,052
2035	\$ 422,750	\$ 83,446	\$ 135,714	\$ 196,467	\$ 7,124
2036	\$ 427,072	\$ 84,299	\$ 137,101	\$ 198,475	\$ 7,197
2037	\$ 431,436	\$ 85,160	\$ 138,502	\$ 200,503	\$ 7,271
2038	\$ 435,845	\$ 86,031	\$ 139,917	\$ 202,552	\$ 7,345
2039	\$ 440,297	\$ 86,909	\$ 141,347	\$ 204,621	\$ 7,420
2040	\$ 444,794	\$ 87,797	\$ 142,790	\$ 206,711	\$ 7,496
2041	\$ 449,336	\$ 88,694	\$ 144,248	\$ 208,822	\$ 7,572
2042	\$ 453,923	\$ 89,599	\$ 145,721	\$ 210,953	\$ 7,649
2043	\$ 458,556	\$ 90,514	\$ 147,208	\$ 213,107	\$ 7,728
2044	\$ 463,235	\$ 91,437	\$ 148,710	\$ 215,281	\$ 7,806
2045	\$ 467,962	\$ 92,370	\$ 150,228	\$ 217,478	\$ 7,886
TOTALS	\$ 8,008,742	\$ 1,580,832	\$ 2,571,013	\$ 3,721,935	\$ 134,963

SECTION 23: EXHIBIT B VILLAGE ATTORNEY OPINION

ENTER ATTORNEY OPINION

SECTION 24: EXHIBIT C TID # 1 BOUNDARY LEGAL DESCRIPTION

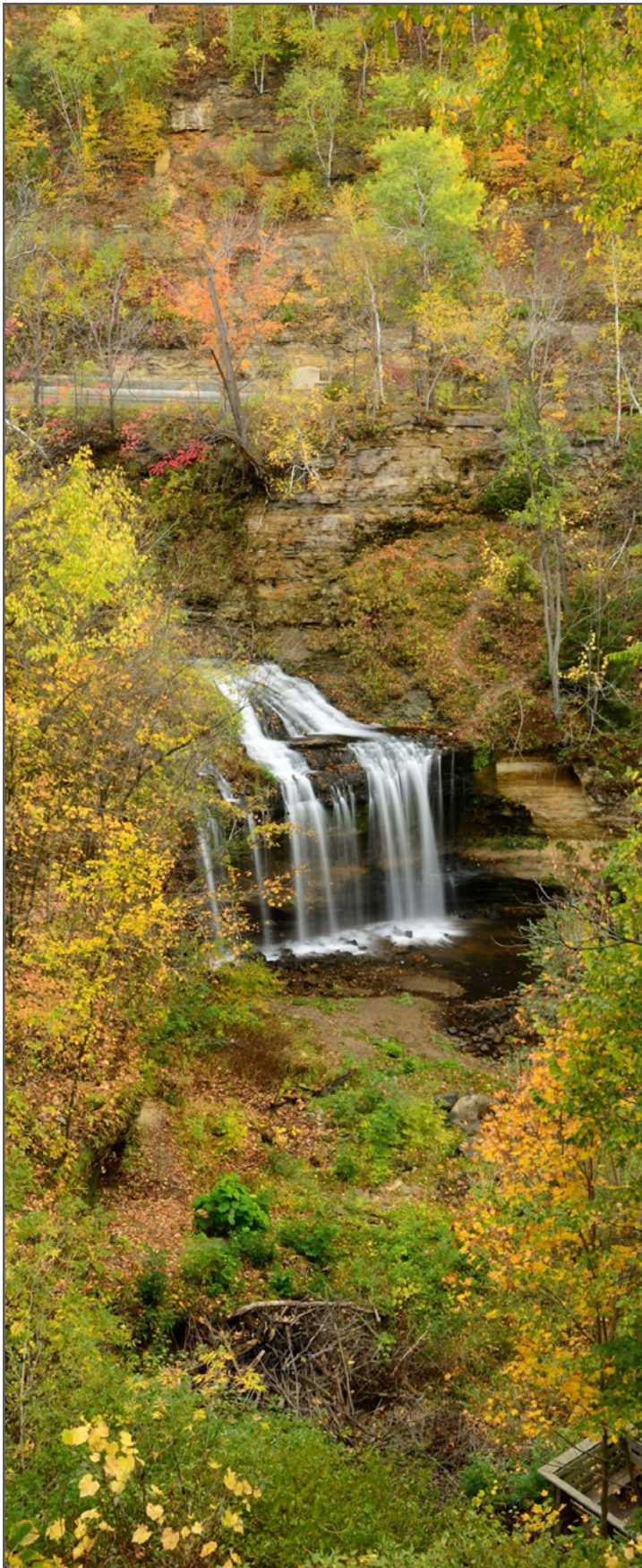
ENTER LEGAL DESCRIPTION

SECTION 25: DISCLAIMER TEXT

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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.
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.
6. Prioritize redevelopment of Village Brownfield sites. *See WI DNR website for map of sites within the Village planning area.*



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.

St. Croix Riverway Management Zones

The St. Croix Riverway Management Zones; inclusive of the Conservation, River Town, and Small Town Historic Management Zones are presented in Appendix D and described in the Osceola Village Ordinances. New developments must adhere to these overlay districts that supersede both suggested land use policies and zoning ordinances.

Airport Overlay Zoning & Height Limitation Map (AO)

AO zoning ordinance regulates uses of property within the designated vicinity of the L.O. Simenstad Airport in order to protect the approaches, airspace, and physical areas of the airport and to ensure the compatibility of surrounding land uses and development to the greatest extent possible. See Appendix D for this map.

1. Any proposed land use changes within the overlay zone must first adhere to the requirements set forth in the overlay ordinance (§ 69-3 Airport Overlay Zoning and Height Limitation Map) before considering the general land use recommendations.

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:



Example of Single Family Housing

Source: Realtor.com

2. 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.).
3. 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.
4. 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 Village 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.



Example of Cottage Cluster housing

- 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.

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 Village's zoning ordinance (should the ordinance be amended to include standards). Standards identified in the zoning ordinance shall supersede those outlined below.

Suggested 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. Vary the building plane setback for at least 25% of the width of the street frontage. The building plane shall offset a minimum of two (2) feet.
 - b. Providing a gable, dormer, or other change in roof plane.
4. **Architectural Features.** The following features should be encouraged in 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.

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.
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.

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.

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. Much of the DMU area is inclusive of the Wisconsin Main Street District identified in Appendix D. 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)

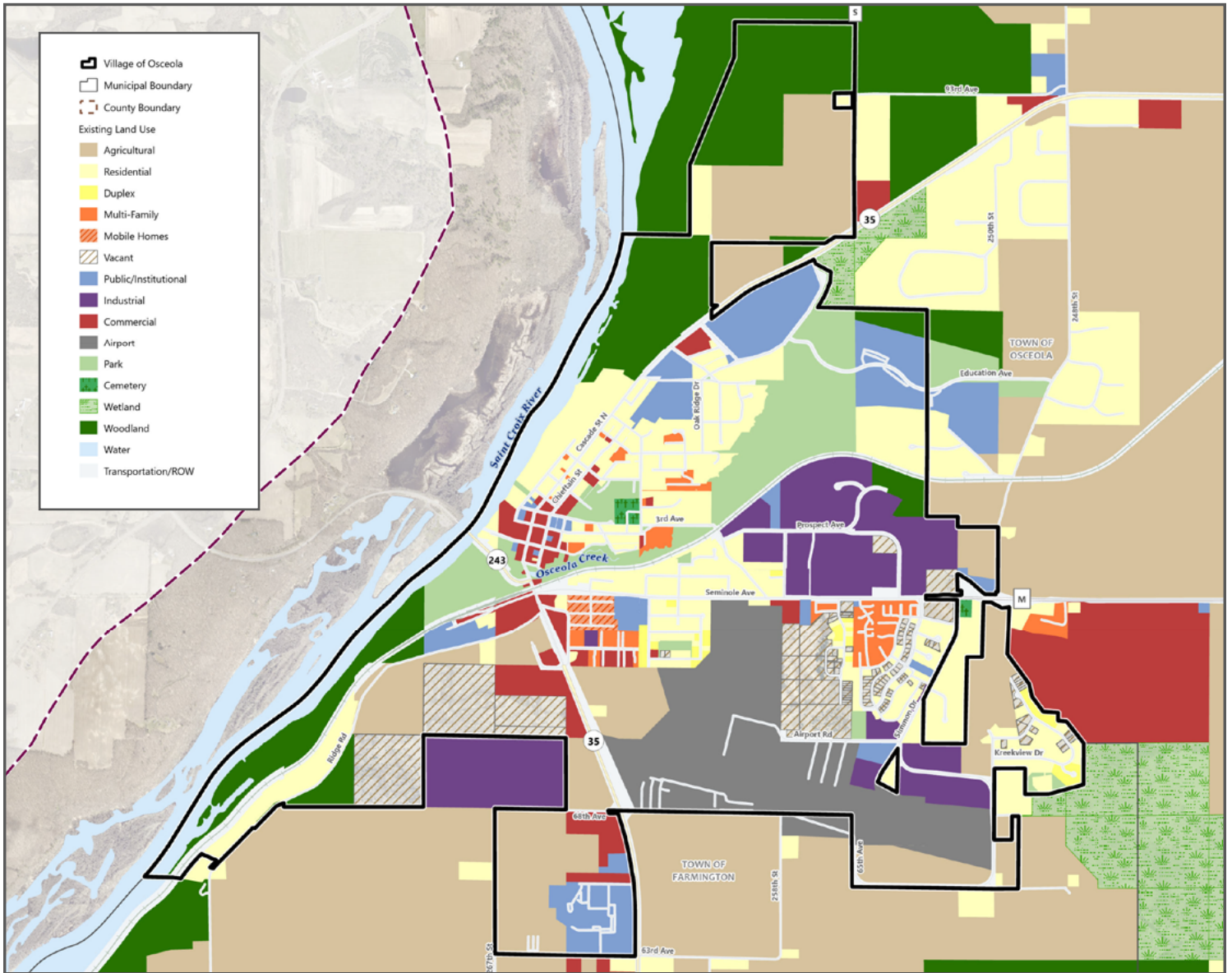
NRP overlay classification identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland 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 Village'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 Osceola. 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.

EXISTING LAND USE



SNAPSHOT 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

















Existing Land Use

Comprehensive Plan Update (2024)

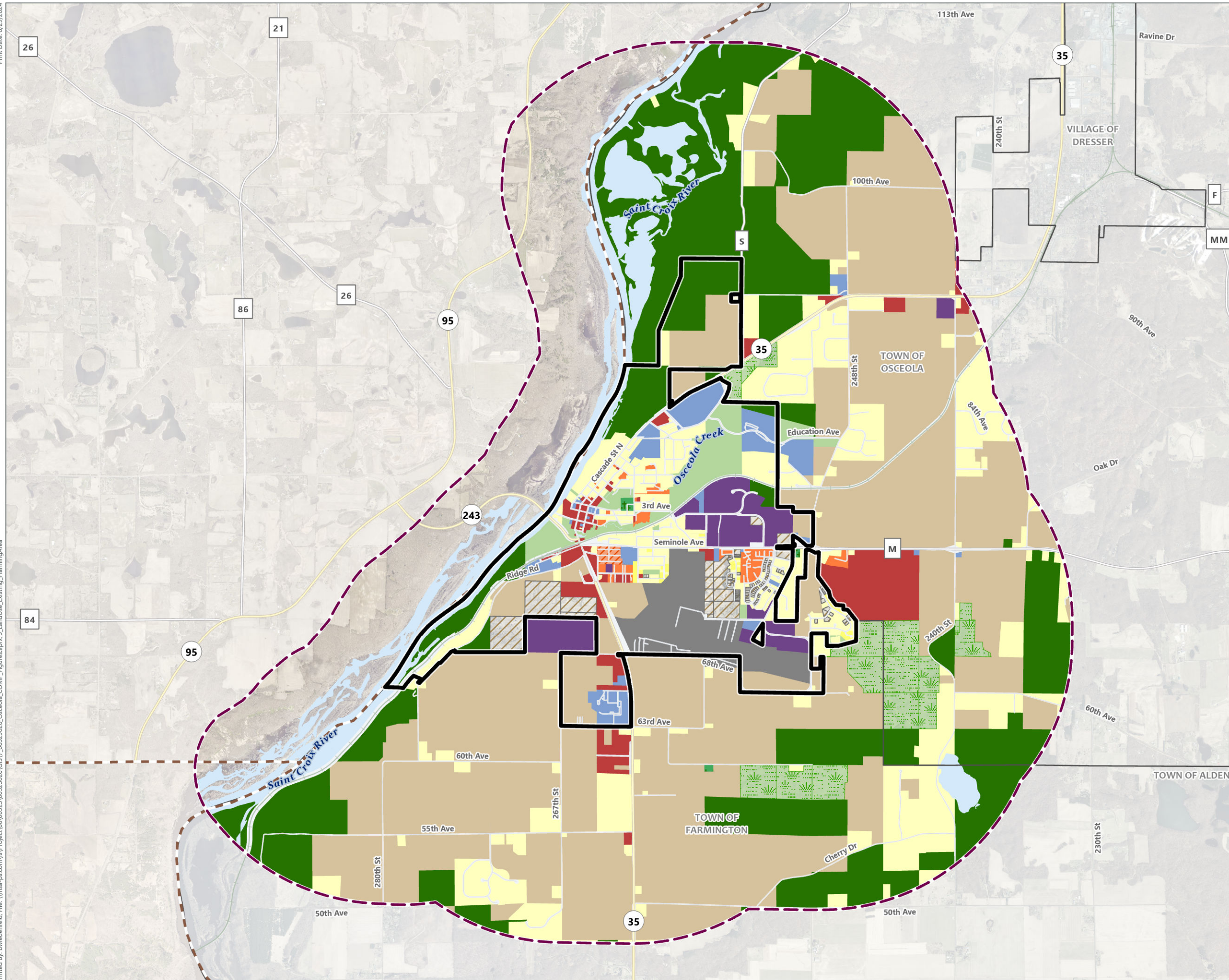
Village of Osceola
Polk County, Wisconsin

-  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)

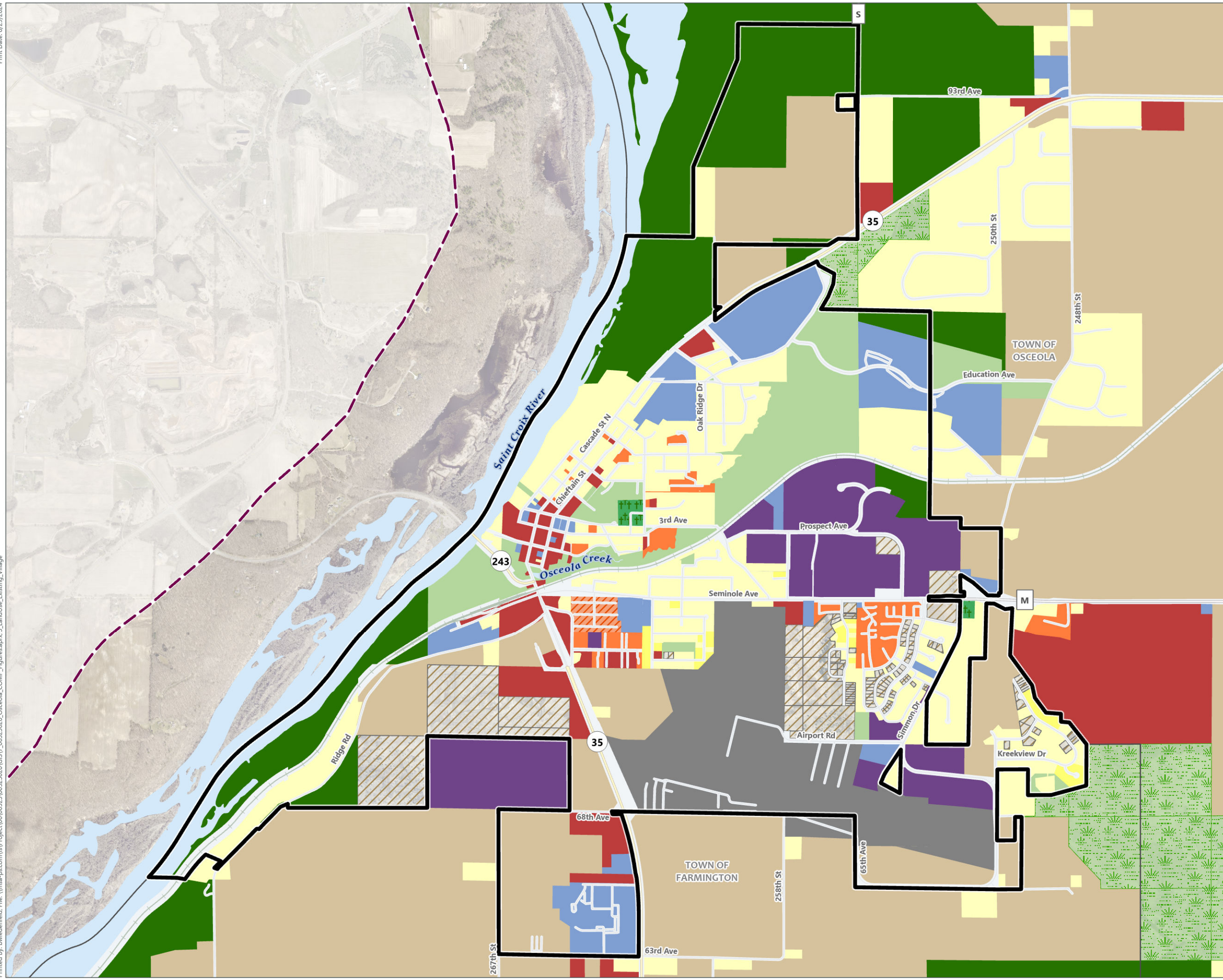
Village of Osceola
Polk County, Wisconsin

-  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

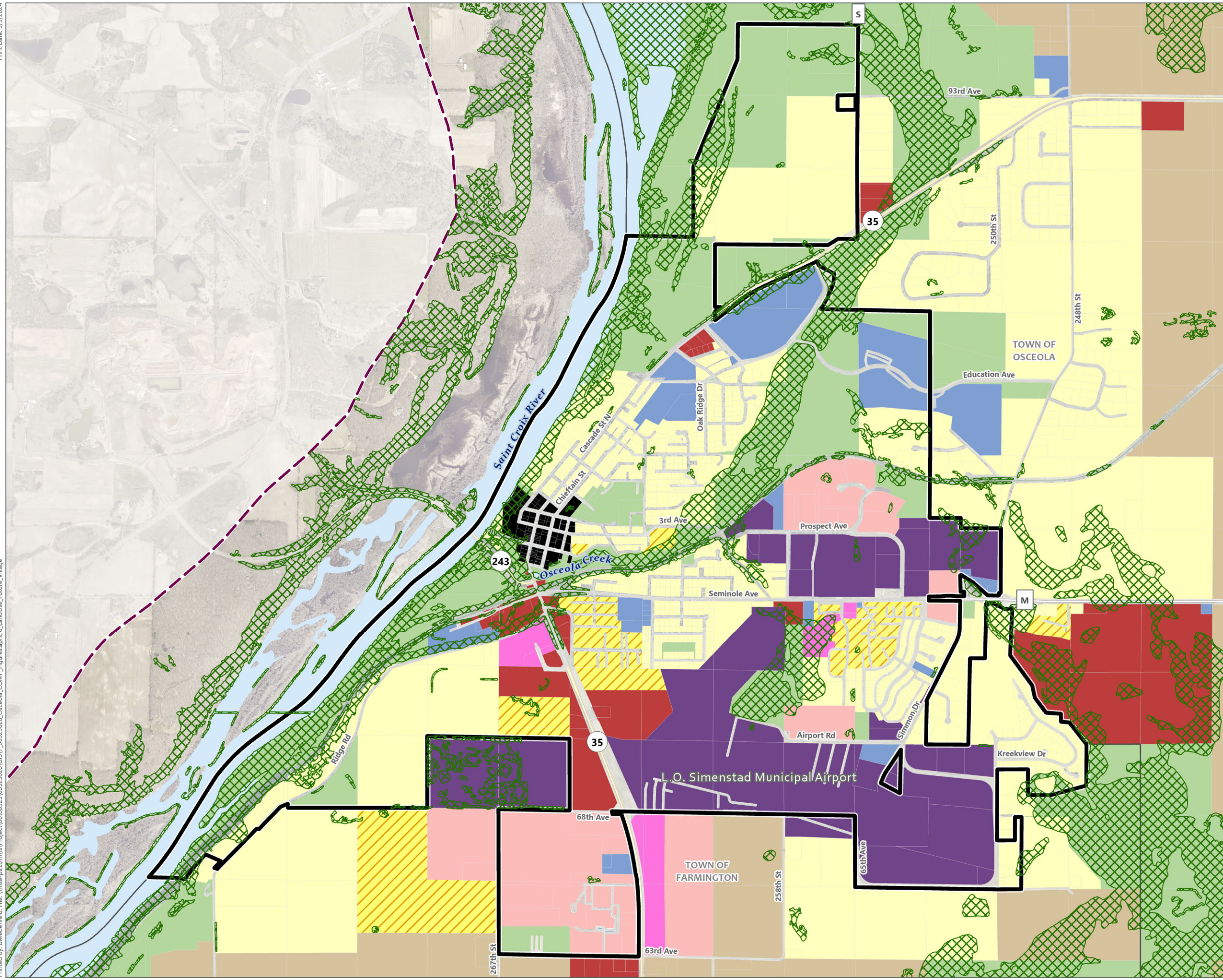
Comprehensive Plan
Update (2024)

Village of Osceola
Polk County, Wisconsin

-  Village of Osceola
-  Municipal Boundary

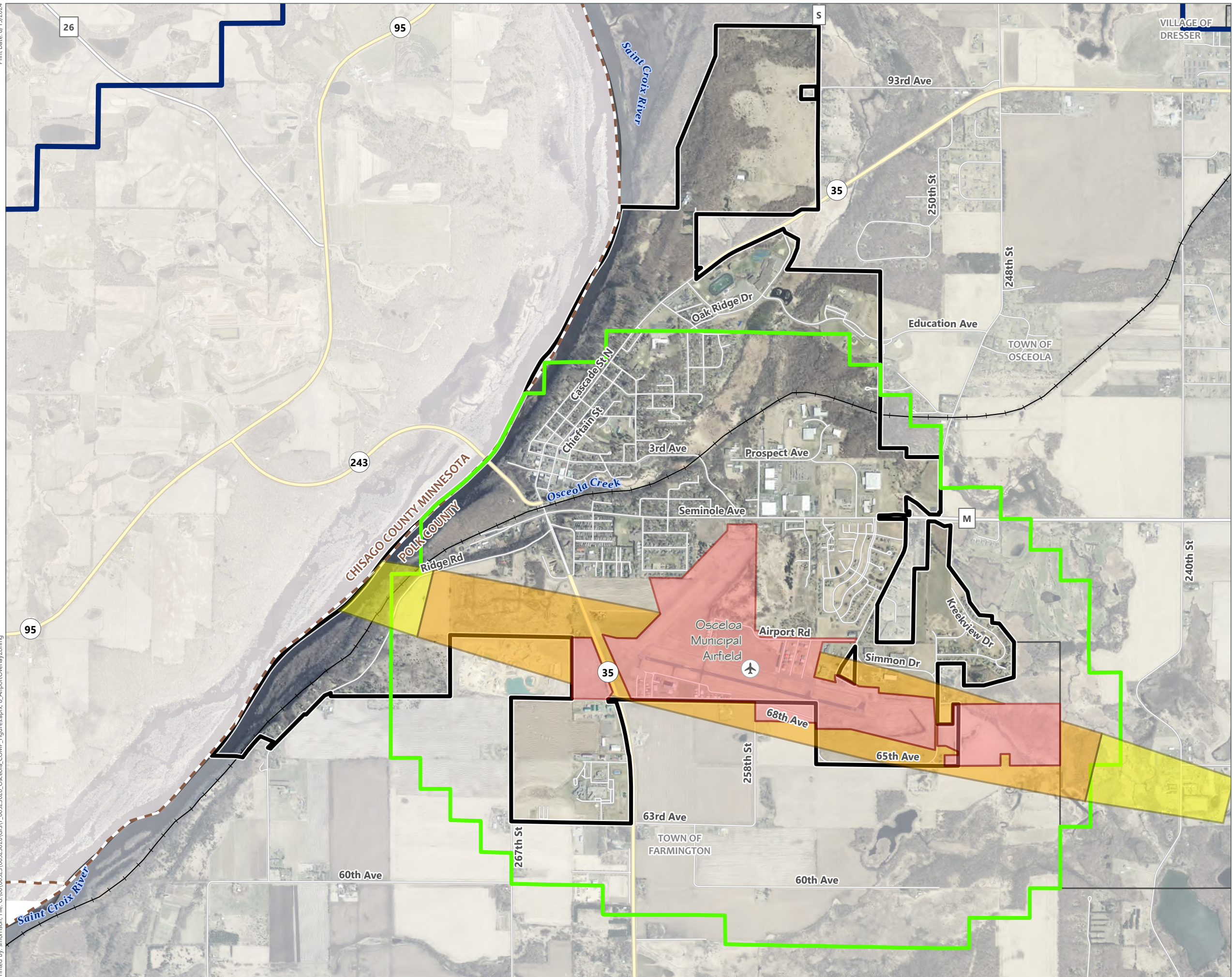
Future Land Use

-  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

Print Date: 8/15/2024
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Airport Overlay Zoning

Comprehensive Plan & CORP Study

Village of Osceola
Polk County, Wisconsin

- Village of Osceola
- Municipal Boundary
- County Boundary
- Zone 1 - Airport District
- Zone 2 - High Impact Approach & Departure District
- Zone 3 - Moderate Impact Approach & Departure District
- Zone 4 - Noise Control/Overflight District
- Zone 5 - Height Limitation Overlay District

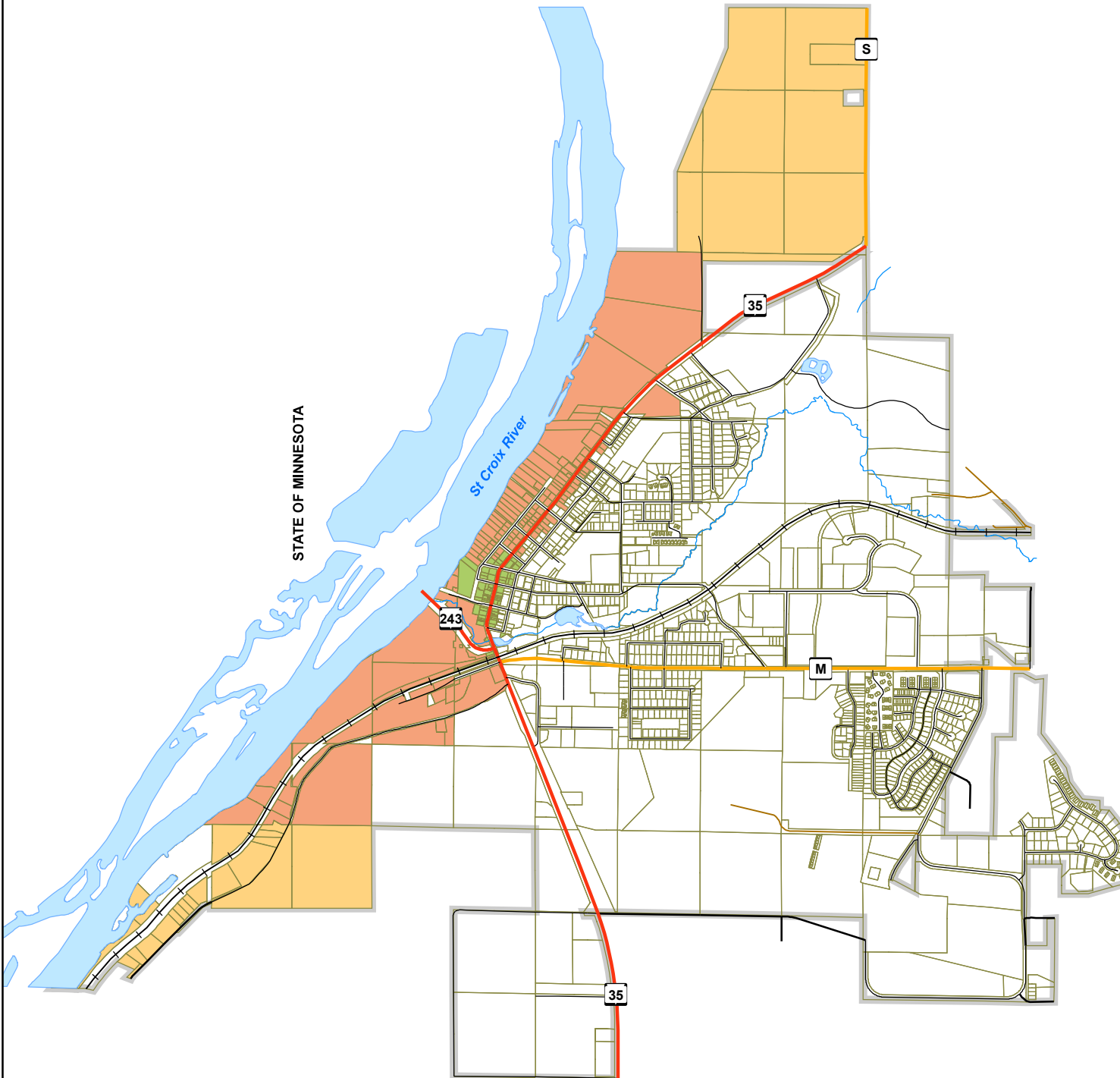


Data Sources:
Polk County GIS (2023)
Chisago County GIS (2023)
Aerials (2022 MN & WI)
WI DNR Hydrology



TOWN OF OSCEOLA

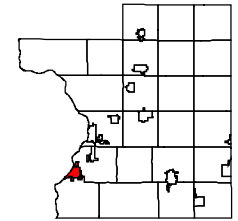
STATE OF MINNESOTA



TOWN OF FARMINGTON

MAP 8-3 ST CROIX DISTRICT MANAGEMENT ZONE

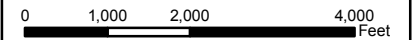
Village of Osceola
Polk County
Wisconsin



Polk County

- STATE HIGHWAY SHIELD
- COUNTY HIGHWAY SHIELD
- STATE HIGHWAY
- COUNTY ROAD
- TOWNSHIP ROAD
- VILLAGE ROAD
- PRIVATE ROAD
- RAILROAD
- HYDRO STREAM
- HYDRO BODY
- PARCELS
- CONSERVATION MANAGEMENT ZONE
- RIVERTOWN MANAGEMENT ZONE
- SMALL TOWN HISTORIC MANAGEMENT ZONE
- VILLAGE BOUNDARY

District Source: Village of Osceola

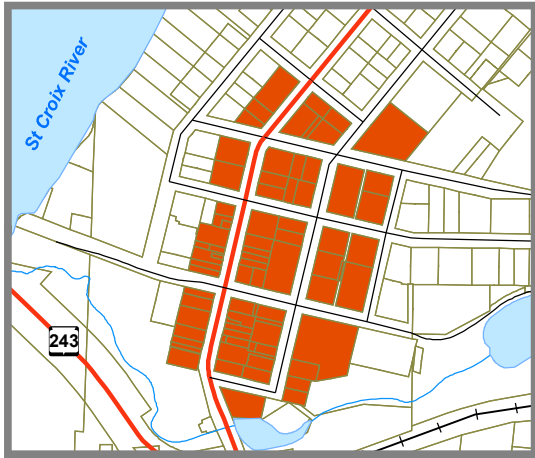


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Geographic Information Systems Division
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Balsam Lake, WI 54810
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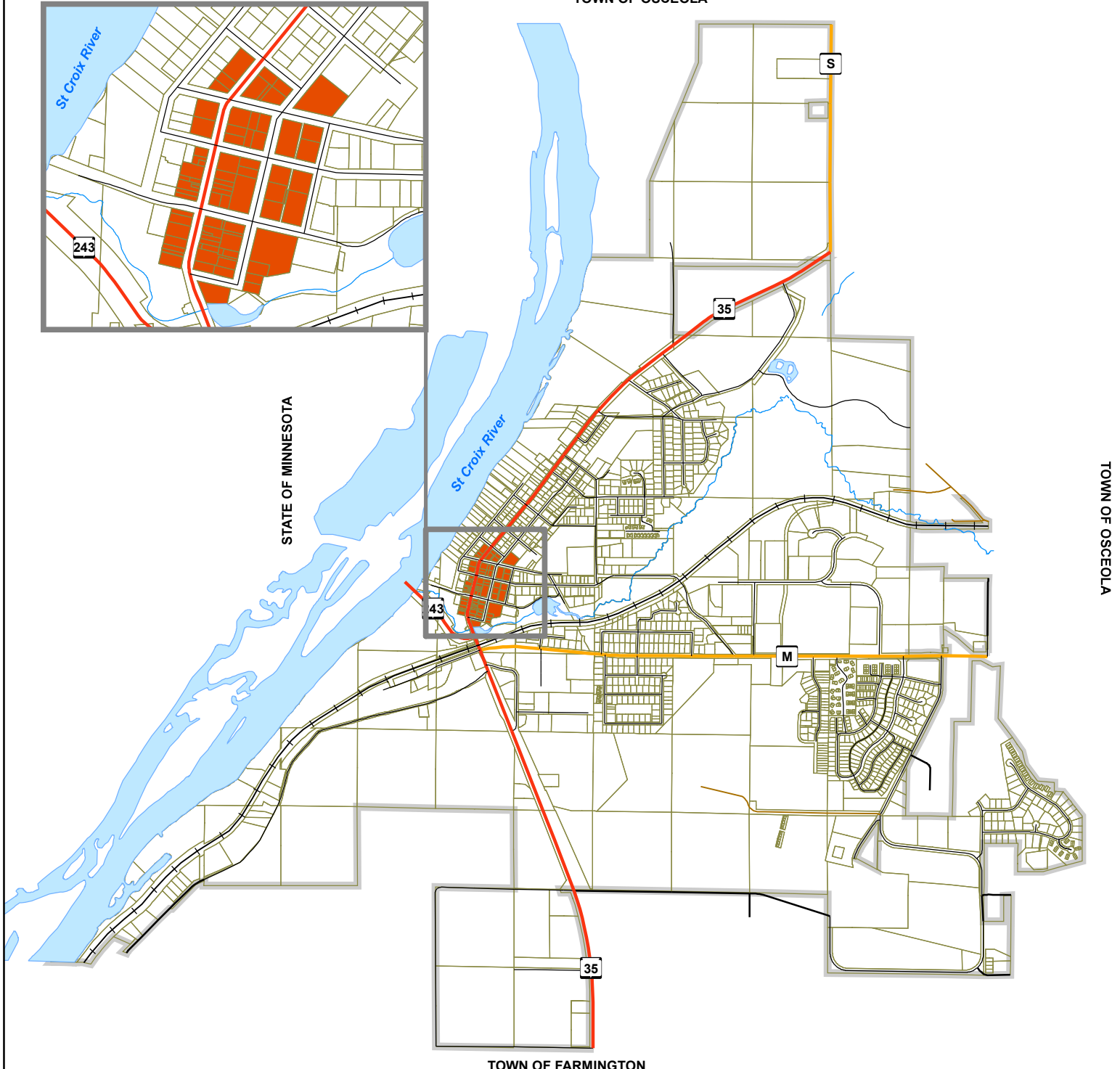


12/31/08

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TOWN OF OSCEOLA



STATE OF MINNESOTA

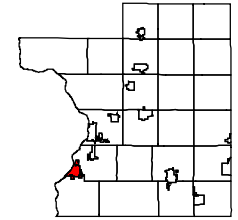
TOWN OF OSCEOLA

TOWN OF FARMINGTON


MAP 5-18

WISCONSIN MAIN STREET DISTRICT

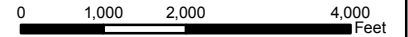
Village of Osceola Polk County Wisconsin



Polk County

-  STATE HIGHWAY SHIELD
-  COUNTY HIGHWAY SHIELD
-  STATE HIGHWAY
-  COUNTY ROAD
-  TOWNSHIP ROAD
-  VILLAGE ROAD
-  PRIVATE ROAD
-  RAILROAD
-  HYDRO STREAM
-  HYDRO BODY
-  PARCELS
-  WISCONSIN MAIN STREET
-  VILLAGE BOUNDARY

District Source: Village of Osceola



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12/31/08

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