



# Village of Osceola, Wisconsin **COMPREHENSIVE PLAN 2045**

Adopted XX, 2024



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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

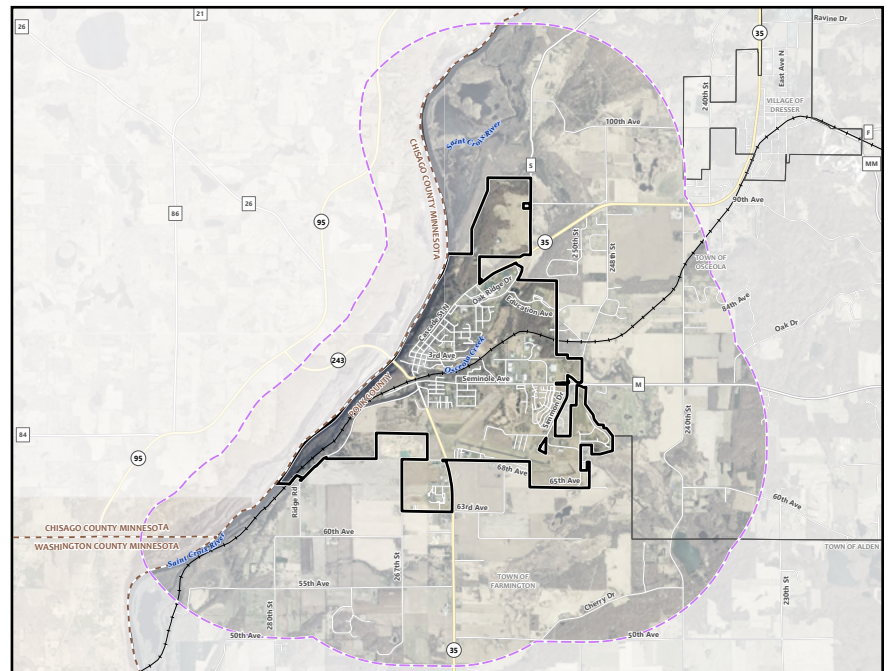
The study area for this plan includes all lands in which the Village has both a short-and long-term interest in planning and development activity.

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

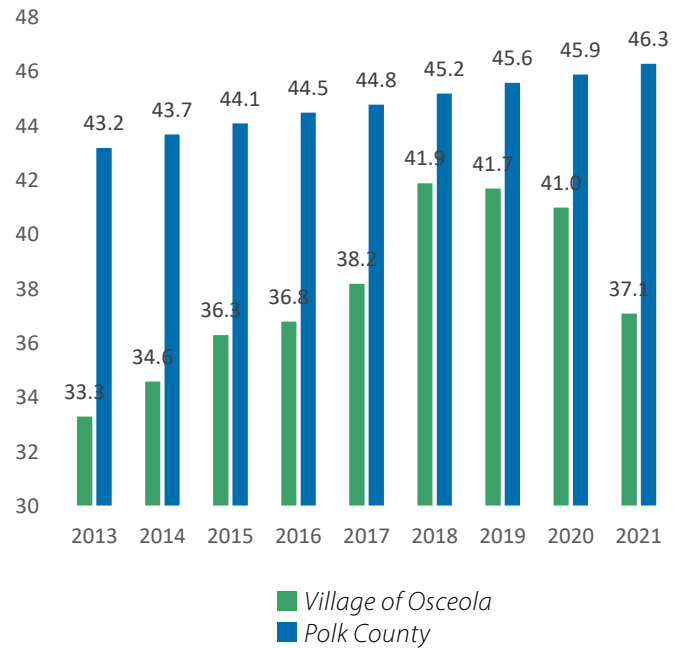
About 3% of the Village's total population identify as Hispanic or Latino. Black residents make up 1% of the population, and residents who identify with two or more races represent 3%. Most of the population is White at 93%.

## 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.

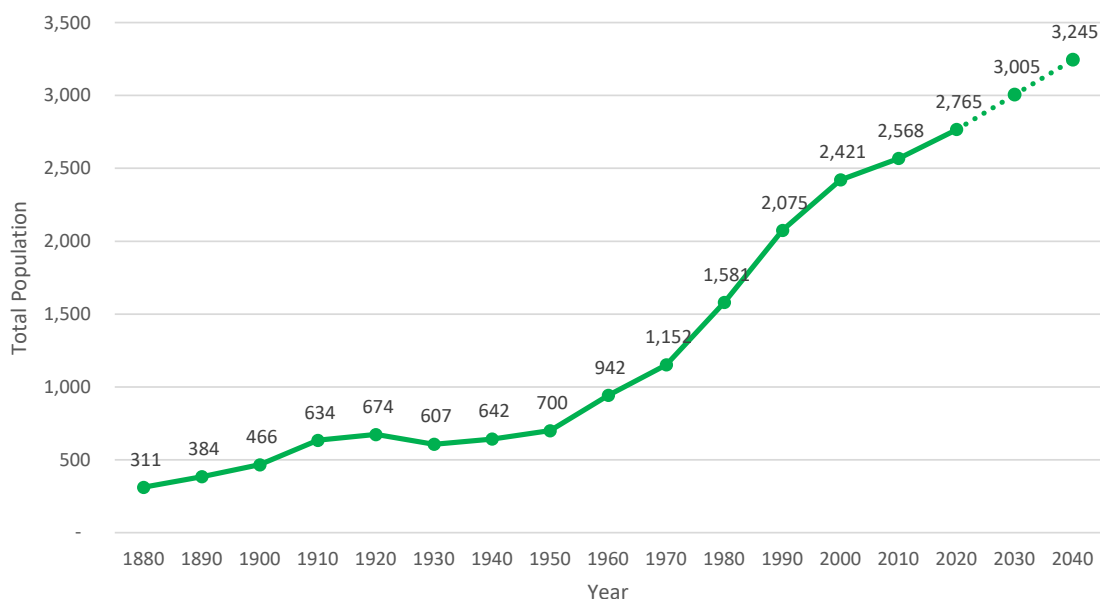
**Figure 1.1:** Median Age

Source: U.S. Census



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

Source: U.S. Census

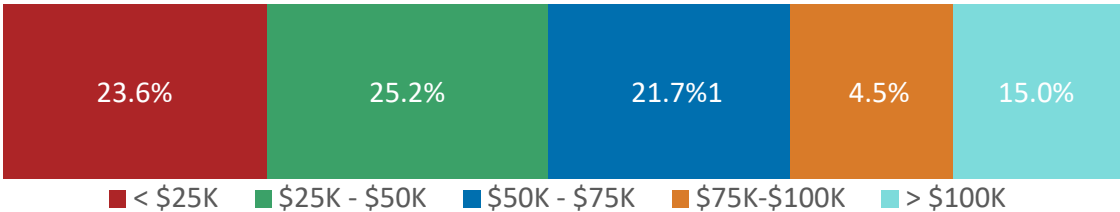




HOUSEHOLD INCOME DISTRIBUTION

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.

- **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.



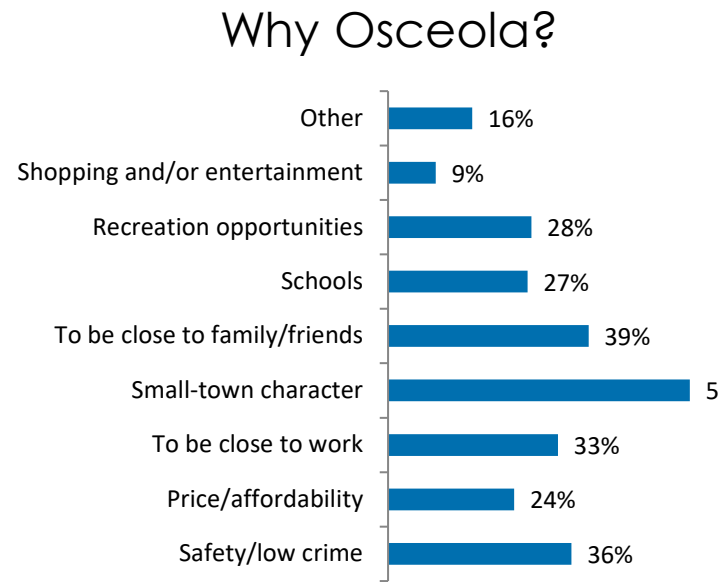
- **School District:** Enrollment has been declining but updated facilities could help attract new students and families.

- **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.”



## 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

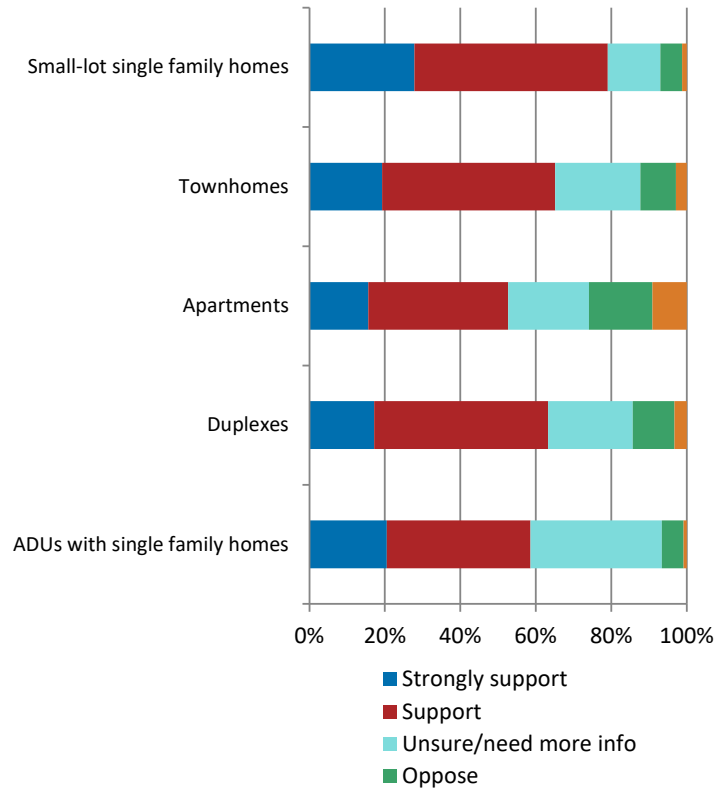
The responses show strong support for duplexes, townhomes, apartments, single-family homes, and accessory dwelling units, often known as “granny flats.” Poor ratings of rental availability and cost indicate a need for more diverse rental housing, especially apartments and larger rental types like duplexes,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

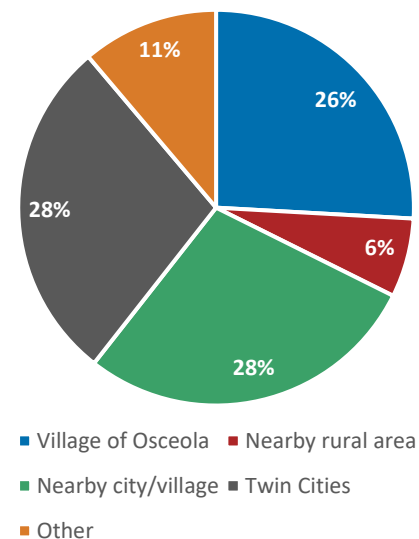
**Figure 2.2:** “The village has some constraints on outward growth – future population growth may require new housing options that use land efficiently. Indicate your support for each of the following housing options.”

### 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.

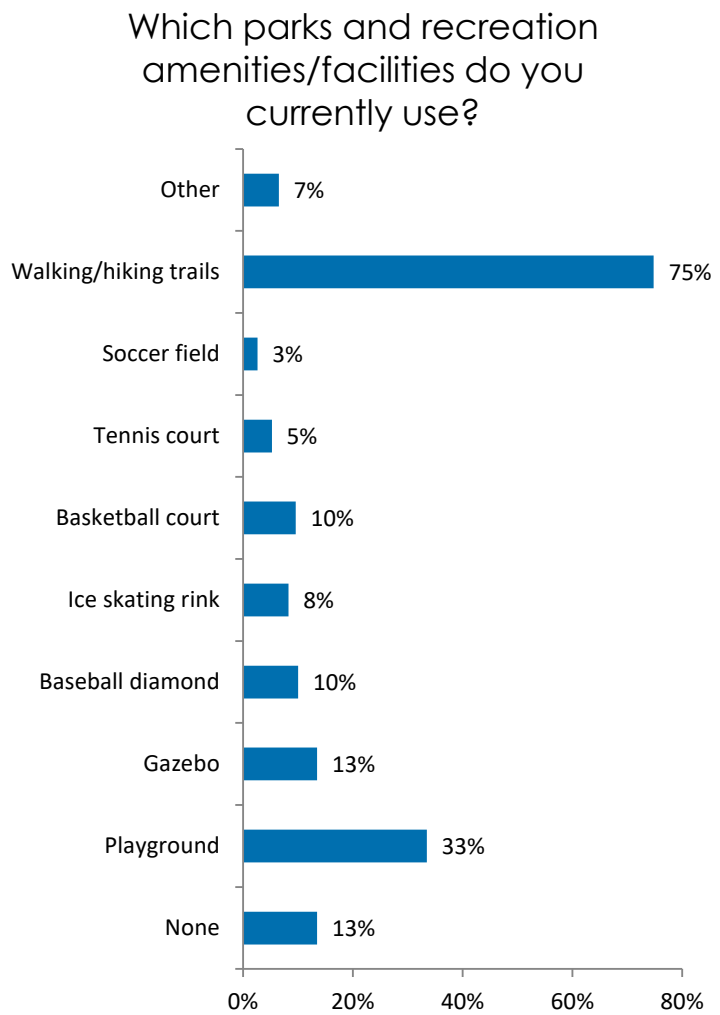
Park and Recreation Needs

Cascade Falls and Wilkie Glenn, Oakey 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

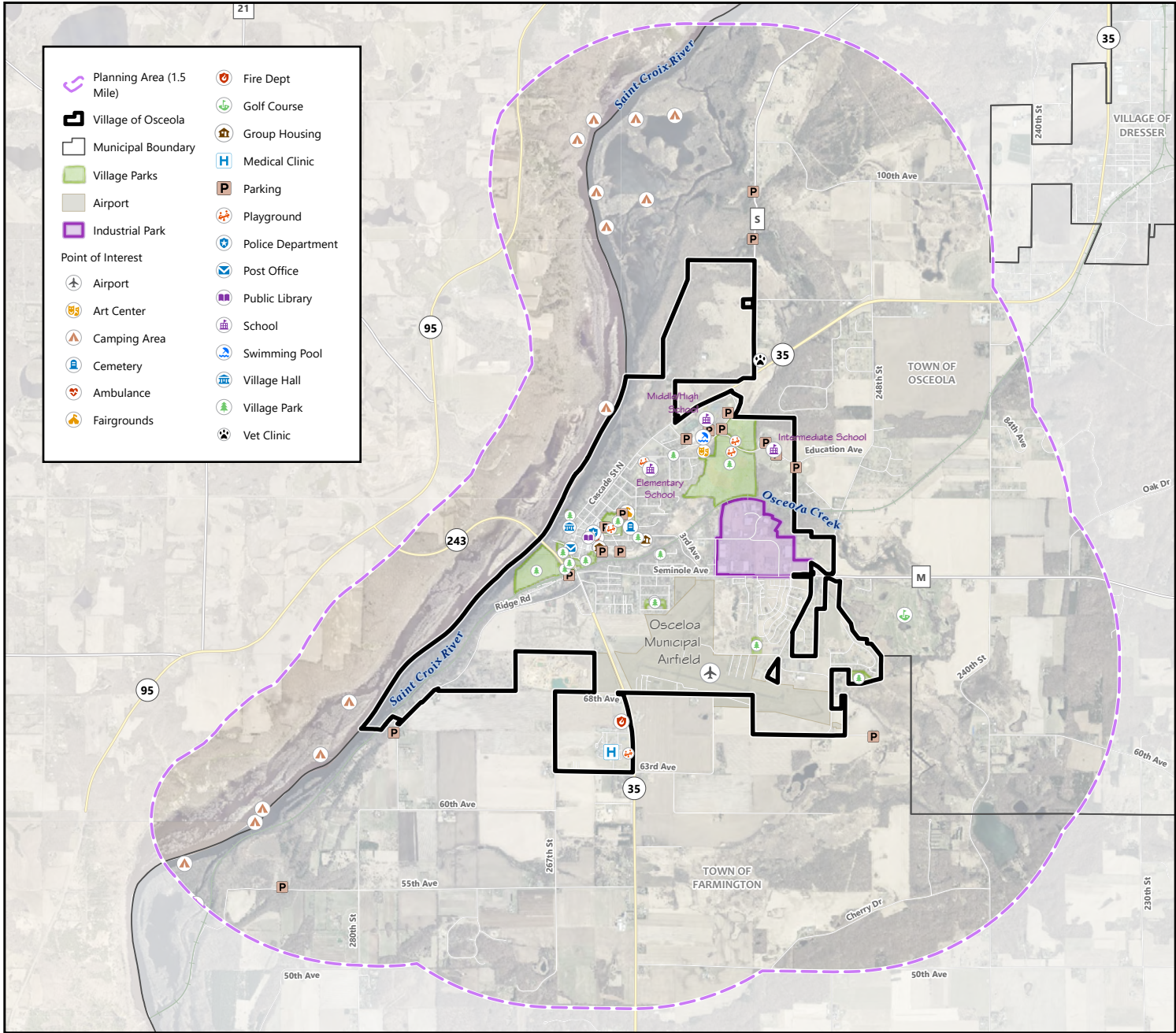
- Natural Gas: We Energies
- Electric: Xcel Energy
- Refuse/Recycling Collection: Olsen Sanitation out of Somerset, WI provides waste and recycling. Containers are provided by Polk County Recycling.
- Telecommunications: Cellular and mobile services are provided to residents throughout the Village by 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.



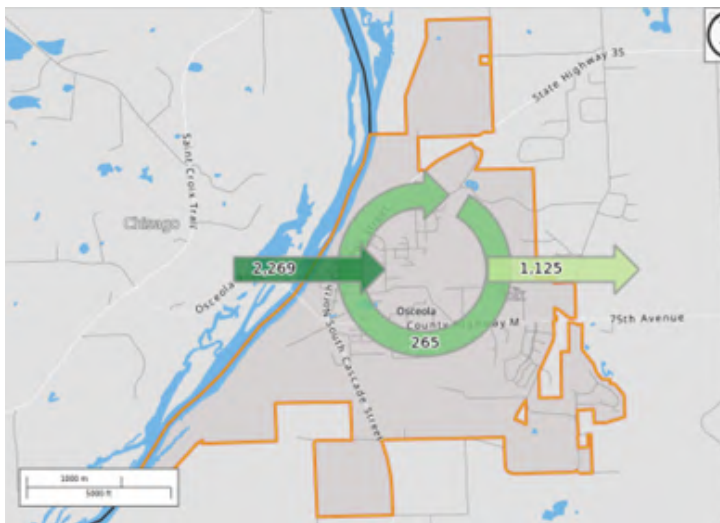


## SNAPSHOT ECONOMIC DEVELOPMENT

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

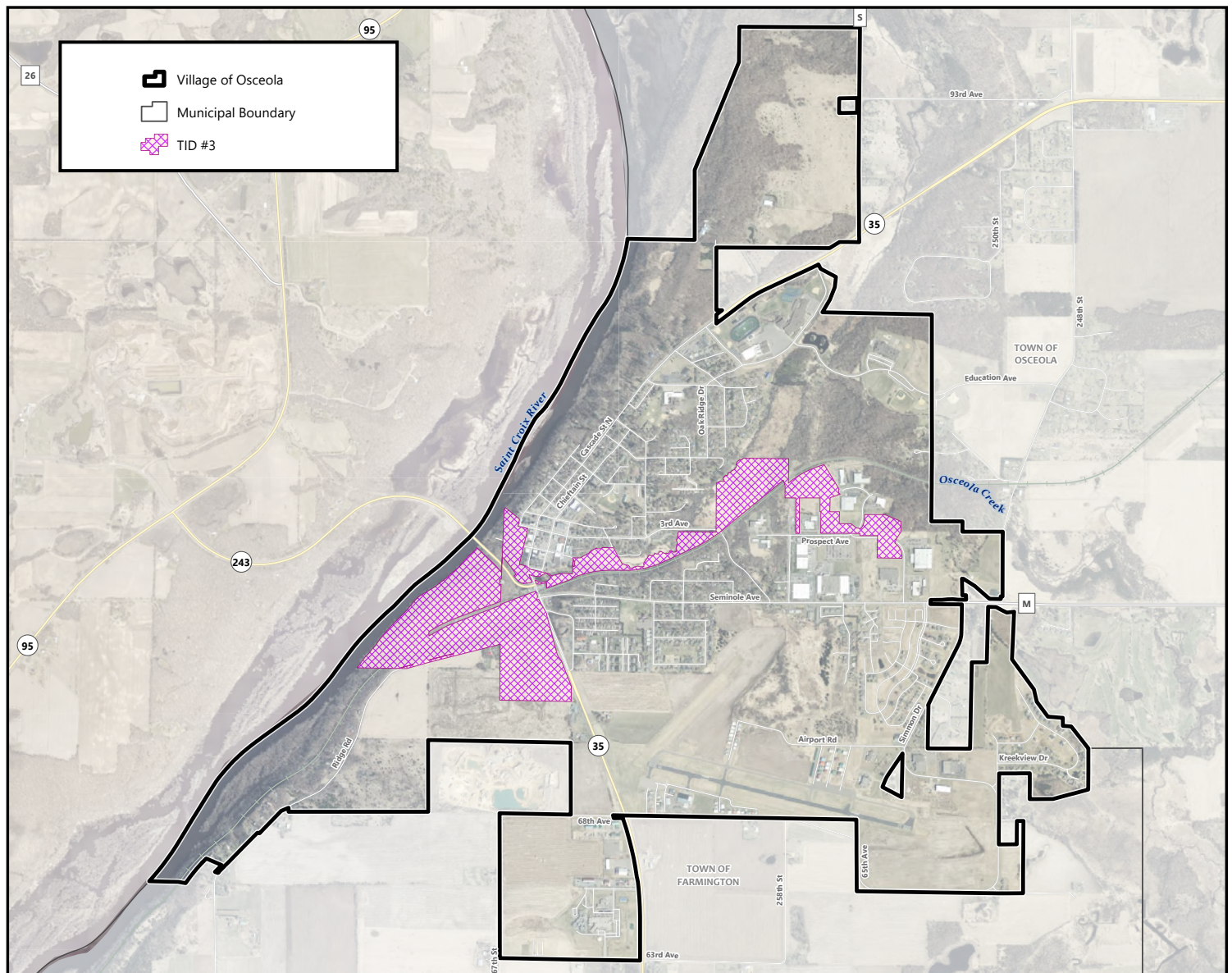
INDUSTRY	PERCENT INCREASE
Transportation and warehousing, and utilities	253%
Public administration	38%
Finance and insurance, and real estate and rental and leasing	5%
Construction	4%
Arts, entertainment, and recreation, and accommodation and food services	4%

## 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.

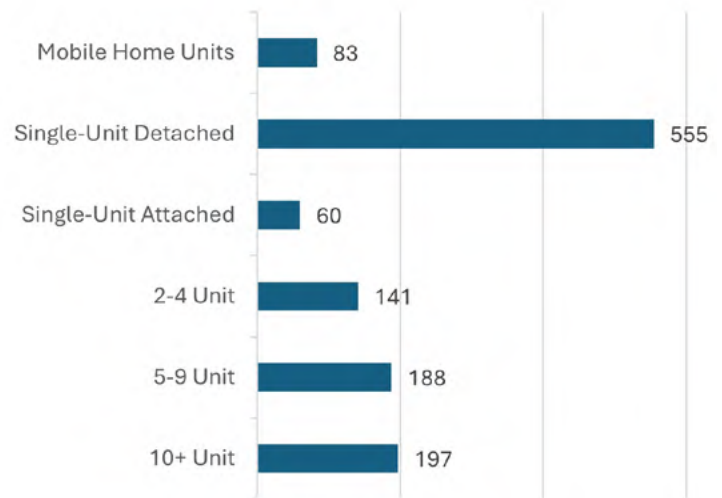
**Table 7.1** Median Value of Home by Year Built

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

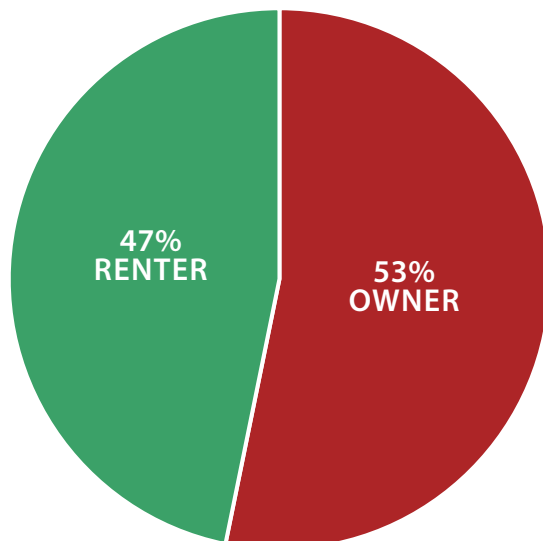
**Figure 7.2** Total Units by Type

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.
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.

## MOBILITY & TRANSPORTATION GOAL #2

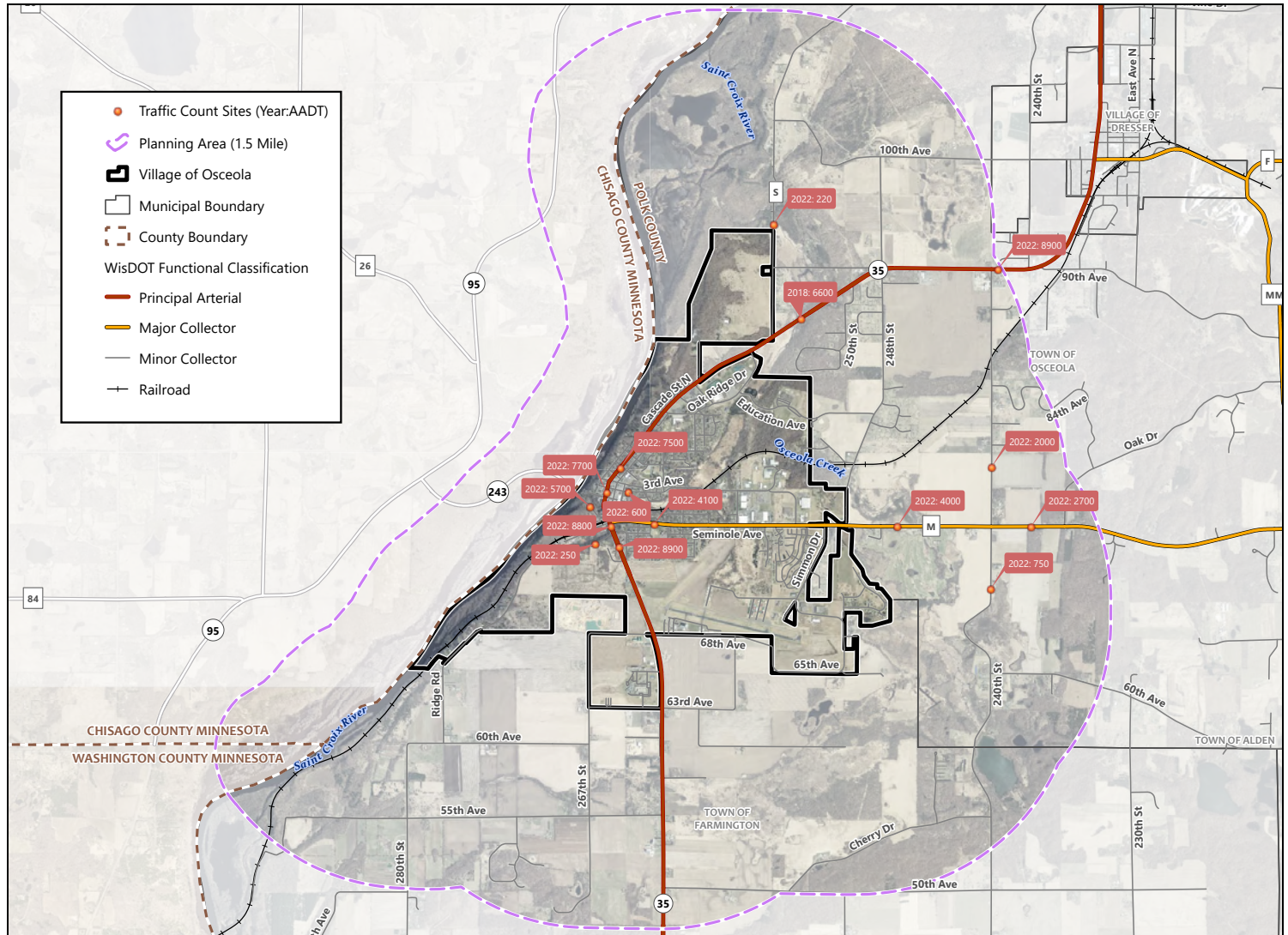
**Create an integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.**

### 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.



## 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.

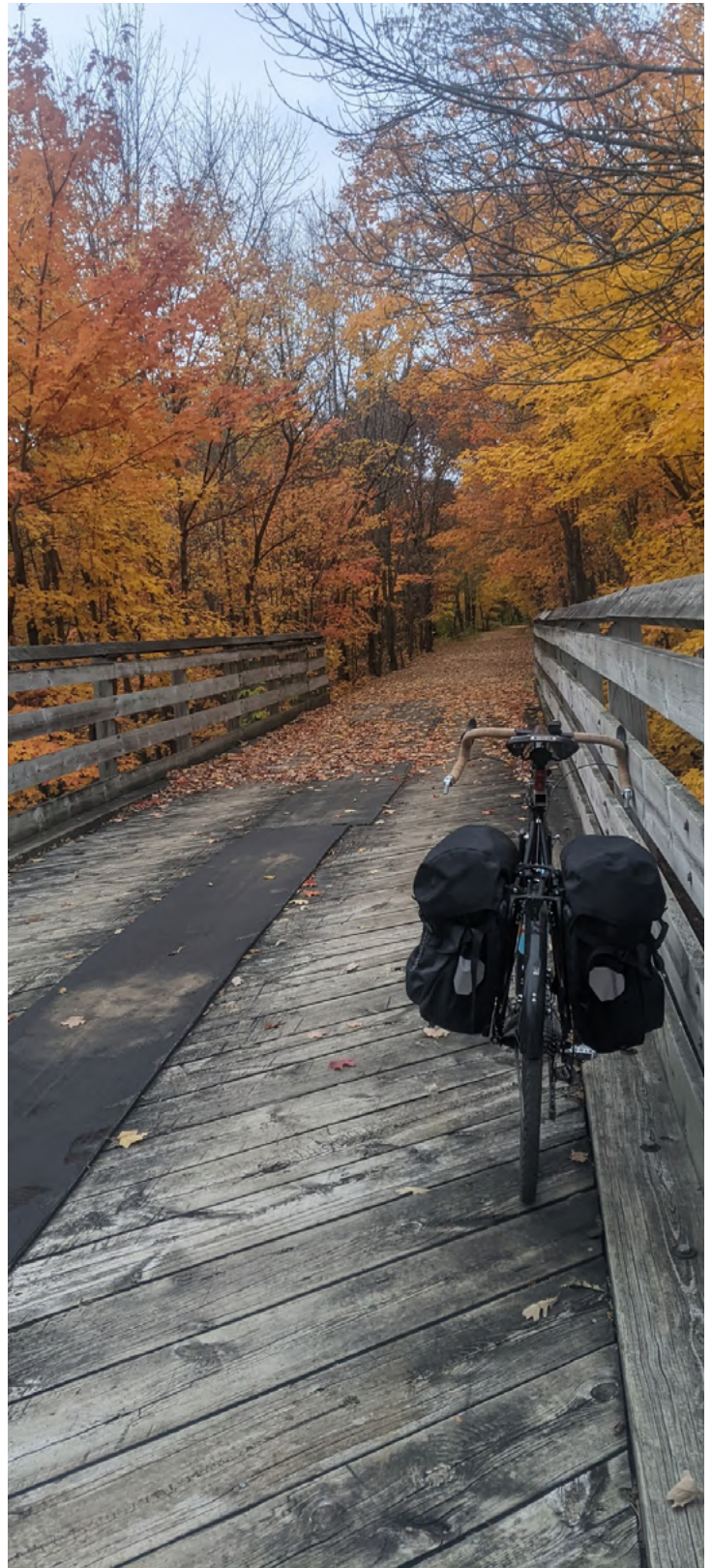
### **Bicycle & Pedestrian Network**

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.
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.**

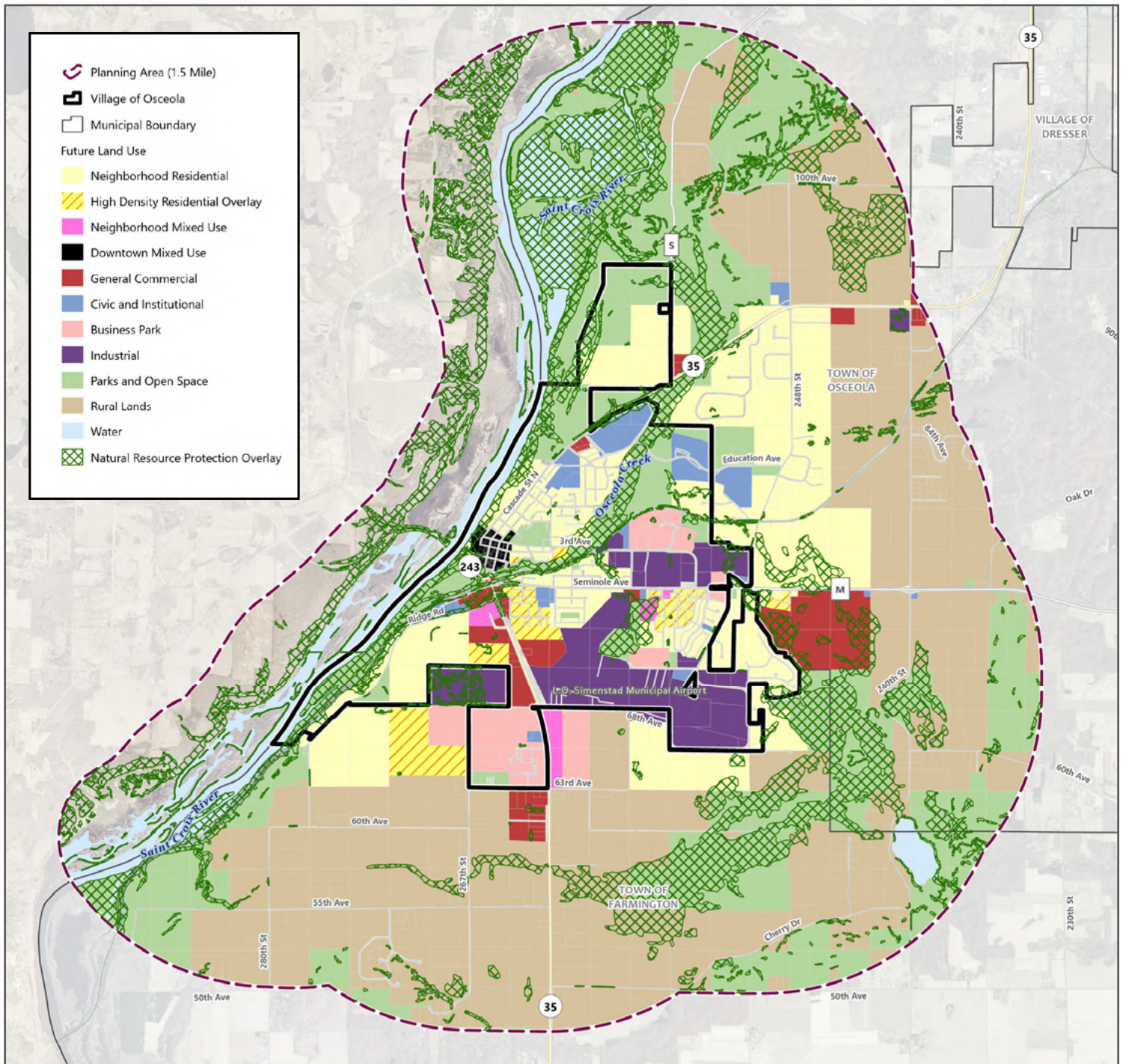
### Strategies

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.*





## 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.

### 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.

## 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. 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)

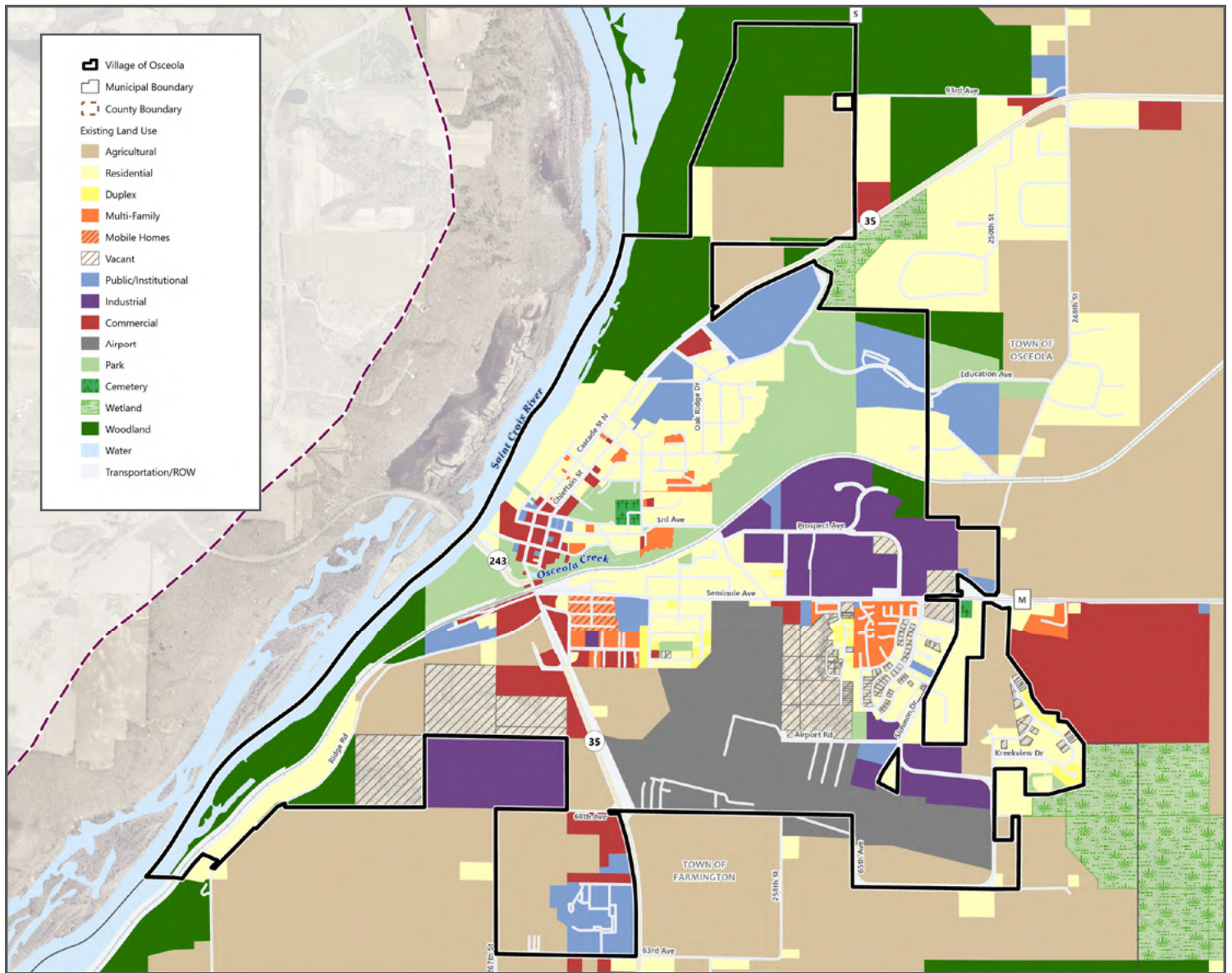
**NRP** overlay classification identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland 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%
<b>TOTALS</b>	<b>2,237.7</b>	<b>100%</b>

\*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)
	<b>Enhance coordination and collaboration with local, regional and statewide governmental organizations to promote Village interests.</b>		
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 ( <span>&lt;</span> 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)
<b>Retain and attract residents by supporting a range of housing options.</b>			
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	
<b>Maintain quality-housing options as part of safe and healthy neighborhoods for all residents.</b>			
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)
<b>Maintain safe transportation infrastructure that meets the needs of all users.</b>			
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	
<b>Create an integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.</b>			
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)
<b>Promote balanced neighborhoods throughout the Village.</b>			
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	
<b>Encourage development through effective collaboration and efficient development review.</b>			
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	
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	

Land Use Goals & Strategies		Short Term (<5 years)	Long Term (5+ years)
<b>Create places that are vibrant, attractive, and unique, especially along the Chieftain and Cascade Street Corridors and Downtown.</b>			
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.	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	
<b>Ensure new development is consistent with community character and vision and protects important natural and cultural resources.</b>			
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	
6	Prioritize redevelopment of Village Brownfield sites. <i>See WI DNR website for map of sites within the Village planning area.</i>		x

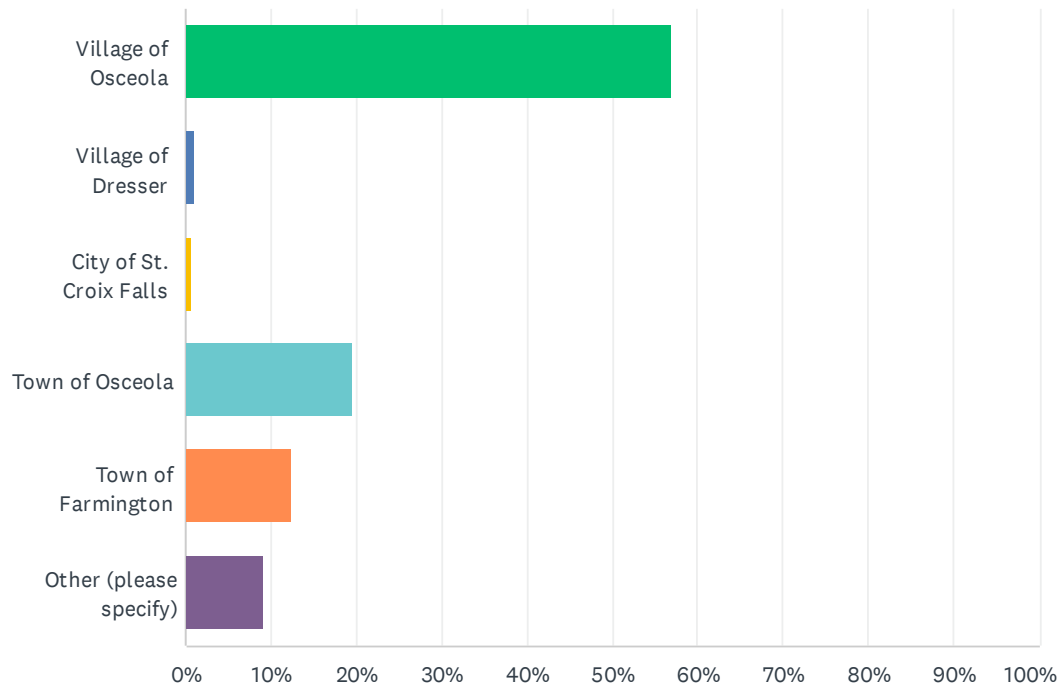
# **APPENDIX C**

## **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
<b>TOTAL</b>		<b>274</b>

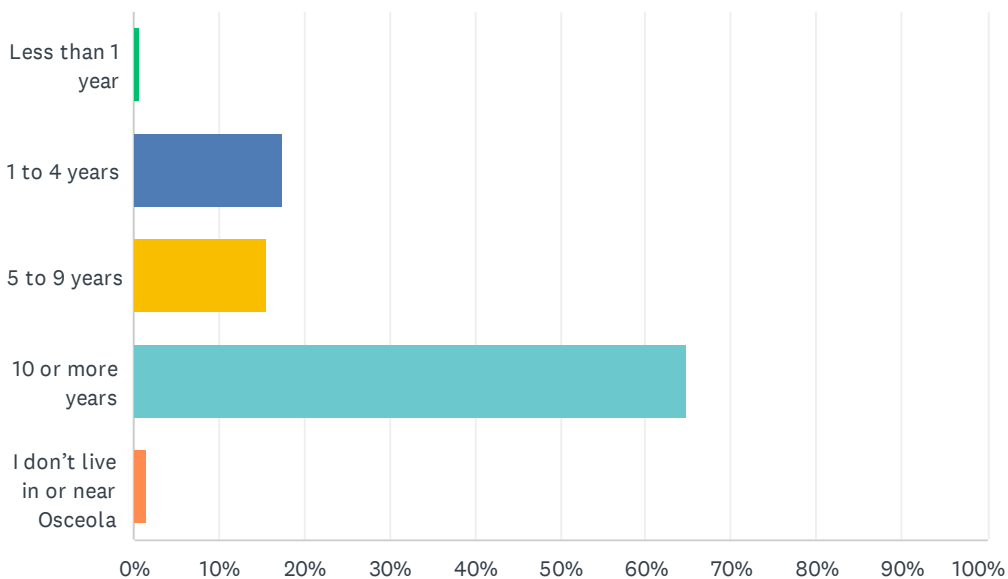
#	OTHER (PLEASE SPECIFY)	DATE
1	Town of Alden	2/26/2024 4:32 PM
2	City of Amery	2/10/2024 10:49 AM
3	Alden	2/7/2024 9:37 AM
4	Franconia	2/7/2024 9:29 AM
5	Alden Twp	2/7/2024 9:16 AM
6	Garfield township, Osceola address	2/6/2024 6:25 PM
7	Seasonal resident..mainly summer	1/31/2024 8:38 PM
8	St Croix Falls	1/28/2024 9:11 AM

# Village of Osceola Community Survey

9	Town of Alden	1/23/2024 10:44 AM
10	Mukwonago, WI	1/11/2024 9:16 PM
11	Live full time in Florida. Rent my home in Village of Osceola	1/8/2024 6:27 PM
12	Somerset township	1/8/2024 3:29 PM
13	Somerset	1/8/2024 11:52 AM
14	Somerset WI	1/8/2024 11:46 AM
15	Minneapolis	1/7/2024 8:50 PM
16	Alden Township	1/7/2024 6:13 PM
17	Amery	1/7/2024 4:55 PM
18	Rural Polk county	1/7/2024 12:35 PM
19	Town of Alden	1/7/2024 11:10 AM
20	Somerset Township, Osceola School District	1/7/2024 10:05 AM
21	Georgetown	1/7/2024 10:04 AM
22	Town of Alden	1/7/2024 9:43 AM
23	Shafer	1/7/2024 9:17 AM
24	Town of Alden	1/7/2024 8:39 AM
25	Town of Somerset	1/6/2024 2:33 PM

## 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
<b>TOTAL</b>		<b>275</b>

#	COMMENTS:	DATE
1	Almost 39 years	2/29/2024 8:20 PM
2	5 years	2/11/2024 11:05 PM
3	20+	2/7/2024 9:43 PM
4	Both and raised here	2/7/2024 3:55 PM
5	Home in Mpls, 55' away; seasonal for 35 yrs.	1/31/2024 8:38 PM
6	I own rental property in the village	1/19/2024 8:07 PM
7	4.5 years	1/16/2024 10:23 PM
8	73 years	1/10/2024 12:11 PM
9	My whole life.	1/10/2024 9:19 AM
10	I was a resident for 31 years. Now live out of state but have a rental property I pay taxes on	1/8/2024 6:27 PM
11	Grew up and recently moved back	1/8/2024 6:47 AM

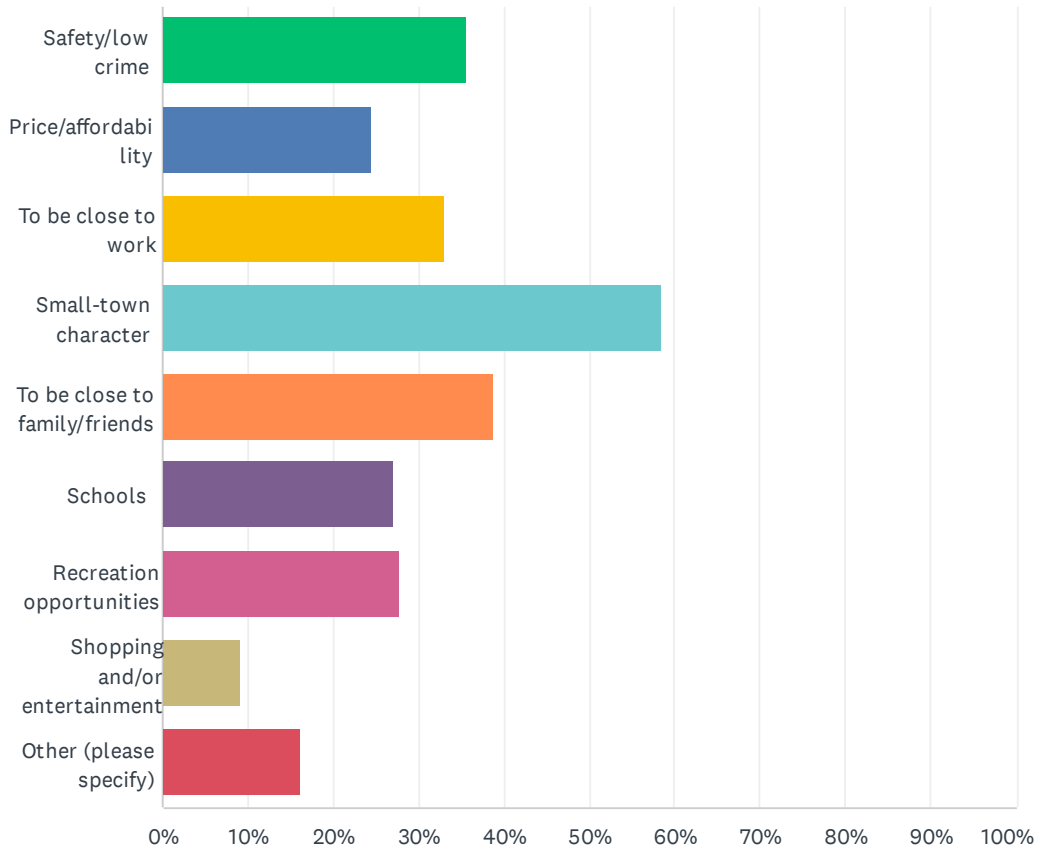
## Village of Osceola Community Survey

12	I lived within a couple miles of Osceola for 30 years but had to move. I would have loved to stay in the community if I could have found affordable housing	1/7/2024 4:55 PM
13	I work in Osceola	1/7/2024 12:35 PM
14	Born in Osceola,graduate of OHS, and lived her 70years	1/7/2024 11:10 AM
15	All my life, 72 years	1/6/2024 2:27 PM



**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			

#	OTHER (PLEASE SPECIFY)	DATE
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## Village of Osceola Community Survey

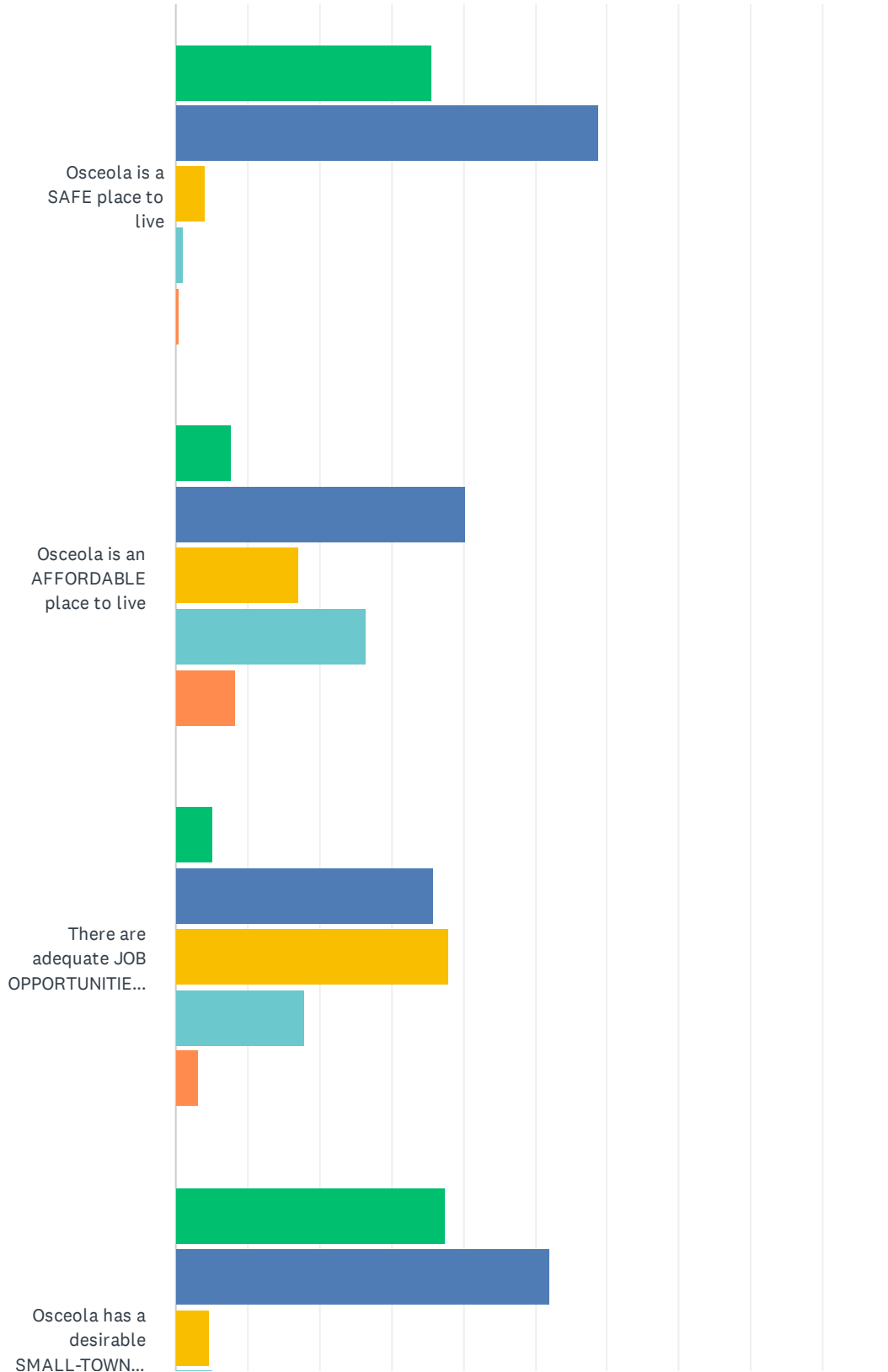
1	Retired now, but we still chose to live here.	2/29/2024 8:20 PM
2	Easy drive distance to the cities	2/29/2024 12:38 PM
3	The river valley, wildlife, nature.	2/28/2024 3:04 PM
4	Family	2/26/2024 12:46 PM
5	Proximity to parters work	2/26/2024 10:59 AM
6	Proximity to TC metro area.	2/13/2024 6:24 PM
7	Love being back in the country.	2/11/2024 11:05 PM
8	Not really sure anymore	2/8/2024 11:55 AM
9	Large yard / access to open spaces	2/7/2024 9:36 PM
10	Homesteading	2/7/2024 11:25 AM
11	Born in Osceola	2/7/2024 8:46 AM
12	It use to be affordable	2/7/2024 8:05 AM
13	My husband's work	2/6/2024 11:21 PM
14	Proximity to cities	2/6/2024 6:55 PM
15	Farming	1/23/2024 10:44 AM
16	Retirement	1/19/2024 10:14 AM
17	after retirement, I stayed here because of checked items	1/12/2024 9:56 AM
18	To be on the river	1/10/2024 7:08 AM
19	country living, ability to garden, be close to nature; always a Midwesterner	1/9/2024 4:47 PM
20	grew up here	1/8/2024 9:35 PM
21	Rent to my brother. Love osceola.	1/8/2024 6:27 PM
22	Quiet (moved from twin cities right on hwy 694, and even being near the airport, Osceola is wonderfully quiet by comparison.)	1/8/2024 5:06 PM
23	Grew up here and continuing family legacy	1/8/2024 6:47 AM
24	I was forced	1/7/2024 9:51 PM
25	Natural land, the parks, the river, country side	1/7/2024 8:47 PM
26	Outdoor beauty & walkable downtown, Wisconsin	1/7/2024 5:12 PM
27	Nature	1/7/2024 4:56 PM
28	Watershed cafe	1/7/2024 12:35 PM
29	The amazing St Croix River, Standing Cedars Preservation and all the organic farms nearby	1/7/2024 11:59 AM
30	Beauty	1/7/2024 10:57 AM
31	Raised family here. Too expensive to move now	1/7/2024 10:42 AM
32	Closer to family in MN	1/7/2024 10:34 AM
33	When we moved here 20 years ago from the twin cities, we moved her for the abundance of parks and natural space, clean air/water, the St Croix River, outdoor recreation, good schools and library, small local organic farms, and farmers markets	1/7/2024 10:29 AM
34	Beautiful protected St Croix River of NPS	1/7/2024 10:28 AM
35	We both grew up here and wanted our kids to have the same experience	1/7/2024 8:39 AM
36	Friendliness of people	1/7/2024 12:02 AM

## Village of Osceola Community Survey

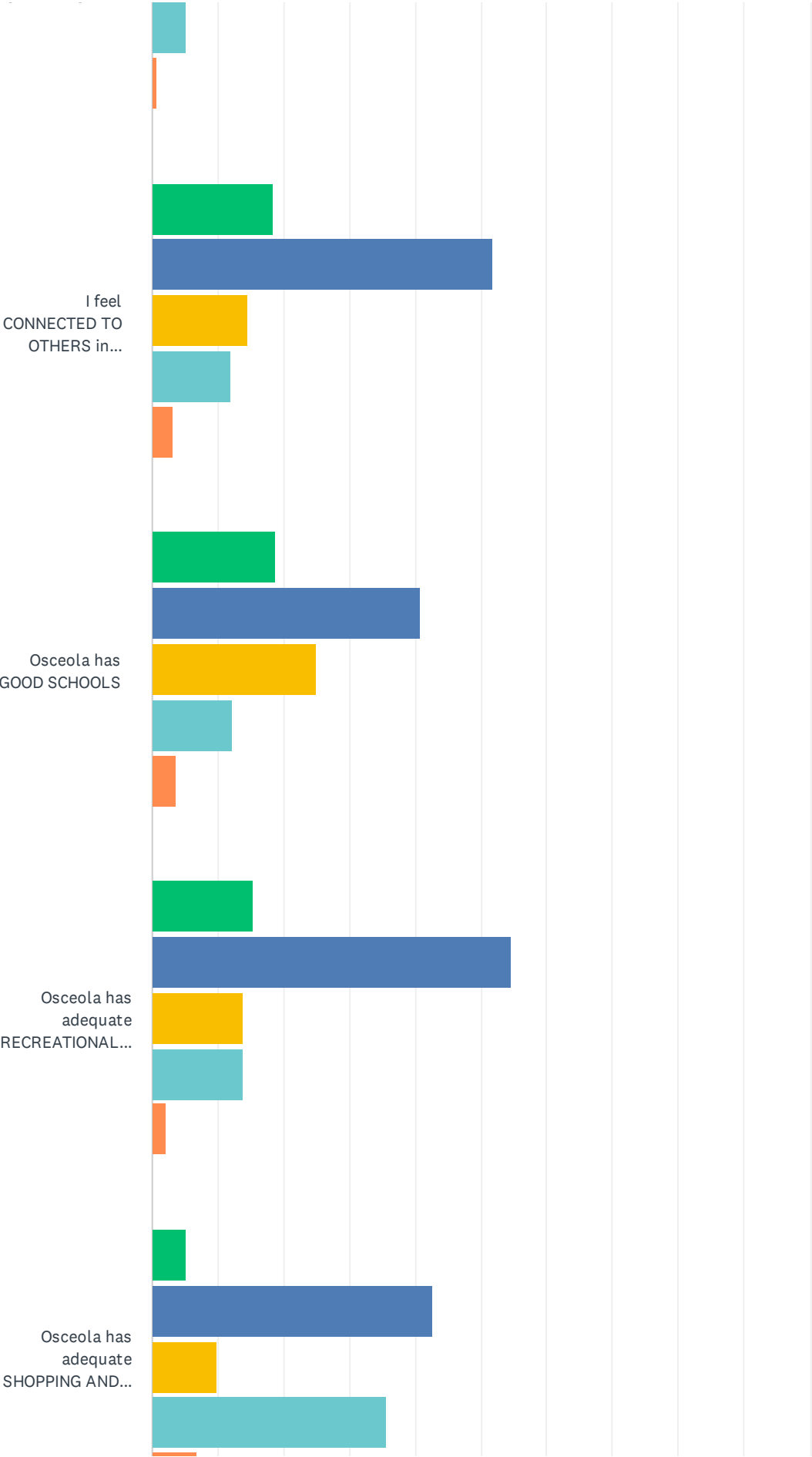
37	Natural beauty	1/6/2024 9:44 PM
38	Nature	1/6/2024 6:02 PM
39	Life time resident	1/6/2024 4:27 PM
40	4th generation	1/6/2024 2:27 PM
41	Looking ahead at retirement	1/5/2024 5:23 PM
42	Just far enough from the cities. Certainly not the price/affordability with taxes so high.	1/5/2024 4:55 PM
43	born here	1/5/2024 2:01 PM
44	Proximity to the St. Croix River	1/5/2024 1:06 PM

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

Answered: 275 Skipped: 1

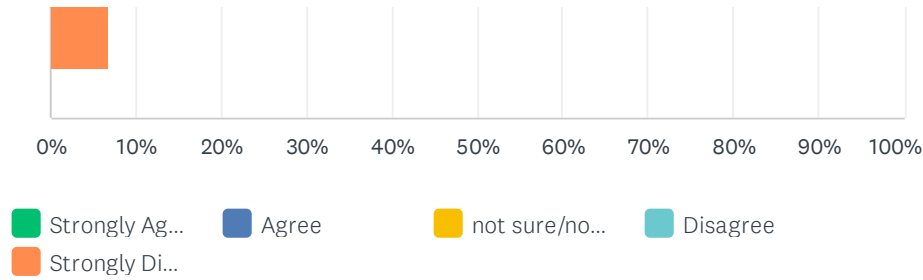


Village of Osceola Community Survey





## Village of Osceola Community Survey



	STRONGLY 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

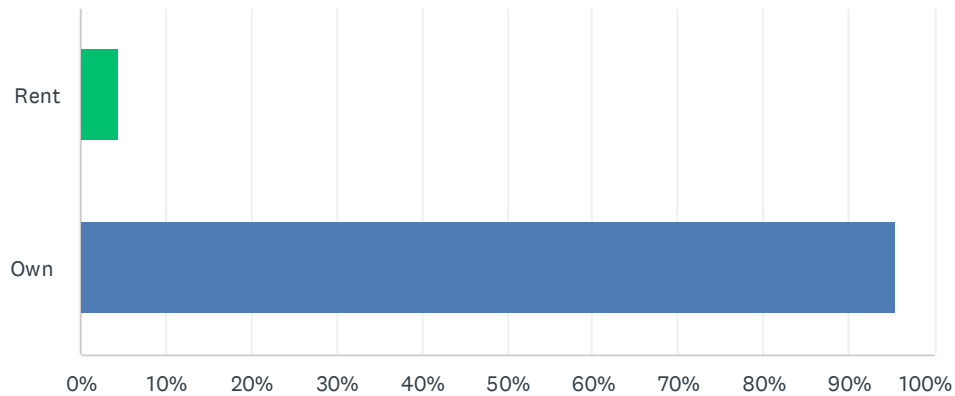
#	COMMENTS:	DATE
1	Need more than dive bars to go to in the evenings	2/29/2024 12:38 PM
2	Osceola needs to do a better job building a vibrant Main Street. This needs to involve the a strong connection to the artist community, it will take rebuilding from the fire on the north end of the Main Street. Osceola needs to find a solution to the old hospital site, the old hospital is a blight on downtown Osceola	2/28/2024 3:04 PM
3	Good that there are no big box stores	2/26/2024 4:32 PM
4	We need a rec center	2/7/2024 8:28 PM
5	Rent prices have become too high for business owners, causing many to purchase their buildings if possible.	2/7/2024 3:01 PM
6	would go broke if i only shopped in osceola for essentials	2/7/2024 9:29 AM
7	Shopping is all antiques or thrift store, and dick grocery is way to expensive, also there should be a walking path from town to Osceola Medical center so people can walk when nice out.	2/7/2024 9:01 AM
8	Taxes are higher than living in MN in the cities	2/6/2024 7:03 PM
9	Downtown has lost many store fronts and too many professional businesses impacts tourism potential	2/6/2024 6:55 PM
10	Due to the MANY issues with the school district, I open enroll to ensure proper treatment and teaching of my children	2/6/2024 6:21 PM
11	There are not enough recreational facilities. We need pickleball courts and a pool with more	1/19/2024 1:05 PM

## Village of Osceola Community Survey

	hours. There could be bike lanes and bike routes for families.	
12	Need more stores residents would actually use. Clothes, shoes, books, specialty foods, etc.	1/14/2024 10:43 AM
13	I was very much a supporter of our schools. The current administration, Biden, has forced an agenda on our schools I cannot support anymore.	1/13/2024 6:56 PM
14	I wish the community better supported the schools. Having lived in the community almost my entire life this has been a real shift to watch happen in our community (when I grew up here people REALLY supported the school district). A lot of the recreation options focus on things that run on gas, for how scenic our area is I do wish we had more options for bike trails, etc. Overall, I feel that Osceola has become a very contentious place to live. I witness people being very agitated quickly (severely limiting discussion and learning opportunities amongst each other) and this is going to prevent us from progress and growth.	1/12/2024 8:54 PM
15	Don't feel qualified to comment on the school system as I don't have kids. The facilities look nice from the outside, but that's all I know.	1/8/2024 5:06 PM
16	It would be nice to see more recreational activities but I recognize that can be difficult with limited resources	1/8/2024 11:46 AM
17	There is an attitude among very long-time residents against people that have recently moved to the area	1/8/2024 8:36 AM
18	Wish there was another restaurant for family/breakfast in town. Limited food options-only bars	1/7/2024 8:21 PM
19	Downtown shops need to have longer hours.	1/7/2024 5:12 PM
20	The school's academics are outrageously bad. The student culture is one of mediocrity and white supremacy.	1/7/2024 4:56 PM
21	I think this could be improved as could some of the other categories.	1/7/2024 4:55 PM
22	Another good restaurant	1/7/2024 12:35 PM
23	THE schools have suffered from those refusing to increase the schools funds	1/7/2024 11:59 AM
24	Dining remains lacking	1/7/2024 10:34 AM
25	There are not enough professional, higher paying job opportunities in the area. The two medical centers (Osceola and St Croix Falls) and Hazelden are the best larger employers with good paying jobs for professionals. Which leads to people commuting into the Twin Cities and eastern suburbs for work. When people commute, they often shop in the metro area rather than Osceola. We need more specialty shops and restaurants and music, arts and entertainment. That is found in the twin cities as well. We don't need big box stores, nor do we want them. They are everywhere. Hudson, Stillwater, Forest Lake, St. Croix Falls	1/7/2024 10:29 AM
26	Could use more entertainment	1/7/2024 10:19 AM
27	Entertainment is lacking	1/7/2024 10:13 AM
28	Osceola could use another good/ entertainment option. Think of a microbrewery with indoor/outdoor fun for groups such as giant jenga, fire pits, etc.	1/6/2024 4:41 PM
29	Needs more stores	1/6/2024 2:38 PM
30	Stop raising the property taxes and get more people to want to live here so you don't have to charge so much	1/5/2024 4:02 PM
31	would be nice to see a different store then Dicks Fresh Market in town.	1/5/2024 12:56 PM

## Q5 Do you rent or own your current primary residence?

Answered: 267    Skipped: 9

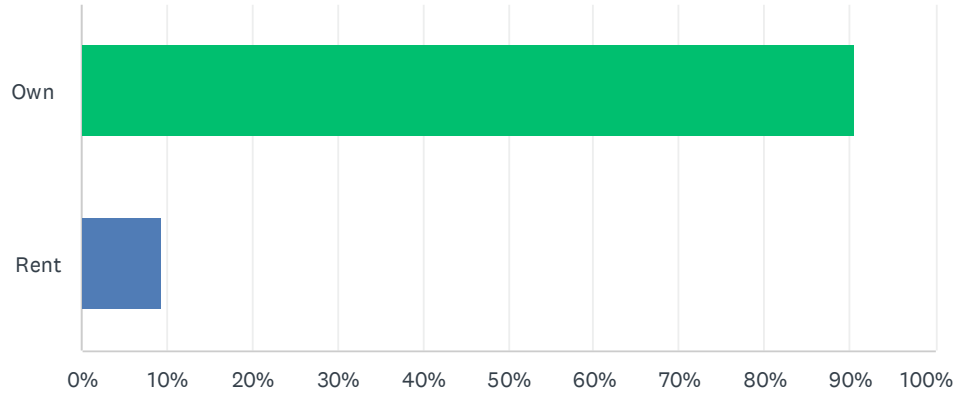


ANSWER CHOICES	RESPONSES	
Rent	4.49%	12
Own	95.51%	255
TOTAL		267

#	COMMENT:	DATE
1	Own land and renting while building	2/26/2024 11:01 AM
2	Stop raising my taxes	2/20/2024 6:58 PM
3	Trying to buy but it's too expensive here for a single mom.	2/7/2024 8:29 PM
4	And it's so expensive we are unable to save enough money to buy our own home..so we are stuck	2/7/2024 9:05 AM
5	Own property in the town of Osceola	1/11/2024 9:17 PM
6	I own it and rent it out	1/8/2024 6:28 PM
7	housing with job	1/8/2024 12:46 PM
8	Family farm	1/8/2024 6:48 AM
9	I onwd a farm which I had to sell in osceola, then rented and now own a house near amery	1/7/2024 4:58 PM
10	Two homes	1/6/2024 5:28 PM

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

Answered: 264 Skipped: 12

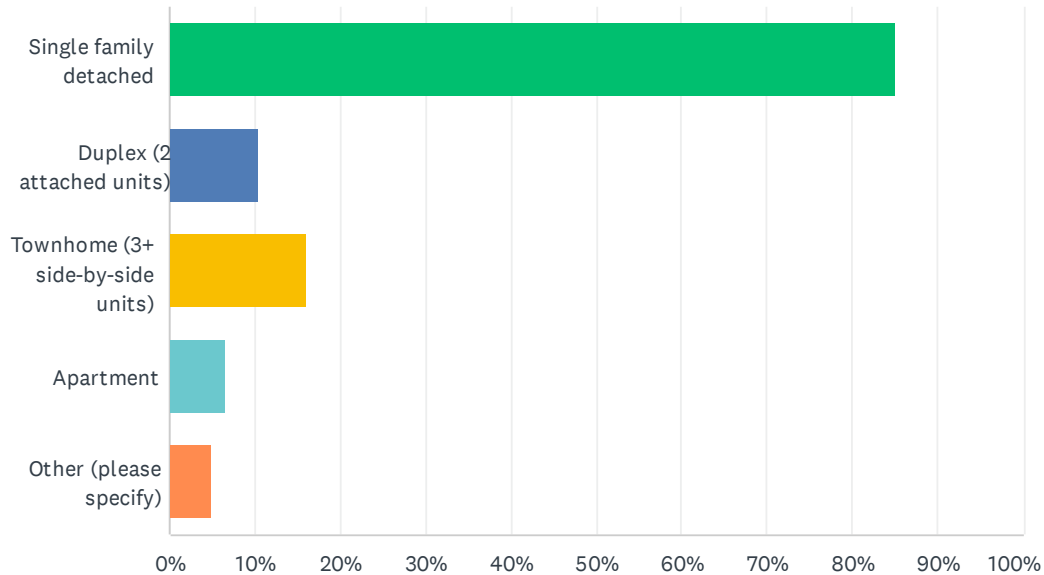


ANSWER CHOICES	RESPONSES
Own	90.53% 239
Rent	9.47% 25
TOTAL	264

#	COMMENT:	DATE
1	NA	2/26/2024 11:01 AM
2	Stop raising my taxes	2/20/2024 6:58 PM
3	Housing in osceola is to expensive for regular working class	2/7/2024 9:05 AM
4	I'm never moving.	1/12/2024 5:40 PM
5	I am retired & hoping that Osceola is my last move as I ate.	1/7/2024 5:28 PM
6	Not in Osceola	1/7/2024 5:00 PM

## 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		

#	OTHER (PLEASE SPECIFY)	DATE
1	Na	2/26/2024 11:01 AM
2	Condo	2/10/2024 10:50 AM
3	single family attached	2/7/2024 6:16 AM
4	co-op, or own. Small, energy efficient house, cluster development (small lots, shared open space) and by trails for hiking, biking to parks.	1/19/2024 11:00 AM
5	Single level	1/19/2024 10:17 AM
6	lake home	1/9/2024 11:15 AM
7	condo	1/8/2024 6:45 PM
8	I am attempting to adapt my house so that it will be adequate for me as I have. If I have to move, it will be to be closer to family or because I'm no longer independent.	1/7/2024 5:28 PM
9	Not in Osceola	1/7/2024 5:00 PM

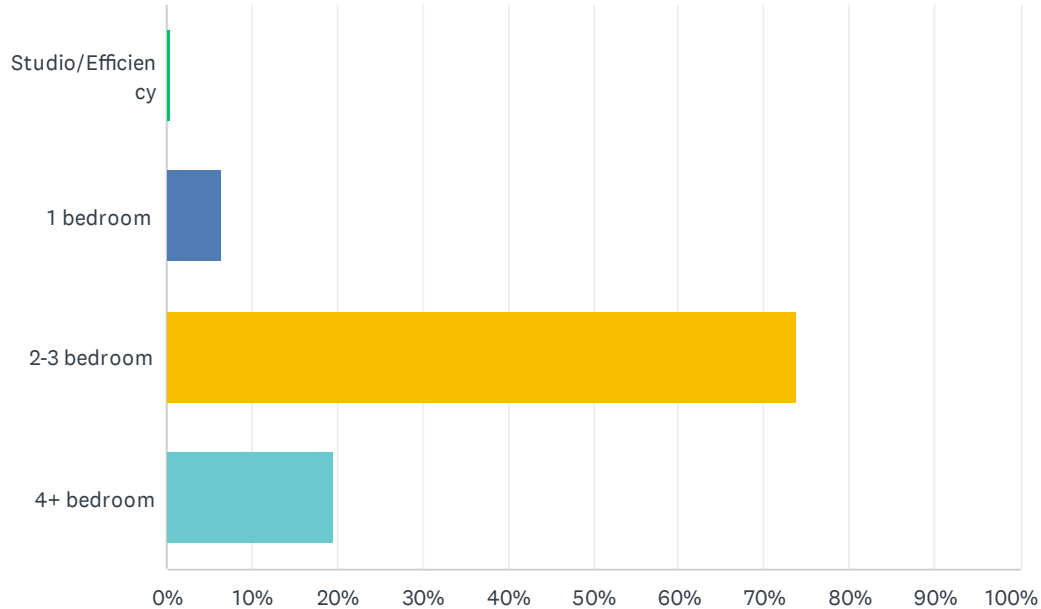


Village of Osceola Community Survey

10	Best value for my dollar	1/7/2024 10:36 AM
11	Condominium	1/7/2024 9:44 AM
12	Townhouse	1/6/2024 7:20 PM
13	house	1/6/2024 7:12 PM

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

Answered: 266 Skipped: 10

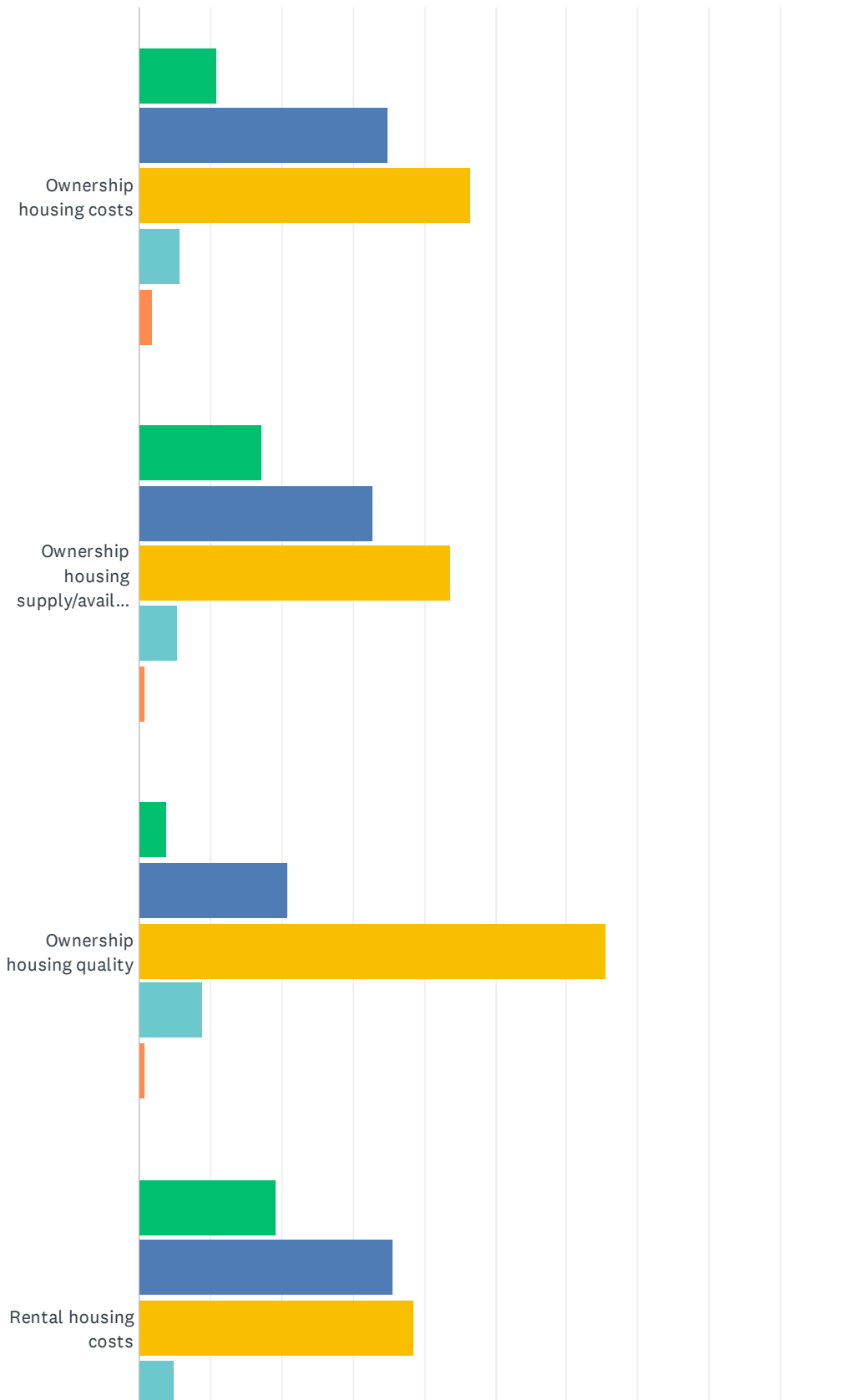


ANSWER CHOICES	RESPONSES	
Studio/Efficiency	0.38%	1
1 bedroom	6.39%	17
2-3 bedroom	73.68%	196
4+ bedroom	19.55%	52
TOTAL		266

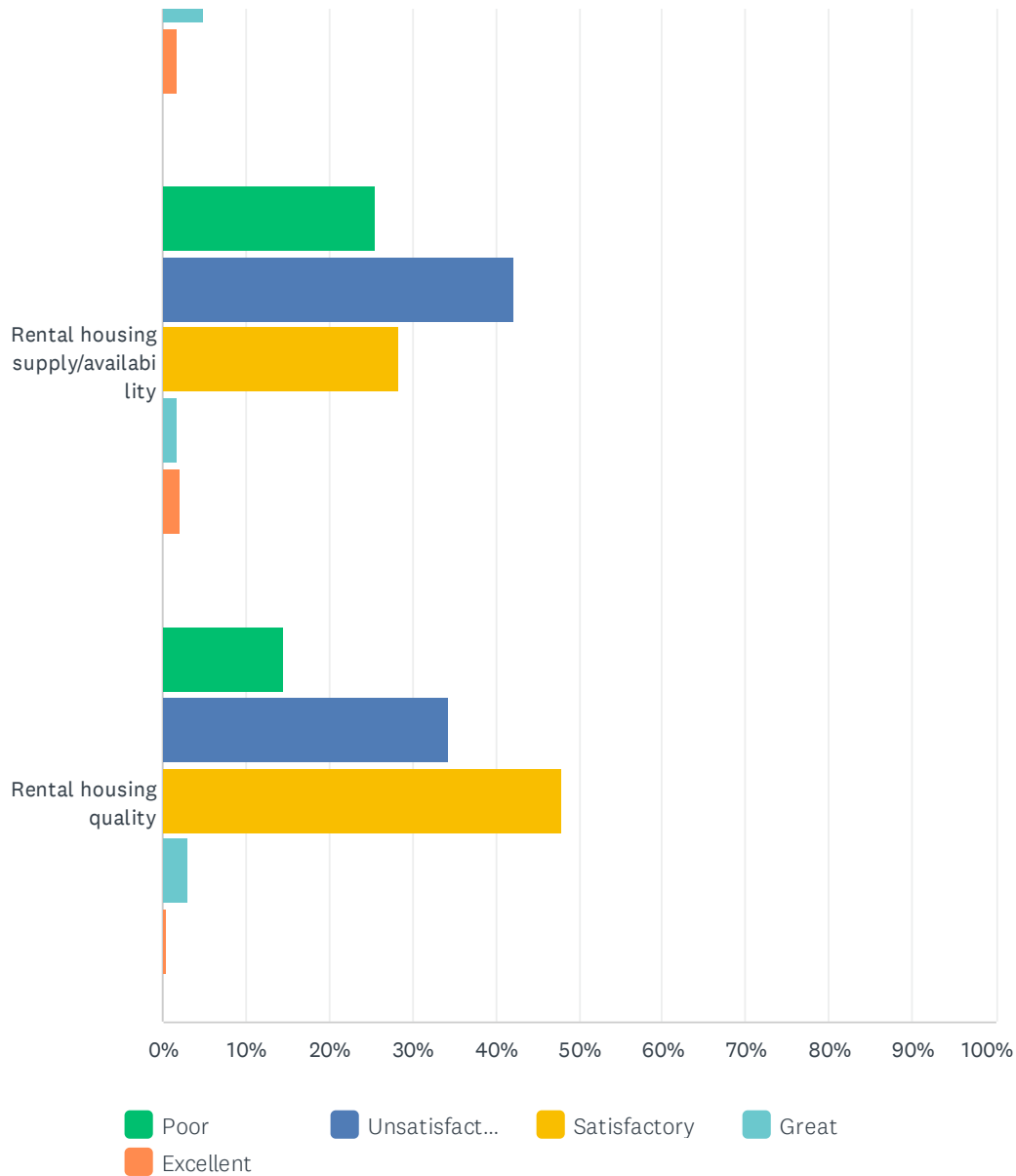
#	COMMENT:	DATE
1	Na	2/26/2024 11:01 AM
2	Stop raising my taxes.	2/20/2024 6:58 PM
3	It would be a 2 bedroom	2/7/2024 9:05 AM
4	Energy efficient, small, clustered homes not available so I would probably move out of the area.	1/19/2024 11:00 AM
5	3 bedroom only	1/19/2024 10:17 AM
6	1-2 bedroom	1/15/2024 1:55 PM
7	This doesn't apply to me.	1/7/2024 5:28 PM
8	Not in Osceola	1/7/2024 5:00 PM

## 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

#	COMMENT:	DATE
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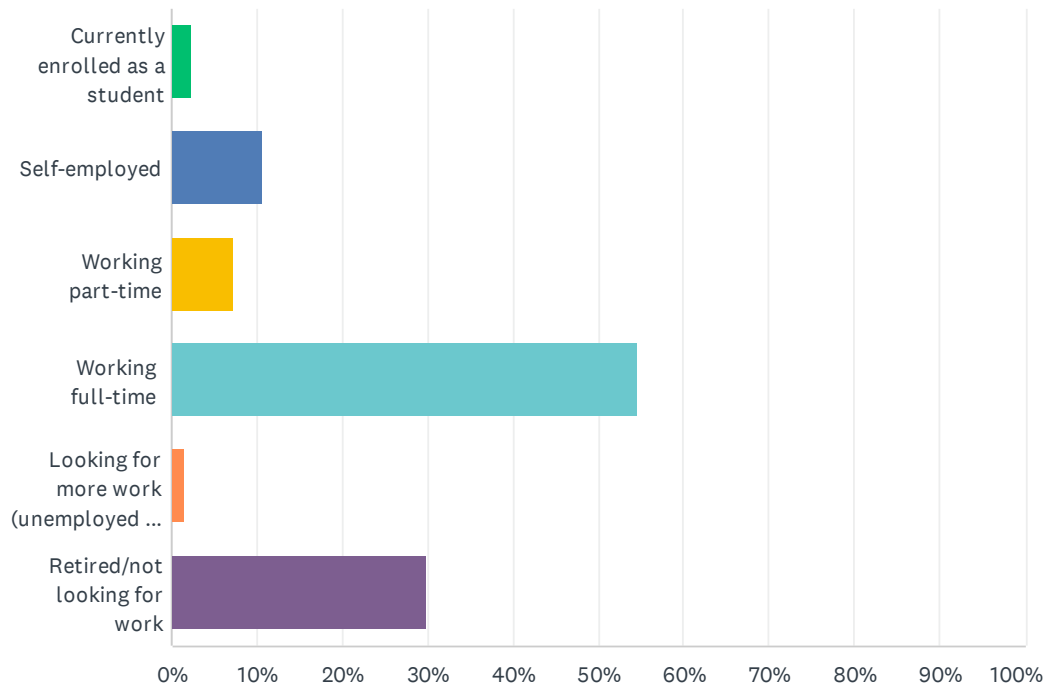
## Village of Osceola Community Survey

1	Not sure	2/29/2024 8:22 PM
2	I have no information related to rental opportunities or prices in the village. Also stop raising my taxes.	2/20/2024 6:58 PM
3	Not sure	2/7/2024 2:50 PM
4	Housing prices have increased greatly. It is difficult to find rentals that allow pets and I am always seeing people post that they are seeking that.	2/7/2024 9:18 AM
5	Our landlords don't fix hardly anything	2/7/2024 9:05 AM
6	have never rented in Osceola so I can't speak on those ratings	1/30/2024 8:04 AM
7	We need high quality rentals since there are not enough homes for sale. Young people seem to have a choice between ugly rentals or expensive homes.	1/19/2024 1:09 PM
8	I do not know enough to rate. I'm not interested in what is available.	1/19/2024 11:00 AM
9	I have no idea....	1/18/2024 8:33 PM
10	Do not know the quality of current rental properties	1/15/2024 1:55 PM
11	We need more rental options.	1/13/2024 6:57 PM
12	There are so few options for housing in Osceola. Many of the rentals are in poor condition, there are not many houses or land for sale.	1/12/2024 8:56 PM
13	We have friends interested in relocating to the area but they've had trouble finding a house.	1/10/2024 7:11 AM
14	I honestly don't know the status of rental housing.	1/9/2024 4:48 PM
15	Inherited family farm, questions don't apply	1/8/2024 6:48 AM
16	St this time, this question doesn't apply to me. If I sell my house only, and then I would be loosing for senior housing somewhere in the area, including the village of Osceola	1/7/2024 5:28 PM
17	I really wouldn't know	1/7/2024 5:00 PM
18	Expensive to own and rent. Hard to find good quality renting	1/7/2024 4:58 PM
19	There is very little rental housing available and the quality is very poor and the cost is too high. We need better quality rental housing that is affordable, not market rates for the twin cities! The boundaries of Village of Osceola is small and we cannot solve the housing problem in our larger community. Housing needs to spread out through the area. I would prefer more duplexes, fourplexes, and townhomes in the Village rather than building large apartment complexes. Those do not fit the character and charm of our small town. Even the tiny home community is St Croix Falls, could be a great affordable option for people in our town.	1/7/2024 10:37 AM
20	There is a huge lack of housing to own and to rent not enough housing for the elderly not enough housing fir low income what you do have is poor	1/7/2024 10:22 AM
21	Have not explored pricing/availability	1/7/2024 10:07 AM
22	No more high density housing	1/6/2024 9:46 PM
23	Cost are to high taxing residents out of their home	1/6/2024 9:33 PM
24	Not sure	1/6/2024 3:20 PM
25	We need more rental housing for families. 3+ bedrooms... from a company that will have to pay taxes too	1/6/2024 2:12 PM
26	None of this applies since I already own a home but I know rent prices are crazy high for a small town so far outside of a metro area.	1/5/2024 4:57 PM
27	Get more people to live here and lower property taxes	1/5/2024 4:04 PM
28	Much of the housing along Hwy 35 looks in disrepair. Leaves bad impression.	1/5/2024 1:08 PM



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

Answered: 262    Skipped: 14

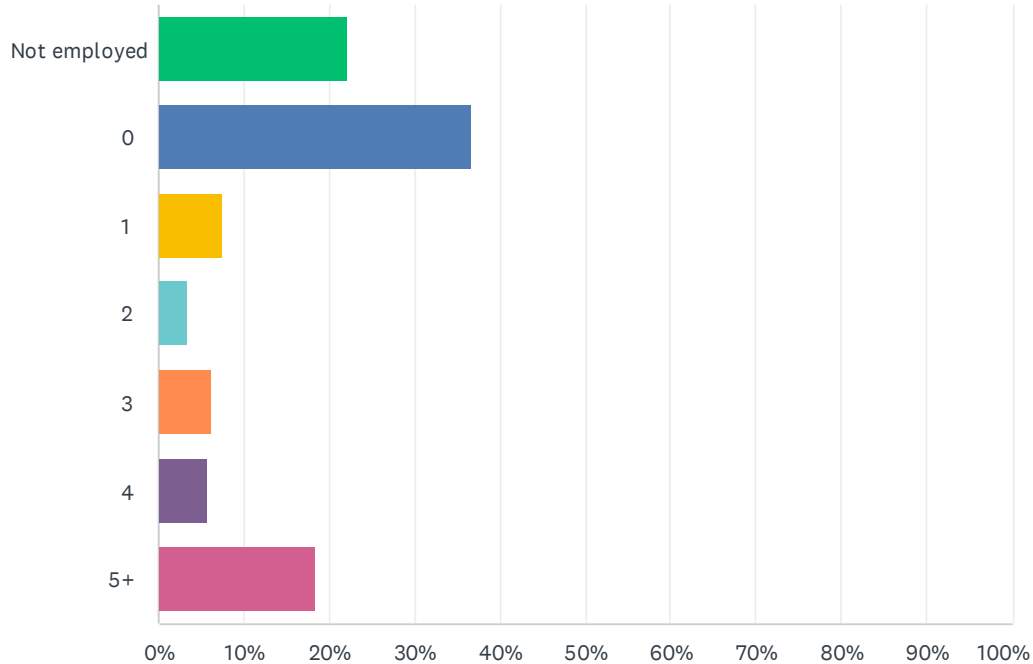


ANSWER CHOICES	RESPONSES	
Currently enrolled as a student	2.29%	6
Self-employed	10.69%	28
Working part-time	7.25%	19
Working full-time	54.58%	143
Looking for more work (unemployed or underemployed)	1.53%	4
Retired/not looking for work	29.77%	78
Total Respondents: 262		

#	COMMENT:	DATE
1	Stay at home mom	2/20/2024 3:31 PM
2	Stay at home parent with a spouse that works full-time & is a military reservist.	2/7/2024 9:22 AM
3	retired	2/7/2024 6:18 AM
4	I was self-employed, worked from home on contracts, travelled in MN/WI for projects. Now volunteer locally.	1/19/2024 11:05 AM
5	Retired	1/7/2024 10:38 AM

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

Answered: 240 Skipped: 36

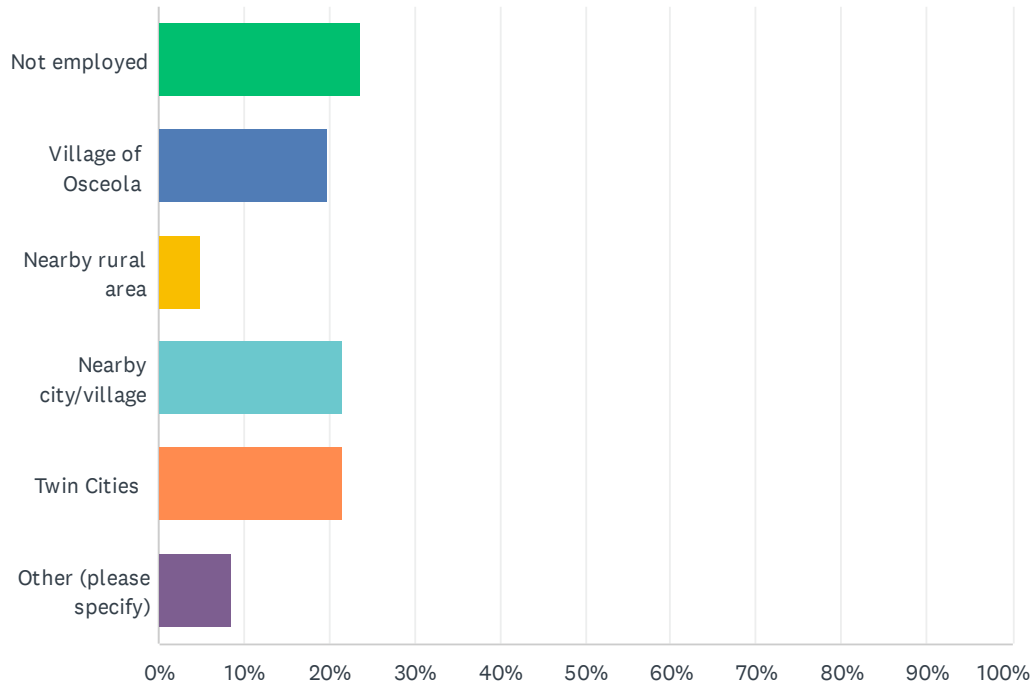


ANSWER CHOICES	RESPONSES	
Not employed	22.08%	53
0	36.67%	88
1	7.50%	18
2	3.33%	8
3	6.25%	15
4	5.83%	14
5+	18.33%	44
TOTAL		240

#	OTHER (PLEASE SPECIFY)	DATE
1	I work 4 - 10 hours day so work full time from home	2/29/2024 12:40 PM
2	Spouse works from home about once a month and daily does some work for military duties.	2/7/2024 9:22 AM

## 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
<b>TOTAL</b>		<b>223</b>

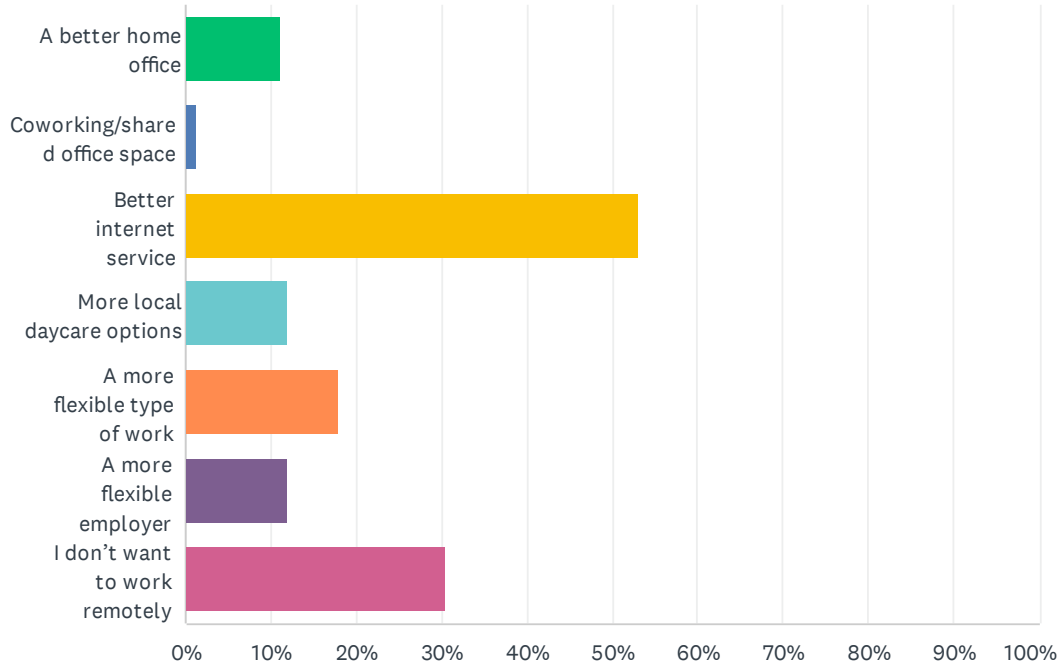
#	OTHER (PLEASE SPECIFY)	DATE
1	1 hour commute	2/26/2024 11:01 AM
2	Across USA	2/8/2024 9:53 AM
3	St croix falls	2/7/2024 9:23 AM
4	Bayport - Andersens	2/7/2024 8:49 AM
5	Somerset, WI	2/6/2024 7:19 PM
6	I travel to various regions 1.5+ hours away	2/6/2024 6:41 PM
7	NA	2/6/2024 6:36 PM

## Village of Osceola Community Survey

8	St croix county highway department	1/19/2024 8:27 AM
9	Only work from homr	1/7/2024 10:18 PM
10	Both Village of Osceola and nearby city	1/7/2024 5:09 PM
11	SCF and KKGC	1/7/2024 10:38 AM
12	In the city of Osceola	1/7/2024 10:15 AM
13	Not applicable	1/7/2024 9:59 AM
14	Just outside village limits	1/7/2024 9:23 AM
15	My job is WFH full time	1/7/2024 8:41 AM
16	Wyoming, Mn	1/7/2024 1:43 AM
17	NA	1/6/2024 4:18 PM
18	Wherever the customer is	1/5/2024 4:57 PM
19	Consulting on a national scope.	1/5/2024 1:10 PM

## 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		

#	COMMENT	DATE
1	Better cell phone coverage	2/26/2024 12:49 PM
2	NA	2/26/2024 11:01 AM
3	Retired	2/21/2024 6:55 AM
4	We need better cell reception downtown.	2/20/2024 6:59 PM
5	my situation is next to perfect	2/7/2024 9:47 PM
6	We are so limited on choices	2/7/2024 9:07 AM

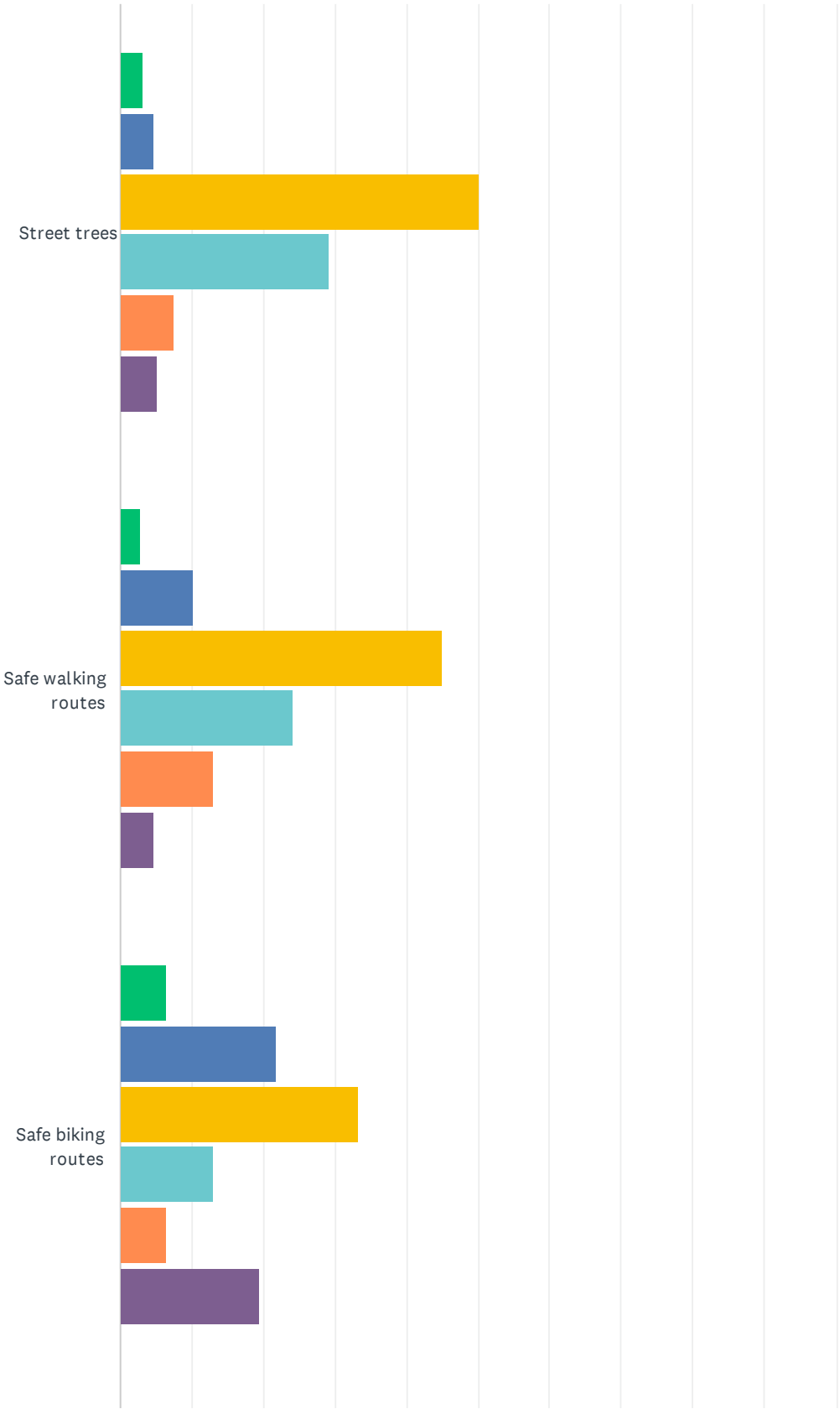


## Village of Osceola Community Survey

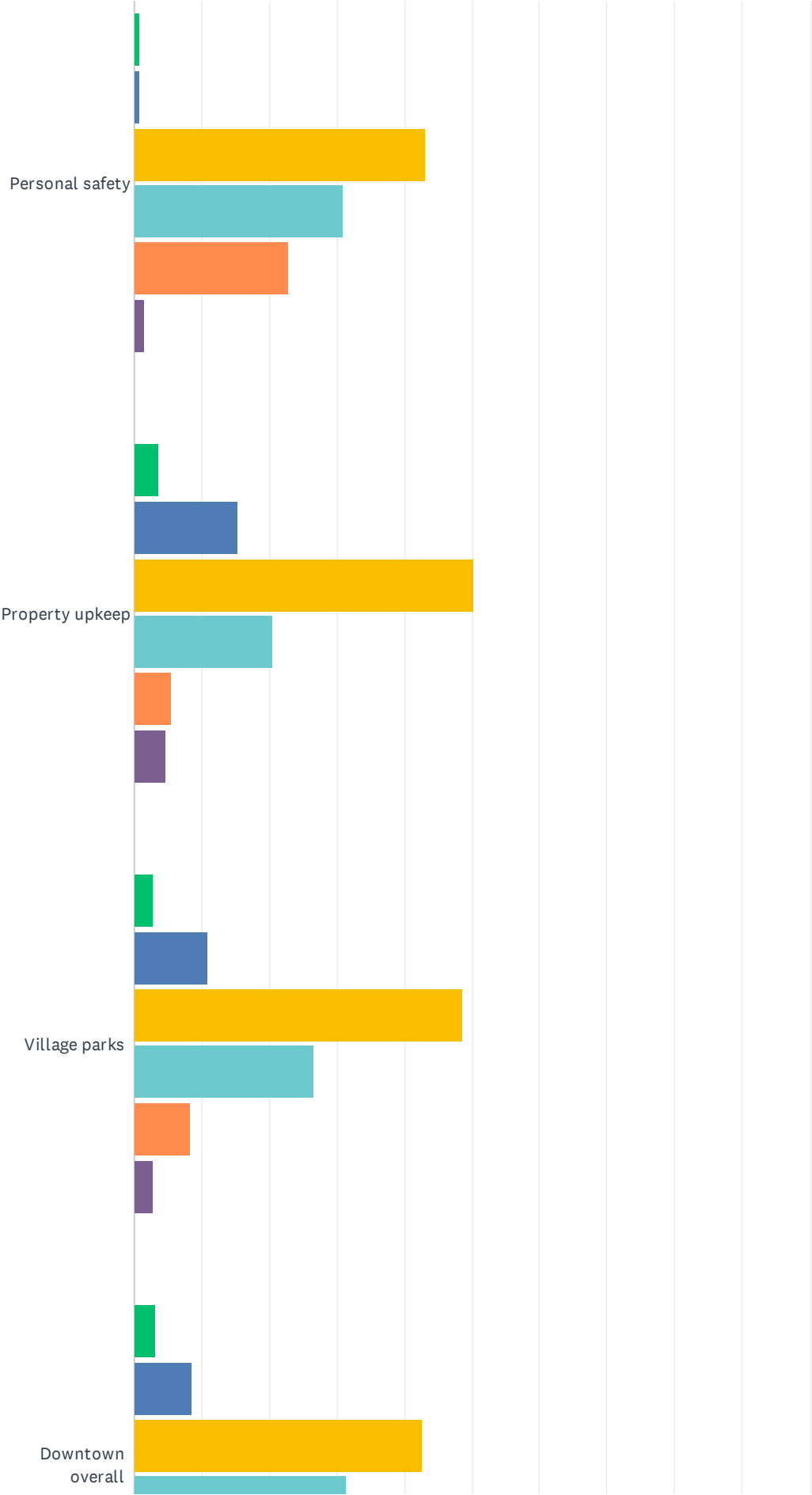
7	I can not work from home	2/7/2024 7:19 AM
8	I have no issues working from home	2/6/2024 7:05 PM
9	I already work remotely enough; this question is not applicable	2/6/2024 6:41 PM
10	NS	2/6/2024 6:36 PM
11	NA	1/31/2024 8:40 PM
12	My home office and internet work fine. Sometimes, the Osc Library/Comm Center have been used for meetings.	1/19/2024 11:05 AM
13	doesn't apply	1/18/2024 8:33 PM
14	More options for ISPs in the area would be greatly beneficial to many people. I wish more money and time were put into fiber optic in the area. I also wish more cell services were available downtown, verizon and a few other carriers do not get service pretty much anywhere in town.	1/10/2024 9:25 AM
15	I don't want a job.	1/9/2024 4:49 PM
16	Spectrum was basically the only option available at our address with sufficient speed, and it took months to get up and running. I wish there were fiber options throughout the whole town/village.	1/8/2024 5:09 PM
17	n/a	1/8/2024 4:24 PM
18	My job isn't possible to do from home	1/7/2024 9:49 PM
19	No additional needs	1/7/2024 9:17 PM
20	Better internet would always provide more options	1/7/2024 4:59 PM
21	I work 100% remote. Only way to afford to live here	1/7/2024 12:30 PM
22	Retired	1/7/2024 10:23 AM
23	Not applicable	1/7/2024 9:59 AM
24	It is ridiculous that the internet and cell service are so poor within the village. Even downtown it's hard to get a signal. We live in Ridge Road and there is absolutely no wired phone or internet available and cell service is often 1-2 bars at best. Then they are laying broad band all around us but not down Ridge Road. We get very little for the very expenses housing taxes we pay. Almost pushing us out.	1/7/2024 1:43 AM
25	Good setup for working from home.	1/5/2024 1:10 PM

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

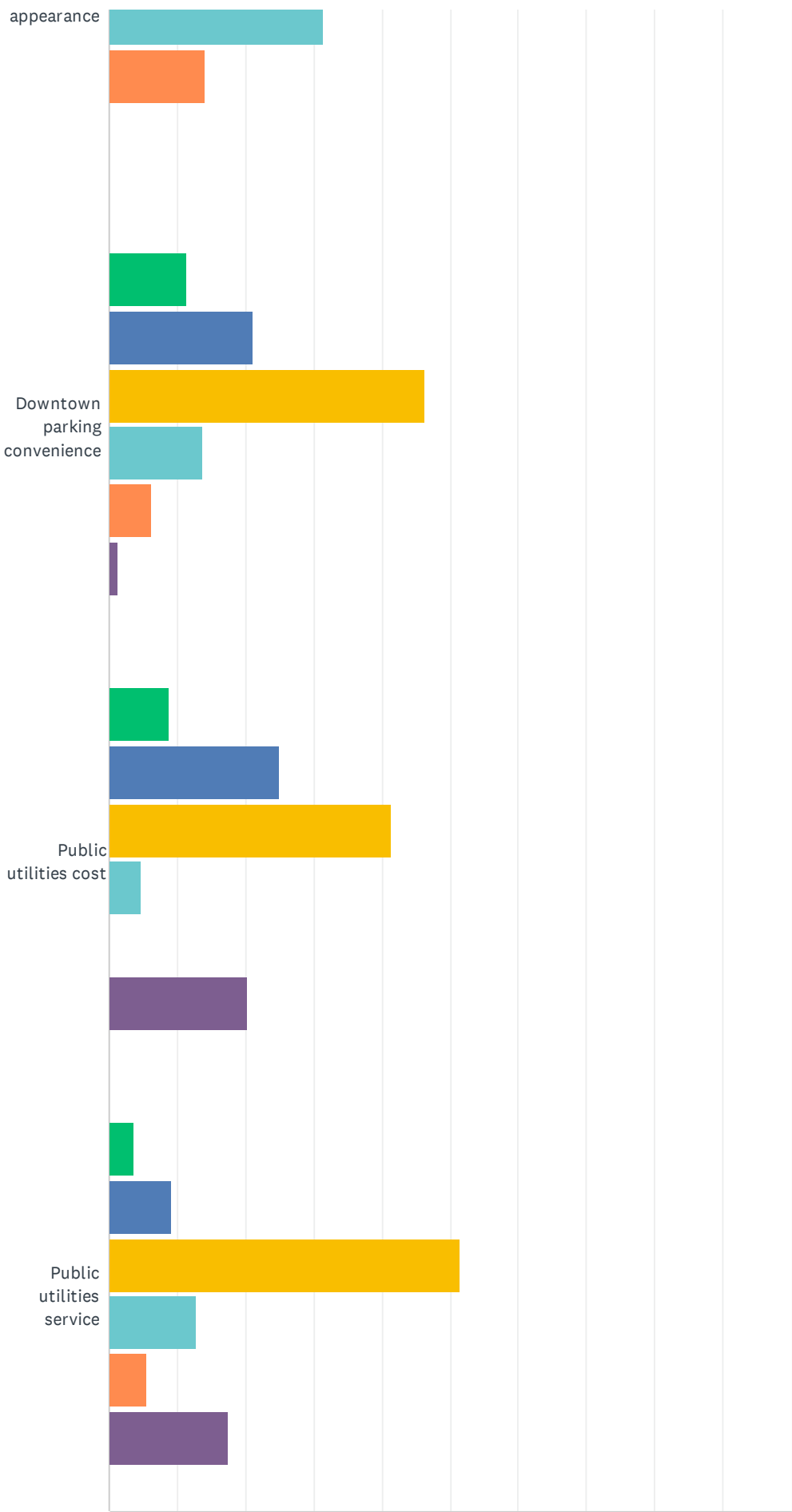
Answered: 255    Skipped: 21



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

#	COMMENT:	DATE
1	Our historic downtown looks less than hisotric with two massive flags, the side of PY's looking beat up and unfinished and lack of movement on Red Bird and the art studio that burned. And don't get me started on the Indian statue and its inappropriateness!	2/29/2024 12:43 PM
2	Take downtown holiday decorations down in a more timely manner. Also I love the Village Crew and police.	2/20/2024 7:02 PM
3	Todd and his partner are not friendly	2/7/2024 9:50 PM
4	Thought the downtown shops look dumpy but the street looks nice except the abandon building	2/7/2024 2:53 PM
5	The sidewalk and roads are horrible, ZINDAUS is not even a road its all potholes	2/7/2024 9:11 AM
6	Nothing is done about people who don't shovel their sidewalks it seems. Park on Eric Drive gets used and would get used more if it was taken care of. Put up new BB and tennis nets. Fix the pavement!!!	2/6/2024 6:38 PM
7	To many empty locations downtown.	1/19/2024 8:44 PM
8	Sidewalks are all crooked and that makes it hard when I bring my parents to town. We need better crosswalks. They need to be painted and signs placed near them so cars see them.	1/19/2024 1:15 PM
9	For my water bill I pay more in fees than I owe. Property taxes where reasonable when we first built our house in 2021	1/19/2024 8:32 AM
10	Please repair the lot behind the post office	1/15/2024 1:58 PM
11	Simmons Road is a problem that needs to be addressed.	1/13/2024 7:02 PM

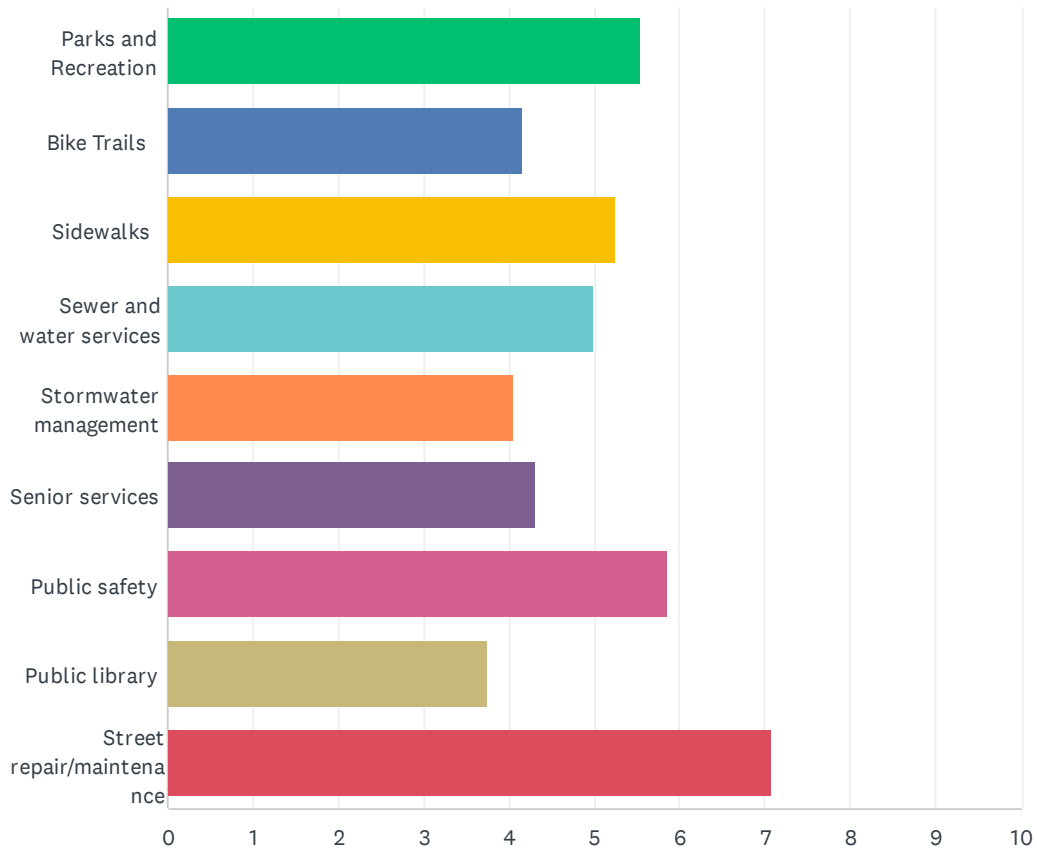


## Village of Osceola Community Survey

12	the 2 large flags on bldgs are very off-putting. I recommend murals depicting area history	1/12/2024 10:08 AM
13	Not enough!	1/11/2024 8:50 PM
14	The American flags on buildings downtown are an eyesore.	1/9/2024 5:57 PM
15	We would love more sidewalks in the neighborhoods! (Smith Addition)	1/8/2024 8:58 PM
16	I spend a lot of time on a road bike, and I've been impressed both with the quality of the pavement and with the courtesy of most car drivers. They typically give me more space when passing than I'd give myself, and the police typically give me a friendly wave, which feels really nice.	1/8/2024 5:12 PM
17	the crossings are poorly maintained and dangerous	1/8/2024 12:50 PM
18	Overall good but room for improvement. Don't drop the ball.	1/7/2024 5:03 PM
19	Downtown is losing small town feel	1/7/2024 2:46 PM
20	We need better walking and biking trails throughout the community. We need better park playground equipment, outdoor recreation like tennis, basketball, and pickle ball courts. There are homes and commercial properties in the community that are allowed to deteriorate and store building materials, appliance, vehicles, and junk or are unoccupied and vandalized and dangerous and are not required by the Village to clean them up or take them down. The rocks slide where the Milkhouse was is a terrible eyesore and the American Flags on the sides of two building downtown feel disrespect and not appropriate.	1/7/2024 10:54 AM
21	I prefer to bike up to 20 miles but that can't be done safely around Osceola. I use Simmon drive (poorly paved) Gateway Meadows, the industrial park, a few miles around the Highschool track and the school neighborhood to stretch together 12-14 miles. I'd like to see more bikeable paths	1/6/2024 5:52 PM
22	Street trees were poor choice, apples all over in summer/fall - trip hazard, messy appearance	1/5/2024 3:25 PM
23	Downtown experience needs fresh new options for dining, entertainment, shopping	1/5/2024 1:14 PM

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

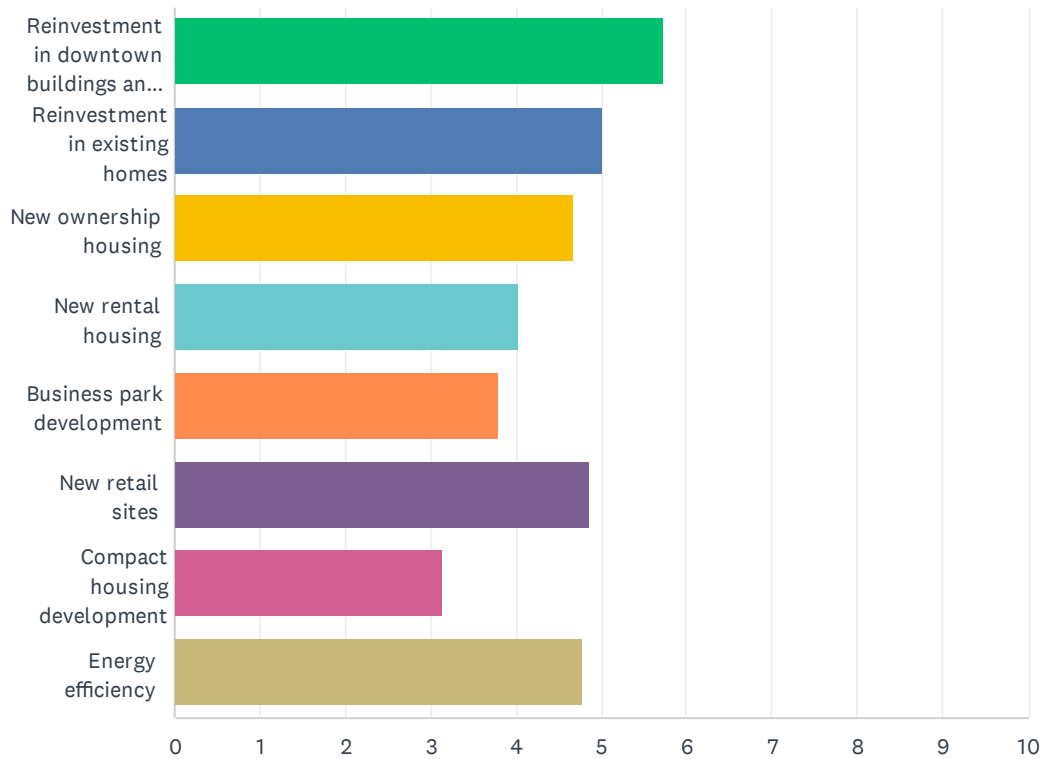


# Village of Osceola Community Survey

	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.**

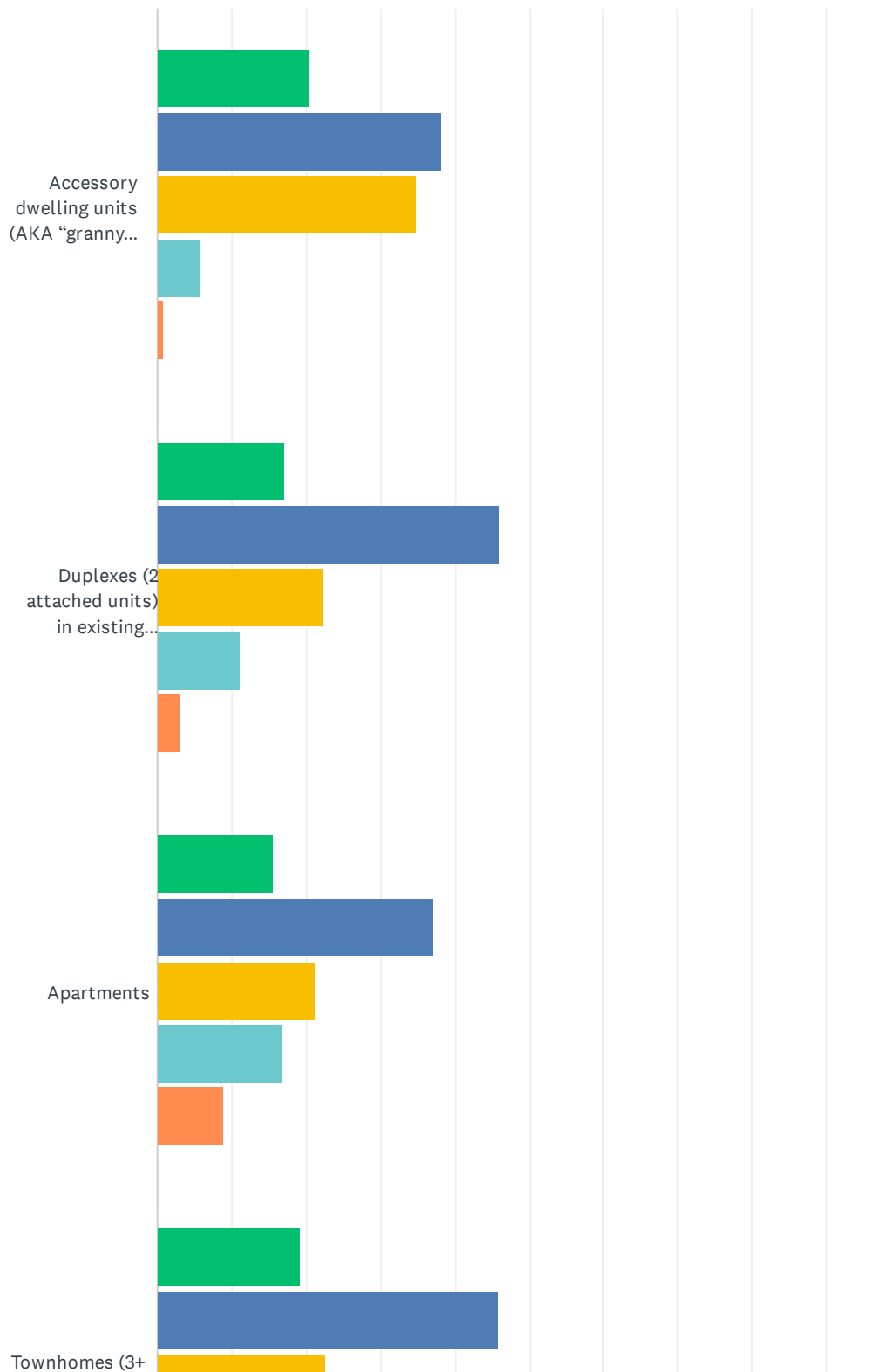
Answered: 239 Skipped: 37



	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

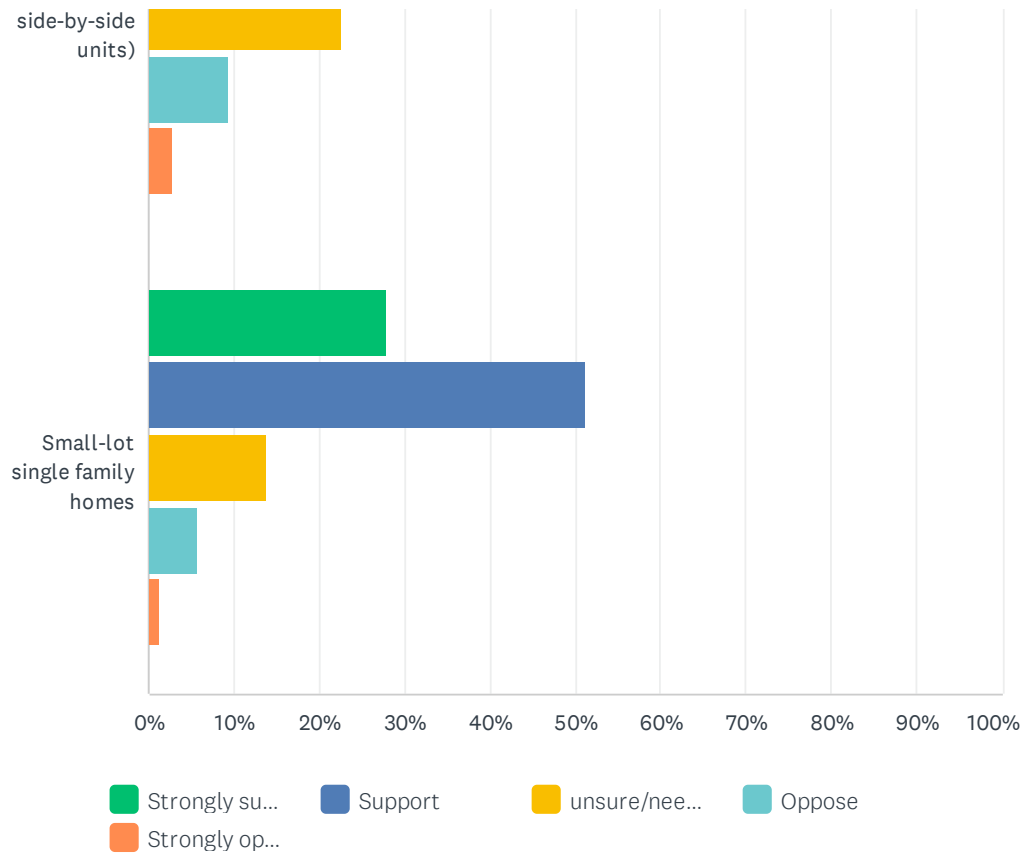
Q17 The village has some constraints on outward growth – future population growth may require new housing options that use land efficiently. Indicate your support for each of the following housing options.

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

#	COMMENT:	DATE
1	Please find a solution to the old hospital site that works for Osceola and the river groups	2/28/2024 3:12 PM
2	Interesting question but I need more data on existing housing, building codes, infrastructure.	1/19/2024 11:54 AM
3	#16: no chain stores!	1/12/2024 10:20 AM
4	I despise the hotel location being turned into a 3 story apartment complex, while that would bring economical value to this area, it completely ruins the small town vibe. I do support decent apartments being built but the THREE story apartment complex is very disturbing in this area, especially next to the bluffs and river. I strongly urge reconsideration on that development.	1/10/2024 10:03 AM
5	Housing is important but my support is on the condition that it is well planned housing. I find that development is often at the expense of the environment which I have a hard time with. I	1/8/2024 12:05 PM

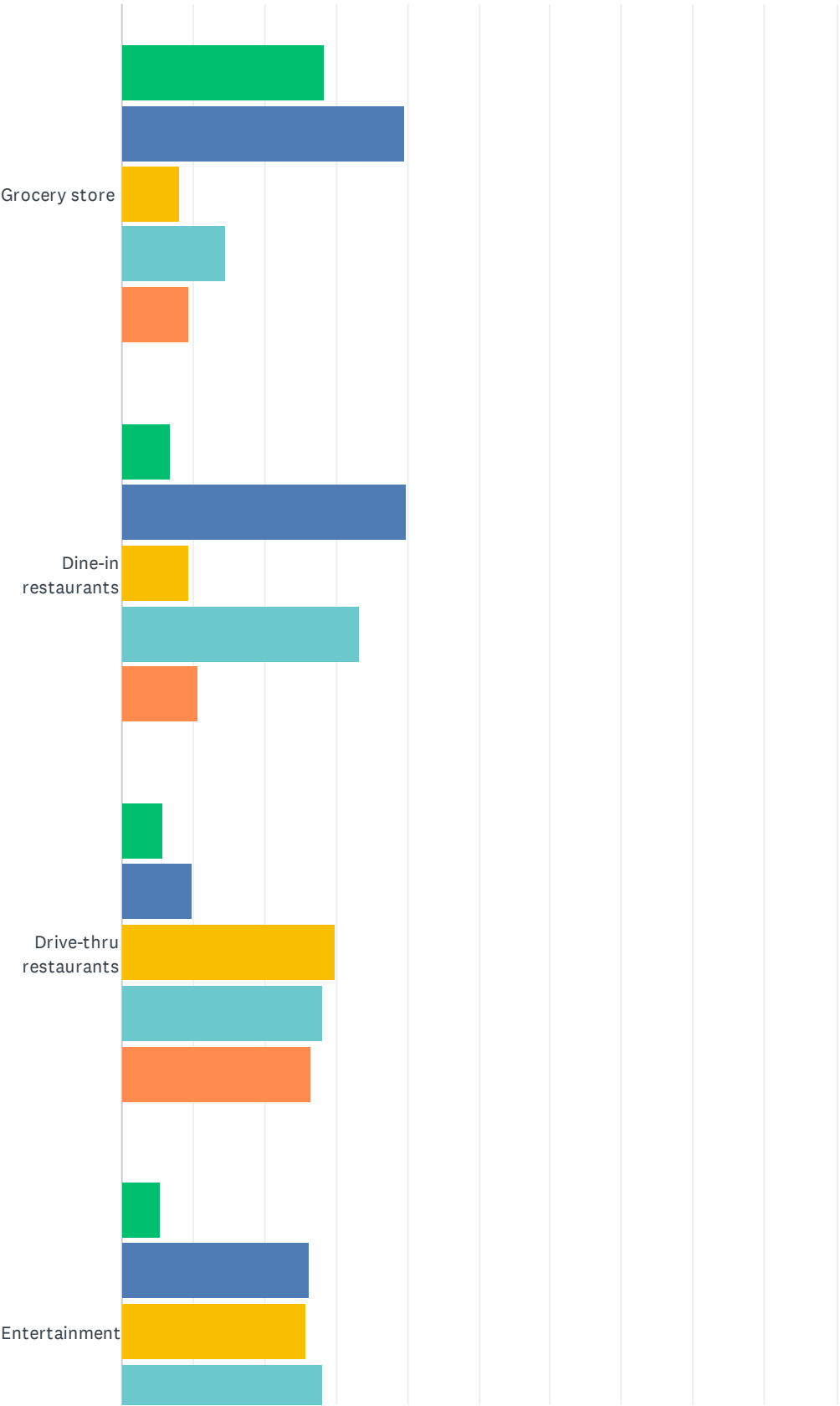
## Village of Osceola Community Survey

would rather see already developed land or abandoned farmland improved and retrofitted before forested land is destroyed for housing.

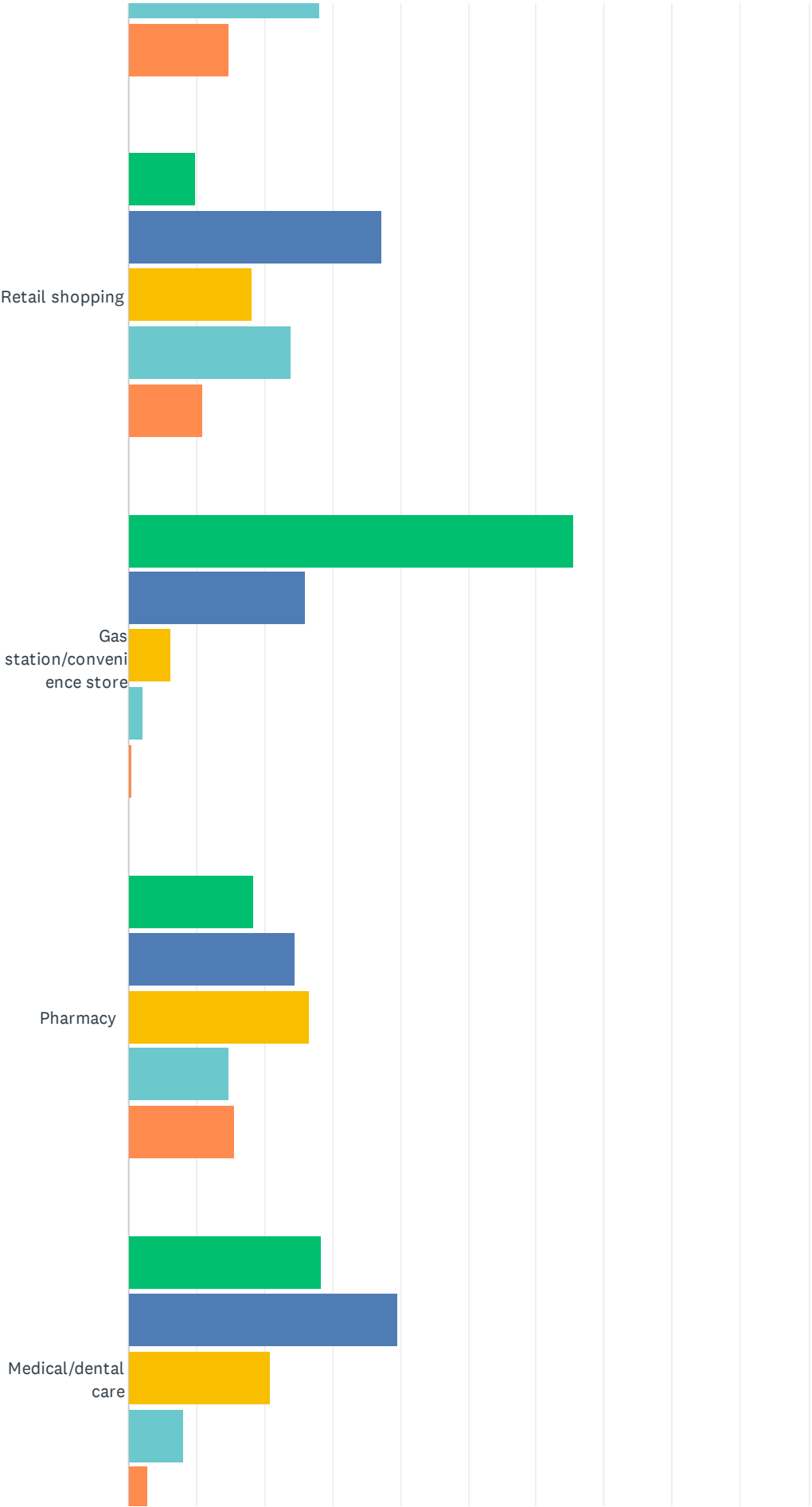
6	I firmly oppose the apartment complex proposition by the riverway but I do think that affordable apartments would be a very nice thing to have in the village.	1/8/2024 12:01 PM
7	Ownership increases investment, rental does not	1/7/2024 2:55 PM
8	Support small apartment buildings with limited units so match the small town feel	1/7/2024 12:16 PM
9	We need more starter homes (2 bedrooms)	1/7/2024 12:01 PM
10	If granny flats mean short term rental, Air-bnb, then that needs much more discussion. Short term rental can ruin a community and let to go unchecked. I support smaller apartment buildings, 12 - 20 units, I strongly oppose large apartment complexes, 40 units or more, those belong in more urban areas. The tiny home community idea is great, with communal garden, etc or co-housing communities.	1/7/2024 11:38 AM
11	Whatever is done quality and design are paramount	1/7/2024 10:57 AM
12	Need more housing not enough for low income and elderly	1/7/2024 10:37 AM
13	I believe in a town with more of home ownership would lead to residents talking there properties.	1/6/2024 7:49 PM

Q18 How satisfied are you with the following in Osceola?

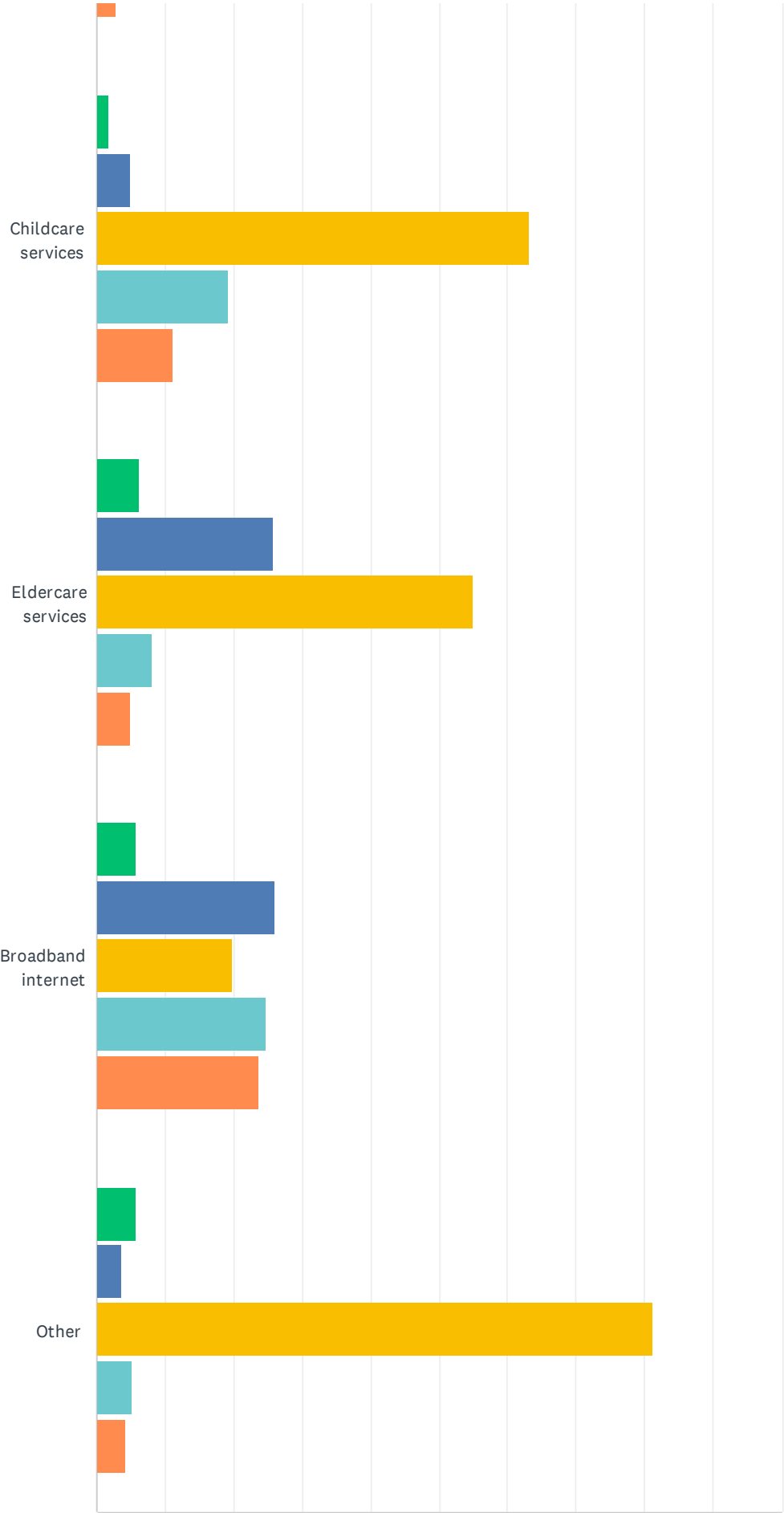
Answered: 247    Skipped: 29



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

#	COMMENT:	DATE
1	Osceola is so close to being a really cool river town, but they need to invest heavily in restoring the downtown area, having great restaurants, arts, and entertainment. Look at Stillwater, they are thriving because of a heavy investment in arts, culture, entertainment, and good food	2/28/2024 3:12 PM
2	Aldi!	2/10/2024 5:33 AM
3	Too expensive	2/7/2024 8:38 PM
4	Cost of utilities, schools, & other taxes making Osceola inaccessible to low income families.	2/6/2024 7:05 PM
5	Would be nice to have more options	2/6/2024 6:47 PM
6	I love the Watershed and the burgers at the Lanes and Py's, I just wish there was something in-between fry/bar food and everything being made from scratch.	1/30/2024 8:20 AM
7	I support local, small businesses but owners need to be more personal in their service of local customers.	1/12/2024 10:20 AM
8	OMC is a very problematic hospital, numerous times with unhappy service. Again, I think there	1/10/2024 10:03 AM



## Village of Osceola Community Survey

should be more money invested in wireless and fiber in the area. Would love to see community driven events happen more often again as most traditions we have held arent held anymore.

9	often, the best gas prices around, but do we need 4 stations?	1/9/2024 4:57 PM
10	Make post office and other things more handicap accessible	1/8/2024 9:48 PM
11	I find a lot of the shops in Osceola to be on the pricey side.	1/8/2024 12:01 PM
12	Wish to have more family friendly food places that are not barst	1/7/2024 8:34 PM
13	I eat out rarely, but have been very satisfied when I have been dining out.	1/7/2024 5:56 PM
14	Elder care needs more well paid positions and better paying job options overall	1/7/2024 12:16 PM
15	I've heard from parents of small kids that child care is keeping them from working.	1/7/2024 12:01 PM
16	We need more music, arts, and entertainment and more sit down restaurants with healthy food and culturally diverse food..	1/7/2024 11:38 AM
17	The on going inability to rebuild Simmon Dr and route truck and bus traffic to 68th Ave for Ind. Park	1/7/2024 10:57 AM
18	Need more housing for the elderly	1/7/2024 10:37 AM
19	Too expensive! We would be better with an Aldi's. Sticks is crazy expensive!	1/7/2024 2:00 AM
20	As i am one to mostly make my own food new restaurants would be nice. A good cook is always appreciated.	1/6/2024 7:49 PM
21	Would like a larger selection of restaurants	1/6/2024 5:56 PM
22	Need better access to cell phone towers	1/6/2024 2:17 PM

## 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

#	RESPONSES	DATE
1	Please reinvest in the Main Street!	2/28/2024 3:12 PM
2	The number of people who NEED the derogatory statue of a Native American statue marring downtown Osceola: 0 The number of non-native American people whose viewpoints should be considered regarding the derogatory Native American statue marring downtown Osceola: 0	2/26/2024 11:10 AM
3	Our taxes are ridiculously high!!!	2/21/2024 2:51 PM
4	Spots for recreation for young and old!	2/21/2024 7:03 AM
5	Make a business development opportunity for village owned lot 26 by Kimball Drive for restaurants, shopping, convenience stores, etc.	2/20/2024 7:05 PM
6	Infrastructure and utility's to support growth is a top priority.	2/13/2024 7:34 PM
7	I'd love to see more variety in our downtown shopping experience (used sporting goods, pet store, book/music store) and a new variety of outdoor recreation options like skateparks, disc golf, bike paths. I love living in Osceola, and am proud to live here!	2/8/2024 1:20 PM
8	Reduce tax burden	2/8/2024 10:03 AM
9	We need a rec center where kids and families have a place to come together, exercise and make healthy choices.	2/7/2024 8:38 PM
10	We need to work on our schools and housing situation..	2/7/2024 8:18 PM
11	I wish more information about what recreation Osceola already has would be available. Or maybe it is but I haven't seen anything. Maybe an informational mailing. I'd like to know where the hiking trails are.	2/7/2024 2:59 PM
12	There is no good/affordable options for grocery. Aldi is very affordable and offers good choices- this would be a great asset to the area.	2/7/2024 1:39 PM
13	Taxes are too high	2/7/2024 1:01 PM
14	Stop letting churches move into the Village limits. It is stated right in the survey that there is land constraints as far as expanding the tax base. However the village is going to let cedar bend own another property in the village? The fact that businesses that pay taxes were turned down for for purchasing and developing the library to only let a nonprofit church who does not pay taxes redevelop it is the dumbest thing ever.	2/7/2024 10:44 AM
15	Create more parking somehow	2/7/2024 6:09 AM
16	Stop allowing 2 bedroom homes to be built.	2/7/2024 1:52 AM
17	Lower property taxes	2/6/2024 7:52 PM
18	Please get a Culver's and a Jimmy John's thank you	2/6/2024 7:28 PM
19	Osceola school district should add sidewalks down M towards Alden sidewalks connecting hospital area to town Library needs to be less political and have more family friendly things going on	2/6/2024 7:08 PM
20	Need more larger houses. Too many small family homes	2/6/2024 7:07 PM
21	Osceola needs to be affordable to live in. If it's only feasible to live here for middle-class to wealthy people who can afford expensive school programs we will price out families.	2/6/2024 7:05 PM
22	Just do not approve the blue rock quarry, negatively effects many residents in the township	2/6/2024 6:27 PM

## Village of Osceola Community Survey

and will be destructive to the neighborhood! Why is it even being addressed again?

23	Osc is a charming village with its wonderful site on the beautiful St Croix River; jamming in low cost rental property into a choice site is a bad idea.	1/31/2024 8:59 PM
24	A bike lane or pedestrian lane on 3rd. Too many junk stores on the main drag. We don't need 3-5 stores all selling the same garbage. But they're paying their rent so what can ya do	1/30/2024 9:06 AM
25	Osceola has so much potential, I would love to see more designated pedestrian trails for walking and biking. More trail connections, it would be amazing if Osceola would connect to some paths in St. Croix Falls/New Richmond/Hudson/Stillwater. I can't think of any establishments downtown that have a bike rack which is very disappointing. Also I know it's not the Village's fault of what businesses rent store fronts downtown, but I just wish there were fewer JUNK stores. Those are for tourists, not locals. All that said I love living here and just really wish the community would embrace more of the fantastic recreational opportunities the area has to offer.	1/30/2024 8:20 AM
26	You need to quit increasing the water bill and taxes. The taxes in this town are outrageous we don't need more money for the schools	1/25/2024 12:17 PM
27	Need upgrades to Oakey Park grandstand. This is used for many events and safety is an issue.	1/23/2024 10:50 AM
28	need more affordable housing for young families	1/19/2024 8:13 PM
29	The primary asset of Osceola, the thing that is distinct from places such as New Richmond, WI or Forest Lake, MN is the St. Croix River (scenery, outdoor recreation, small town). The primary limitation in Osceola are the main roads which cannot handle larger volumes of traffic or larger/more ag/industrial transport vehicles. Those conditions set the parameters. Working with those conditions, then ask, how can the Village support essential services (good schools, jobs, housing, medical center, social services, infrastructure). What population of residents and visitors can Osceola accommodate? In what ways can business and industry change/adapt without deteriorating road/infrastructure and water/air/noise quality?	1/19/2024 11:54 AM
30	In my opinion, we like Osceola because it is NOT overcrowded with apartments, retail chain stores, and fast food restaurants. It makes the town more charming the way it is. The look of the downtown buildings could use some TLC.	1/16/2024 10:33 PM
31	Thank you for asking! This was forwarded to me by a friend, otherwise I would not have known about this survey. Please consider expanding options for getting local resident feedback. Osceola could do way better at getting input, listening to input from stakeholders.	1/14/2024 10:55 AM
32	A discount grocery like Aldi would be nice.	1/13/2024 7:05 PM
33	The Village needs to prioritize getting caught up with its infrastructure needs as opposed to pushing new development.	1/12/2024 5:48 PM
34	School district administration should be part of discussion of Comp Plan, if it isn't already, plus village dept heads, Main Street, etc.	1/12/2024 10:20 AM
35	The opportunity to expand the overlook deck of Cascade Falls is upon us. Right now that rock is an eyesore. This premier real estate of our town should not be left to one business to develop. It should be public space and by creating a larger deck it would GREATLY benefit our downtown in many ways, economically and socially where ALL small businesses and residents would have a public space to gather above the gem of our community- the falls.	1/10/2024 8:28 PM
36	Bike and/or hiking trails that connect Osceola to other communities should be strongly considered	1/10/2024 12:24 PM
37	1. That suggestion/plan for a road redevelopment in the middle of the town is not thought out well whatsoever, the suggested future plan for it (whether or not it will happen) is a poor idea and not thought out well. It would cut though a lot of very important recreational sites (which I think could be invested in more). Redesigns aren't a bad option but these ones are very unthoughtful. 2. New apartment complex on the bluffs is a horrendous idea. Im all for apartments but just not there, personally. It will be complained about in this town for time to come and does ruin the small-town feel. People should want to move here for that and not for accommodations for mass influx of people (whether or not that occurs)! Economical benefits are there for the development but 3 story's is too much if it were to be an developed. It does not sit right with me and many other people, we have enough area elsewhere for housing and	1/10/2024 10:03 AM

## Village of Osceola Community Survey

apartment developments. It was not thought out well enough and should be reconsidered. We do lack newer parks which would look amazing on that site. Even though im supper opposed to the development, I understand its benefit, but I strongly commend reconsideration on how it is developed which should be taken into account, for the town look and community. 3. Fiber internet, affordable internet, and cell services should be a topic of discussion in the town. Having a variety of providers is super beneficial for reliability and personal preference. The internet is quite literally the new age and people don't value its reliability enough. Verizon and other providers are also not available downtown which is an issue that many people talk about. 4. We have beautiful recreational areas and I think more conservation and of natural land in the surrounding area is beneficial for this town. Creating places for the public to explore is a very valuable thing to have for the well being of the community. We have amazing trails and hiking areas and if we can conserve and develop them into a community fit area for recreation while keeping their natural beauty intact that would mean so much for our image as a town. Other beneficial areas of interest would be development of new housing arrangements in an around county road M and 28th st. More economical costs being put towards the better development of our downtown and current housing is also a very important. We know what fosters a bright community and should keep it that way, checks and balances for everything to keep a valuable economical development of our community is crucial. When we waste money on things such as that monument next to the fire department, we aren't planning for the future. There could have been tons of other ways to develop that area instead of making it an eyesore that nobody uses. I understand and respect the importance, but we should think of better ways to construct the vision of the whole entire town to make it fit into a neat, and aesthetically pleasing community instead of pouring money into some development that was not thought out or planned crucially and critically.

38	Thank you for all your hard work.	1/10/2024 7:27 AM
39	Not only the streets need addressing- look at the downtown parking situation. The lots are in desperate need of attention	1/10/2024 6:24 AM
40	Protect the wild and scenic River.	1/9/2024 7:05 PM
41	Our greatest asset is being a River Town. With the park at the base of the hill we must reflect this obvious Welcome in our downtown services and appearance. We moved here because Osceola was inviting 20 years ago. Osceola is "close enough" to the Metroplex to attract visitors and residents, yet stores and services and housing are needed to sustain us. Cooperation with adjacent Townships is key to developing multi person housing and expansion.	1/9/2024 10:37 AM
42	drive through post office box brought back, make Osceola more handicap accessible!!	1/8/2024 9:48 PM
43	Work with the assets: natural beauty, small town character, compact historic downtown and add to this (trails, events. revitalisation creative use of space) rather than distraction and diluting (big box stores, sprawl of mass housing)	1/8/2024 12:54 PM
44	I mentioned this in one of my earlier comments but please thoroughly vet all development. Osceola has a wonderful natural resource available to it with it being on the banks of the St. Croix and home to so many trails and forested areas. I love in Somerset which lacks parks, trails, and public walkable areas and I would hate to see Osceola turn into that. My ideal vision for Osceola would be a community that has everything you need (affordable groceries, walkable areas, public spaces, thrift stores, affordable housing, a robust library, mechanic shop, places to go with friends without needing to buy a drink, etc.). I'd also love to see a place that offers classes (similar to Marine Mills Folk School) and events like item swaps and fix it workshops. Thank you for asking my input!	1/8/2024 12:05 PM
45	I would love to see some nice short term rental options for seasonal employees. It's currently hard to get interns and seasonal employees when there are no affordable rental options.	1/8/2024 12:01 PM
46	The village is very slow to enforce ordinances. Land to the south around the mine is becoming very industrial and the village should do extraterritorial zoning to get involved in that project. It's going to become loud and dusty and impact the town significantly.	1/8/2024 12:00 PM
47	Any new construction of apartments, townhomes, duplexes, etc., should be done outside of the existing Village. There is plenty of growth area South of the village so as not to disrupt the small town appeal as well as existing traffic and parking issues. Do not compound issues that already exist.	1/8/2024 5:29 AM
48	Keep our small town feel. Osceola has such a great small town reputation. The current Village Code and Comprehensive Plan have helped deliver this success. As noted in current plans,	1/7/2024 9:53 PM

## Village of Osceola Community Survey

the Village needs to ensure walking and biking safety! We need more biking lanes. Too many drivers speed down STH35 or worse, use Village streets to speed and risk accidents when avoiding STH35 and its traffic. The Village should get input from WI DOT for its updated Plan. As properly mandated in the current Comprehensive Plan, the Village needs to ensure Smart Growth and infrastructure improvements are in place in order to support growth initiatives.

49	We have an excellent all-around community. When you ask for a priority ranking, please keep in mind something has to be first and something last. I answered where I perceive the greatest need. Please look to where we need the most improvement and to what degree. In some instances, small visual improvements can pay big dividends. Keep up the good work!	1/7/2024 8:59 PM
50	I hope that any plan includes the preservation of the natural landscape along the river, and keeps in mind the health of the river and surrounding land. It is the beauty of the wild land and the healthy water and air that make this area special.	1/7/2024 8:55 PM
51	No more rental properties, this makes living here unaffordable by putting people at risk of not being able to buy their own home. Taxes are way too high. Need a new school. Wish the apple trees produced fruit for the community to share. Why plant non producing apple trees?! Why not have producing trees and bushes for the community?!	1/7/2024 8:34 PM
52	My priorities are to maintain the small town charm and the existing quaint buildings. I believe any development in our downtown area should fit in with the existing architecture of the neighborhood do it doesn't stick out as a modern building would. I also would like to preserve the green space in the village. Parks and trees provide softening of any new development as well as being important for recreation and enjoying the natural beauty of the area. While high density housing may be the norm" for the 21st century, it's ugly, noisy and esthetically unsatisfying both to the observer and the occupants. I hope that the village doesn't succumb to the shiny attraction of this building model. I know that things are driven by tax revenue and high density housing does that. But, as you drive along the interstate or a country highway and see all the new multistory huge buildings cropping up like warts think about how out of place these monstrosity would look in the village. People that live in these buildings don't stay- they are always looking for a single dwelling, forever home. Also, I encourage the village to do another assessment in the next five years. Our world is changing so fast, 10 years is too long. And, I would like to encourage the board to consider the locals people as the priority for planning. Tourist income is important, and we need to keep attracting that income stream. The nice thing is that those people go back to their home. I'd like to encourage our local businesses that employ our citizens to stay, but am hoping that we will stay a small local population instead of turning into a commuter community.	1/7/2024 5:56 PM
53	Declare the Old Hospital and all the uninhabited houses in the Village as condemned and get them taken down.	1/7/2024 5:21 PM
54	I love Osceola and would urge the village to do everything it can to take advantage of its proximity to the river, the beauty and tourism/recreational opportunities because of that.	1/7/2024 5:09 PM
55	Downtown parking is too congested as is. North and south areas should be first consideration for development.	1/7/2024 2:55 PM
56	Listen to public opinion. Preserve the river. Respect the laws.	1/7/2024 1:52 PM
57	Please don't sacrifice the beauty of our small town and the gorgeous nature around us for some big box store or strip mall. Those are all within distance from us anyway.	1/7/2024 12:16 PM
58	Starter homes and child care seem to be issues with the younger generation. It's hard to see them struggling for housing and child care.	1/7/2024 12:01 PM
59	There has been nothing including in this survey about sustainability, energy efficiency planning, land stewardship and preservation in terms of reducing or preventing pollution and protecting natural resources (water, air, noise, light) and the scenic beauty of the area. High density housing will bring increase noise and light, pollution and increase traffic and storm water runoff. This is very important in my opinion when considering development of any kind. Also we need to consider how we can make our community more welcoming and attractive to diverse populations and business owners. Also as we grow and develop we need to consider traffic flow and those impacts, a few places that are currently problematic are Cascade near the schools, the intersections near Cascade, 243, and Cty Rd M and also near Kwik Trip and Cascade. The intersection as Cascade, 243, and Cty Road M has been a problem for many years and there is no clear solution to it, but we cannot keep ignoring it. It needs to be a top	1/7/2024 11:38 AM

## Village of Osceola Community Survey

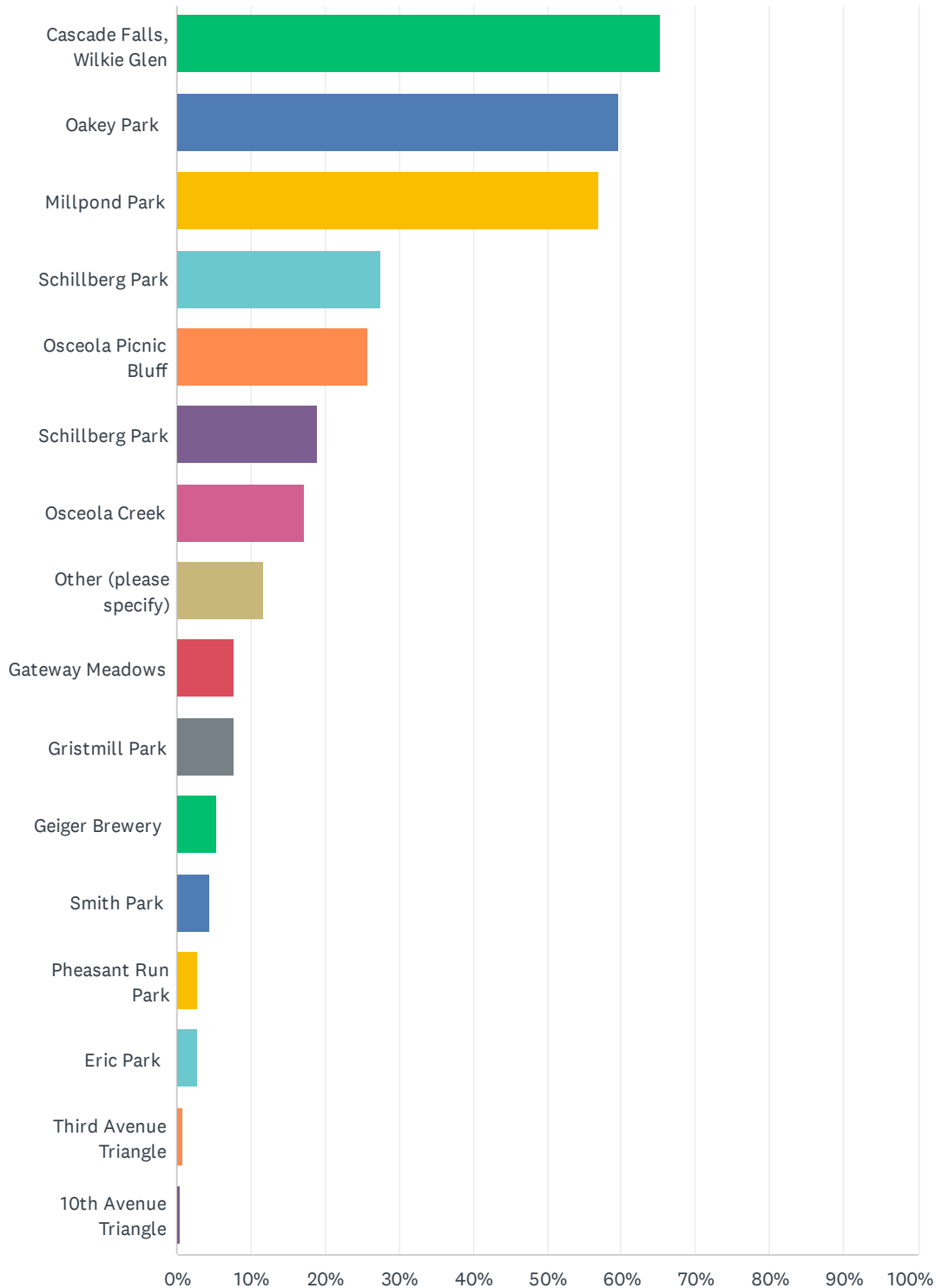
priority when considering expanding and growing the population of our community and integral in the long range planning.

60	See my comments above regarding Simmon Dr rebuild and axle weight restrictions	1/7/2024 10:57 AM
61	Need more housing for the elderly and lower income we need more parking in town and better care of the roads I feel you could have more industry brought in	1/7/2024 10:37 AM
62	Do something with the old hospital building if current plans fall through. At least tear it down. They're are give health and safety issues with that sitting there like that! All of the village housing needs access to city utilities. We pay way too much in taxes not to have access to water, sewer or natural gas. Our water on Ridge Road is TERRIBLE and will only get worse if that mine expands! Broadband AND wired internet/cable available for ALL village residents. Develop more of the area between PY's and the Watershed. Would be a GREAT park. The roads in the village are terrible! Also, re-route those huge trucks around town. They speed through downtown narrowly missing people getting in and out of their cars as well as the cars themselves!	1/7/2024 2:00 AM
63	Keep our safe, small town feel. No Section 8 or high density housing. No public supported child care.	1/6/2024 9:54 PM
64	Takes in the VILLAGE are insane. We looked a property their, but it has one of the highest tax rates in Polk County.	1/6/2024 9:48 PM
65	maintain what we have the look & history of this town is what makes ot grat	1/6/2024 7:49 PM
66	We need our roads redone. Espyby the airport. Also we have no rental options that are affordable especially for the retired people.	1/6/2024 7:28 PM
67	Property taxes are far too high. We will probably move away in the next 5 years due to high property taxes. The lack of tax questions show me it is not a concern of the village leaders.	1/6/2024 5:44 PM
68	I could get the pages with arrows to work.	1/6/2024 5:32 PM
69	We pay far too much in taxes. The village needs to consider the burden they put on residents before ALL projects and planning. Nature is fine. No new parks are needed. Take care of the people who live here.	1/6/2024 5:22 PM
70	Build the apartments on the old hospital sight	1/6/2024 4:50 PM
71	If there were more options for affordable senior living, this may allow more seniors to sell their homes, making more available for younger families.	1/6/2024 4:50 PM
72	Subdivision rules infored	1/6/2024 2:52 PM
73	Affordable housing	1/6/2024 2:34 PM
74	More police and village maintenance employees. Need less crime in the parks.	1/5/2024 6:48 PM
75	Need more recreational things to bring people to Osceola that will encourage them to live here so the property taxes can go back down.	1/5/2024 4:12 PM
76	More trees along streets East of thr airport	1/5/2024 3:22 PM
77	Downtown Osceola hasn't changed much in the last 50 years in terms of dining, shopping and entertainment. Needs to become more of a destination. The Festival Theater investment in St. Croix Falls is a good example of an anchor that will bring people to their community.	1/5/2024 1:21 PM
78	Would be nice to see a new grocery store put in town. Always getting bad food from dicks and they are very high in price. Would be nice to see some road improvements too.	1/5/2024 1:07 PM
79	Need plan to maintain and or reduce taxes for individual property owners over time. This requires investments to expand the tax base. Must stop the "build it and they will come mentality." Little to no population / business growth is evidence this thinking does not support economic growth and may actually undermine it. Village of Osceola must agree as to what constitutes growth and how to best achieve it. Or, stop saying you want to grow and simply increase taxes year after year. Thank you.	1/5/2024 11:04 AM



## 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		

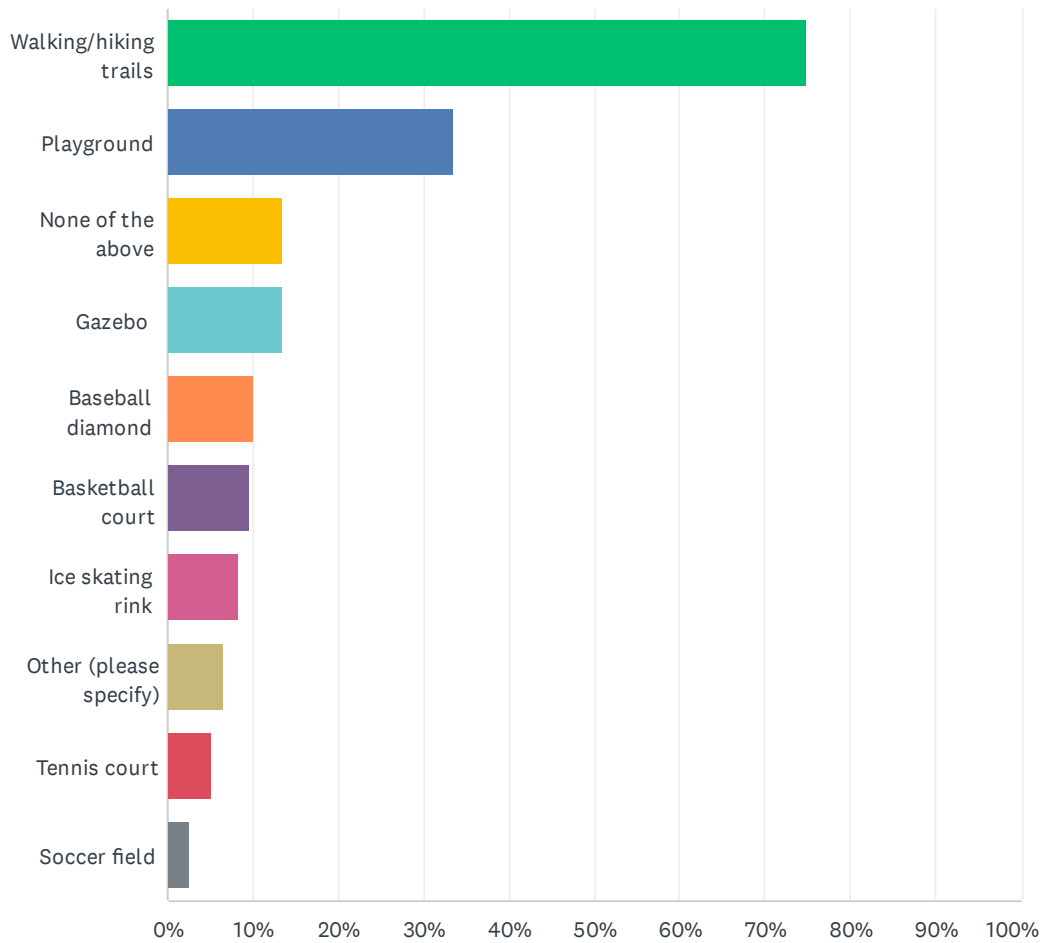
#	OTHER (PLEASE SPECIFY)	DATE
1	The river	2/28/2024 3:14 PM
2	OMC	2/21/2024 2:54 PM
3	Less parks less upkeep less tax	2/8/2024 10:07 AM
4	OES	2/7/2024 6:08 PM
5	OMC	2/7/2024 1:41 PM
6	OMC playground	2/7/2024 1:02 PM
7	Hospital	2/7/2024 10:47 AM
8	OMC playground	2/7/2024 9:56 AM
9	Omc play area and walking trail	2/7/2024 9:17 AM
10	Osceola medical center	1/21/2024 5:22 PM
11	Whatare 3rd Ave & 10th Ave triangles????	1/14/2024 11:09 AM
12	Pheasant Run Park is a joke	1/13/2024 7:08 PM
13	Osceola Loop on Hwy S, Oscela Landing	1/12/2024 10:28 AM
14	None	1/11/2024 10:02 AM
15	None	1/10/2024 11:41 AM
16	Standing Cedars	1/10/2024 7:42 AM

## Village of Osceola Community Survey

17	Playground and walk by hospital!	1/8/2024 9:53 PM
18	The trails off S Osceola loop	1/7/2024 6:15 PM
19	Omc walking trail	1/7/2024 4:21 PM
20	the river access, standing cedars preservation	1/7/2024 12:19 PM
21	Standing Cedars, Trails on Cty Rd S, the Osceola Loop, Chisago Loop, Ice Age Trail, Gandy Dancer Trail, Osceola Boat Landing trails, swim, paddle in the river and walk the trail on the island.	1/7/2024 11:55 AM
22	Better bleacher at Oakley park. Handicapped accessible would be great	1/6/2024 9:46 PM
23	Osceola Landing	1/6/2024 4:52 PM
24	None	1/6/2024 3:14 PM
25	River Street park	1/6/2024 2:37 PM
26	None	1/5/2024 11:05 AM

## 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		

#	OTHER (PLEASE SPECIFY)	DATE
1	The river	2/28/2024 3:14 PM
2	Ski	2/10/2024 5:36 AM
3	Ice skating rink hasn't been open for 2 years. Use the most	2/7/2024 5:34 AM
4	Atv routes	2/6/2024 7:54 PM
5	Bike trail	2/6/2024 6:51 PM
6	Soon to be SKATEPARK	1/30/2024 9:11 AM
7	picnic tables	1/9/2024 5:01 PM
8	not to many handicap accessible	1/8/2024 9:53 PM
9	Gym	1/7/2024 4:38 PM
10	Omc walking trail	1/7/2024 4:21 PM
11	we used all of these when are kid was young	1/7/2024 12:19 PM
12	xc ski trails at the near by state parks, pickle ball courts	1/7/2024 11:55 AM
13	Fishing in mill pond and down from the falls	1/6/2024 9:49 PM
14	Have used skating rink in previous years	1/5/2024 3:36 PM
15	Didnt know there was a tennis court. We could use a pickleball court.	1/5/2024 1:28 PM

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

Answered: 69   Skipped: 207

#	RESPONSES	DATE
1	We could use some pickle ball courts 😊	2/29/2024 8:40 PM
2	Gristmill. The attempt at improvements with some plantings a couple of years ago failed. Need s reboot	2/29/2024 12:48 PM
3	Access to the river, like a bike trail to the Osceola landing	2/28/2024 3:14 PM
4	Gateway Meadows	2/22/2024 12:19 PM
5	Gateway Meadows need recreation development!	2/21/2024 7:15 AM
6	Gateway meadows! Non existing playground	2/20/2024 6:30 PM
7	Oakey	2/13/2024 7:37 PM
8	Most could use a little TLC.	2/11/2024 11:24 PM
9	None	2/8/2024 10:07 AM
10	Osceola picnic bluff If this is the one on river street - tree trimming so you can the river a little more	2/7/2024 9:59 PM
11	Eric Park - upkeep/repair Schillberg- tree trimming/cleanup and garbage cans needed.	2/7/2024 9:52 PM
12	Schillberg needs a playground back. Gateway Meadows is supposed to have a playground but still waiting years and years for it. Oakey can be sketchy, need to feel safer to bring the kids there.	2/7/2024 8:22 PM
13	Smith Park needs some TLC.	2/7/2024 7:08 PM
14	All - they all seem to be lacking.	2/7/2024 10:47 AM
15	Oakley park- fenced in	2/7/2024 9:56 AM
16	Schillberg Park needs a playground and the existing swings need fixed (only one with two places for swings). The scouts use that area regularly and would enjoy playing there too. Lots of kids ride their bikes and play there. There is a big, dead tree there too. There aren't soccer fields at the parks, so my kids usually go to the school to play. Having parks with that option would be fantastic. My kids use the medical center basketball court and would like more options. People come from Minnesota to use that basketball court and it gets really busy, so sometimes we have to go elsewhere. We need more, quality basketball courts that work for teenagers or young adults. Some hoops aren't high enough.	2/7/2024 9:39 AM
17	Na	2/7/2024 8:13 AM
18	No comment	2/7/2024 6:47 AM
19	Ice skating park	2/7/2024 5:34 AM
20	?	2/6/2024 11:06 PM
21	N/A	2/6/2024 8:43 PM
22	Schillberg Park - all the equipment was out dated and now removed altogether.	2/6/2024 8:16 PM
23	Eric Park	2/6/2024 6:59 PM
24	Schillberg, needs updated equipment	2/6/2024 6:51 PM
25	Eric Park. It is and could be a beautiful park if you would put up new basketball nets, fix the pavement and put up a tennis net! I've been asking this for more than five years and I've never received a response	2/6/2024 6:44 PM



## Village of Osceola Community Survey

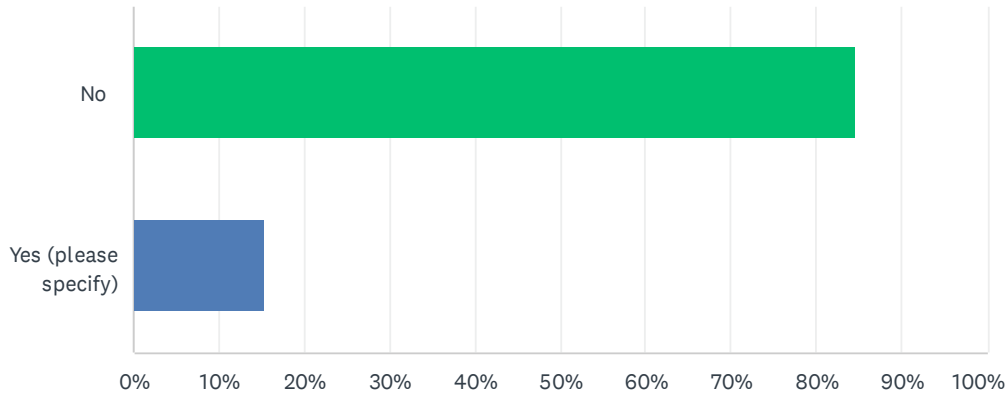
26	Eric Park... Out of date playground equipment, tennis court and basketball court fences and blacktop in poor/dangerous condition, no seating/tables/benches, lack of stairs/safe way to go down to the courts, no equipment/safe place for young children to play/explore, not friendly for those with disabilities or mobility issues	2/6/2024 6:44 PM
27	The fair building	2/6/2024 6:35 PM
28	All.	1/30/2024 9:11 AM
29	Oakey Park - particularly the grandstand area	1/23/2024 10:52 AM
30	Grandstand at park	1/20/2024 10:15 PM
31	Oakey Park grandstand is in need of significant repair and upgrading.	1/19/2024 8:50 PM
32	the grandstand at Oakey Park is on its last leg, it needs repairs to the fencing on the front of the grandstand but the structure is so old it won't hold it up if replace netting is attached. Oakey Park ballgames draw big crowds to Osceola	1/19/2024 8:17 PM
33	The watertower bluff trail, under the highway bridge, and the falls trail are popular and subject to erosion, wear and tear.	1/19/2024 12:01 PM
34	The 10th Avenue Park/Triangle is in MAJOR need of improvement. I pass it on my way to and from my home everyday and what was once a garden is not a weed infested jungle. I would be happy to help with upkeep of it if it got some new plants but could never find out who to reach out to in order to offer my help. I'm sure my neighbors wouldn't mind helping with weeding and whatever else it needs if we knew who to get in contact with.	1/16/2024 10:40 PM
35	Ice skating could be improved	1/13/2024 7:08 PM
36	None. They're all pretty great. We have a lot of parks per capita and need to focus on maintaining, not expanding, what we have.	1/12/2024 5:55 PM
37	Parks that mainly have received little investment toward like Shillbergs park, having a up kept park near the schools could see more use from the community. Also some trails could use resources to keep them walkable and loved by the community. I also agree with expanding parks like Oakey with more accomodations , but it is not necessary versus keeping or upgrading parks like Shillbergs and walkways.	1/10/2024 1:08 PM
38	None	1/10/2024 11:41 AM
39	Schillberg Park, Its a beautiful area and its sad that it does not see the attention it deserves. Older equipment that is breaking, etc.. That whole area could use good thought. Oakey Park, Updated equipment and better land use could be beneficial. It is a crucial center park for our town and should get the treatment it deserves. I also really loved when it was wood originally which could be a fun idea for redevelopment. Cascade Falls and Trail. The wood planks lying everywhere and that mudslide that still has not been dealt with is driving me and a lot of others insane. While I understand the need for the wood boardwalks they can be an eyesore. Id love if the trails could be redeveloped and fixed in an environmentally friendly way.	1/10/2024 10:26 AM
40	Oakey. It'd be great to have a bathroom, a nicer pavilion and better playground equipment.	1/10/2024 7:42 AM
41	Cascade falls and Glenn Cascade falls, this is a uniked attraction to town	1/9/2024 7:09 PM
42	Oakey and Schillberg updated	1/8/2024 9:53 PM
43	Signage could be improved on the Eagle Bluffs/Cascade falls/Simenstad Loop trails. Also a lot of graffiti under the bridge.	1/8/2024 12:11 PM
44	I wouldn't mind a touch up for the picnic tables and shelter at Schillberg Park. There has been some vandalism and I dislike taking youth groups there. Better creek access would be nice too.	1/8/2024 12:05 PM
45	You are not keeping up with current trends. St Croix Falls just built an indoor pickle ball court that attracts all ages and can be used year round. Within a few months, they have around 400 members. Osceola needs to think outside the box and realize what current trends are. Fitness centers are becoming a thing of the past, people want activities, not just lifting weights or walking on a treadmill...that's 90's thinking.	1/8/2024 5:39 AM
46	No	1/7/2024 9:59 PM

## Village of Osceola Community Survey

47	N/A. I've found the facilities in good repair	1/7/2024 6:02 PM
48	Oakey because it's creepy and a drug dealing location	1/7/2024 5:32 PM
49	No opinion	1/7/2024 2:58 PM
50	Parking is very limited	1/7/2024 12:46 PM
51	Schillberg park is bare but do to its location close to the schools it is easy to visit those locations instead. Eric park is old and dated. Oakey park always seems low on woodchips and the restrooms are dated.	1/7/2024 12:36 PM
52	The concrete wall by Geiger needs to be replaced. It would be great to see it replaced/repared then painted in a historical or natural mural.	1/7/2024 12:06 PM
53	The board walk along creek at Cascade Falls are very slippery when wet, some kind of non skid tread or something would be helpful. I have slipped on them a few different times.	1/7/2024 11:55 AM
54	Area behind Watershed restaurant, next to PY's.	1/7/2024 11:07 AM
55	GrateWay	1/7/2024 10:41 AM
56	I don't have an opinion	1/7/2024 10:04 AM
57	I don't visit enough to have an opinion	1/7/2024 8:46 AM
58	Cascade Falls - can anything be done about the ugly rocks piled where the Milk House was - maybe a patio etc.	1/6/2024 10:05 PM
59	Gateway meadows park.... Nothing there Pleasant run park ?.....	1/6/2024 9:46 PM
60	n/a	1/6/2024 7:52 PM
61	Oakley park	1/6/2024 7:31 PM
62	None. They are fine.	1/6/2024 5:24 PM
63	Smith park, don't even know why its there.	1/6/2024 4:52 PM
64	Need more bike trails	1/6/2024 4:08 PM
65	Didn't know gateway meadow had a park.	1/6/2024 3:14 PM
66	Eric Park and Oakey Park	1/6/2024 11:56 AM
67	Focus on cutting costs and balancing budgets so I am not having a 30% tax increase per year.	1/5/2024 5:02 PM
68	The park behind Gerald st needs a lot of attention. Look's abandoned.	1/5/2024 4:15 PM
69	Schillberg Park is an underutilized asset. It needs a purpose and a design. Would be a wonderful Festival Grounds to bring people to our town.	1/5/2024 1:28 PM

## 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

#	YES (PLEASE SPECIFY)	DATE
1	No walking or bike path on the bridge to the river	2/28/2024 3:14 PM
2	I have a special needs child that likes to elope and not having fenced in parks makes it difficult to enjoy the parks.	2/22/2024 12:19 PM
3	Handicapped facilities should be added.	2/13/2024 7:37 PM
4	Oakey park is sketchy. It doesn't feel safe to go there anymore.	2/7/2024 8:22 PM
5	Bathrooms at oakey park	2/7/2024 1:41 PM
6	Oakley park, drug use	2/7/2024 9:56 AM
7	Dead tree at Schillberg Park.	2/7/2024 9:39 AM
8	I do when the skate park opens.	2/7/2024 5:34 AM
9	Strange behavior by individuals not using playground at Oakey Park	2/6/2024 6:51 PM
10	Eric Park has poorly maintained fences by the sports courts, lack of safe way to get to the courts or playground equipment if you have any form of disability or mobility issues.	2/6/2024 6:44 PM
11	Oakey Park.	2/6/2024 6:36 PM
12	The grandstand at Oakey Park is in terrible need of updating, both for safety and for cosmetic decay.	1/23/2024 10:52 AM
13	Grandstand is about to fall down	1/20/2024 10:15 PM
14	Grandstand at Oakey Park	1/19/2024 8:50 PM
15	see above. Grandstand needs new bleachers and structure	1/19/2024 8:17 PM

## Village of Osceola Community Survey

16	Having porta potties or bathrooms at the park to use for people and people with wheel chairs	1/19/2024 8:41 AM
17	I have concerns about the "expansion" on the bluff coming closer toward my private property and the safety/liability issues this creates for me.	1/12/2024 5:55 PM
18	Lack of accessible parking at parks	1/11/2024 8:52 PM
19	Unsafe equipment. Sketchy activity	1/11/2024 10:02 AM
20	Not handicap accessible enough	1/8/2024 9:53 PM
21	Vagrants and predators at Oakey Park	1/8/2024 6:15 PM
22	The trail that runs along the creek isn't the most accessible for less abled students. Having creek access closer to the field would be nice.	1/8/2024 12:05 PM
23	Some concern for people who hang out in the parking lots of osceola loop and Chisago loop trails.	1/8/2024 10:59 AM
24	Not at this time. Hopefully that will continue	1/7/2024 6:02 PM
25	Lack of adequate lighting	1/7/2024 5:32 PM
26	Smiths park and Eric park do not have pavement/sidewalks all the way to the playground and the grass can be uneven. Eric parks tennis court looks to be falling off the cliff and is always a dirty, unkept eyesore.	1/7/2024 12:36 PM
27	The rocks where the Milk House was are problematic and unsafe and always shifting and moving. There needs to be a better solution for that steep bluff.	1/7/2024 11:55 AM
28	No police dept	1/7/2024 10:59 AM
29	Oakley park	1/6/2024 7:31 PM
30	Oakey park is dirty and the stairs to the waterfall are not maintained well	1/6/2024 1:58 PM
31	Crime.	1/5/2024 6:49 PM
32	I feel at there is ALOT of crime that happens at the parks. Many cars in and out at all hours. Personal I think the skateboard park is going to being alot of crime and unwanted guests	1/5/2024 1:09 PM

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

Answered: 83    Skipped: 193

#	RESPONSES	DATE
1	Pickle ball courts	2/29/2024 8:40 PM
2	Walking or bike path to Osceola landing	2/28/2024 3:14 PM
3	Osceola Dog Park	2/26/2024 9:46 PM
4	No more parks	2/21/2024 2:54 PM
5	More tennis courts and picnic areas	2/21/2024 7:15 AM
6	Dog Park	2/20/2024 7:07 PM
7	A playground in gateway meadows!	2/20/2024 6:30 PM
8	Make sure there are portable toilets.	2/11/2024 11:24 PM
9	Walk/ski trails	2/10/2024 5:36 AM
10	None	2/8/2024 10:07 AM
11	Skate park for kids	2/7/2024 9:59 PM
12	A splash pad :) We hope the skate park is eventually funded. We appreciate the drinking fountains and the bathrooms at Millpond and Oakey! (Schillberg bathrooms are hit or miss.)	2/7/2024 9:52 PM
13	Fun playground equipment for older kids. Everything here is for very young kids.	2/7/2024 8:41 PM
14	Schillbergs needs a playground!!!	2/7/2024 8:22 PM
15	Something like Teddy Bear Park in Stillwater would be awesome.	2/7/2024 7:08 PM
16	Skate Park	2/7/2024 4:04 PM
17	More information on them.	2/7/2024 3:00 PM
18	Skate park. Safe trail to get from pheasant run, 248th and 240th developments to schools/downtown.	2/7/2024 10:47 AM
19	Mountain bike trails, soccer fields, playground at Schillberg Park	2/7/2024 9:39 AM
20	Walking paths	2/7/2024 8:13 AM
21	No comment	2/7/2024 6:47 AM
22	Dog park	2/6/2024 11:06 PM
23	Improved lighting.	2/6/2024 8:43 PM
24	Newer equipment	2/6/2024 8:16 PM
25	More restaurants, not bar type restaurants. Family friendly restaurants or nice dining options.	2/6/2024 7:50 PM
26	Public pool	2/6/2024 7:32 PM
27	More bathrooms, picnic areas and equipment for younger children	2/6/2024 6:59 PM
28	Handicap accessible ramp to Cascade Falls	2/6/2024 6:51 PM
29	Frisbee golf	2/6/2024 6:44 PM
30	SKATEPARK	1/30/2024 9:11 AM

## Village of Osceola Community Survey

31	Can we get trash cans at Schillberg park again? I think Olsen may not know they should drop one there. I would also love to see a can at the beginning of the trail, right near Industrial.	1/30/2024 8:51 AM
32	I would like to see a dog park.	1/25/2024 12:19 PM
33	Public youth baseball fields	1/19/2024 8:50 PM
34	More trails Pickleball courts	1/19/2024 1:22 PM
35	I am not familiar enough to say.	1/19/2024 12:01 PM
36	I think the idea of inclusive parks for children with disabilities is wonderful! I'm not super familiar with all of the parks so maybe this is already covered.	1/16/2024 10:40 PM
37	More organized trail events, especially for families. Nature walks. Environmental education. More parking around library/hall/senior center. Missed the boat on that one!	1/14/2024 11:09 AM
38	Skateboard opportunities	1/13/2024 7:08 PM
39	Instead of a skateboard park, I personally would like to see the existing ice skating rink become a dual-use facility that could house the skateboarders in the summer, like the one Scandia has.	1/12/2024 5:55 PM
40	Skateboard park	1/12/2024 10:28 AM
41	Cleaned up, more lighting.	1/11/2024 10:02 AM
42	Parks, trails, ice rinks etc get used more when there is dedicated programming. We have GREAT amenities already- need programming.	1/10/2024 8:32 PM
43	Honestly anything you can add. A lot of entertainment opportunities in Osceola are good, but if you invest in a skatepark I could see a lot of people interested in new entertainment options like that.	1/10/2024 1:08 PM
44	Bike trails	1/10/2024 12:28 PM
45	pickleball, skateboard park (just get it done instead of relying on private fund raising)	1/10/2024 11:25 AM
46	Community driven outdoor events. Skate Park development. Equipment additions and upgrades. Simple drinking fountains.	1/10/2024 10:26 AM
47	Public art Bike lanes Farmers market structure Return the pollinator gardens	1/10/2024 7:42 AM
48	Wild areas. Restored native plant communities	1/9/2024 7:09 PM
49	no opinion, not involved in many outdoor activities	1/9/2024 5:01 PM
50	Splash pad or pool	1/8/2024 9:03 PM
51	Pickleball courts	1/8/2024 2:16 PM
52	It would be great to have a park in the Gateway Meadows neighborhood. Lots of kids in that neighborhood. It would be great to walk/bike to a local playground within the development	1/8/2024 1:40 PM
53	Would be fun to see an interactive trail with art or educational tidbits scattered throughout. For example, a trail with tree ID cards on some of the trees teaching you about their characteristics. Or a trail with little fairy houses scattered about at the bases of trees. Something fun to engage with while you're outdoors.	1/8/2024 12:11 PM
54	Not sure	1/8/2024 12:05 PM
55	Indoor pickleball courts. Jump on the bandwagon before it passes you by. Osceola is very slow to react to physical fitness trends, and seems to be stuck in the 90s.	1/8/2024 5:39 AM
56	Pedestrian/cycle connections between them and town	1/7/2024 6:15 PM
57	Addition of doggie poop bags in park facilities to encourage people to pick up after their animals.	1/7/2024 6:02 PM
58	Skate park and bike trails	1/7/2024 5:32 PM
59	Skate park	1/7/2024 5:24 PM

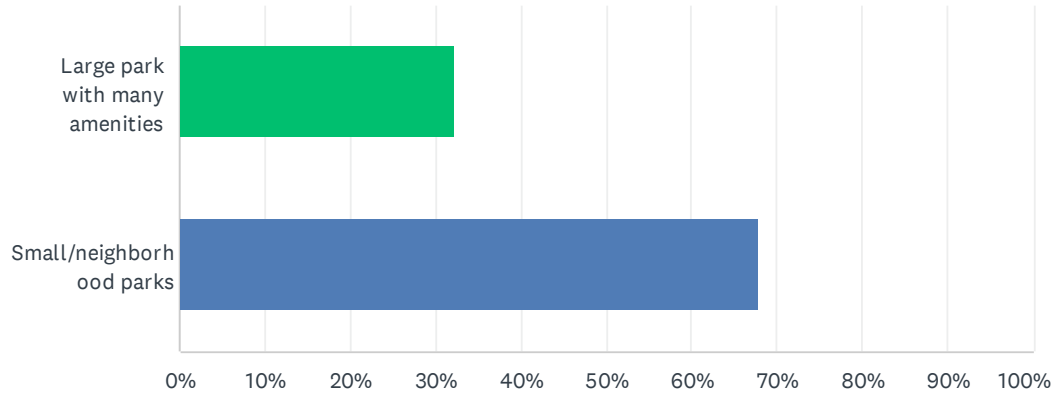


# Village of Osceola Community Survey

60	Pickle ball courts.	1/7/2024 2:58 PM
61	Pickleball	1/7/2024 12:46 PM
62	Skate park	1/7/2024 12:41 PM
63	More natural area improvements like trails.	1/7/2024 12:06 PM
64	Some pickle ball courts, more benches and picnic areas.	1/7/2024 11:55 AM
65	Skate park	1/7/2024 11:21 AM
66	None	1/7/2024 10:59 AM
67	Gateway they need it because of all the young families that have move in here and they told that it was going done	1/7/2024 10:41 AM
68	indoor pickle ball courts	1/7/2024 10:20 AM
69	Handicapped accessibility	1/7/2024 9:36 AM
70	I don't visit enough to have an opinion	1/7/2024 8:46 AM
71	Pickle ball court	1/7/2024 12:14 AM
72	Pickelball courts	1/6/2024 9:46 PM
73	n/a	1/6/2024 7:52 PM
74	Nicer bathrooms	1/6/2024 7:31 PM
75	None. Stop spending the residents money.	1/6/2024 5:24 PM
76	Build a skate park. Quit holding out on something that's been "begged for" for 35 years.	1/6/2024 4:11 PM
77	More walking trails, dog park. Most people have dogs off leash (not happy)!!	1/6/2024 4:08 PM
78	Cleaner restrooms	1/6/2024 2:19 PM
79	Bathrooms	1/6/2024 1:58 PM
80	Better restrooms	1/6/2024 9:13 AM
81	Outdoor Ice skating rink.	1/5/2024 6:49 PM
82	Frisbee golf	1/5/2024 4:15 PM
83	Bike trails connecting to other towns. An outdoor performance stage for summer concerts in the parks.	1/5/2024 1:28 PM

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

#	RESPONSES	DATE
1	connecting OMC to downtown and fixing the walking area near the depot	2/29/2024 12:48 PM
2	Gateway Meadows	2/22/2024 12:19 PM
3	I would rank that at 99th out of a list of 100 needs	2/21/2024 2:54 PM
4	Through Gateway Meadows	2/21/2024 7:15 AM
5	Between gateway parkway and the safe route to school	2/20/2024 7:07 PM
6	Gateway meadows	2/20/2024 6:30 PM
7	High. This area should be more walkable	2/20/2024 6:11 PM
8	248, M, and other outer areas.	2/13/2024 7:37 PM
9	A paved path (sidewalk) out to OMC.	2/11/2024 11:24 PM
10	South of town!	2/10/2024 5:36 AM
11	None	2/8/2024 10:07 AM
12	Between OMC and downtown.	2/7/2024 9:52 PM
13	Current elementary school	2/7/2024 8:41 PM
14	By the schools	2/7/2024 8:22 PM
15	Already enough of them!	2/7/2024 5:35 PM
16	Shillberg park, bluffs	2/7/2024 2:15 PM
17	Safe trail to get from pheasant run, 248th and 240th developments to schools/downtown.	2/7/2024 10:47 AM
18	All throughout town	2/7/2024 10:08 AM
19	From Osceola to Osceola Medical center.	2/7/2024 9:17 AM
20	3rd ave	2/7/2024 8:13 AM
21	No comment	2/7/2024 6:47 AM
22	Connect the existing network	2/7/2024 6:11 AM
23	Ability to get in and out if town.	2/7/2024 1:54 AM
24	Unknown	2/6/2024 11:06 PM
25	North of Krooked kreek	2/6/2024 8:43 PM
26	Near the schools, and other places in the community with ample parking space already accessible.	2/6/2024 8:16 PM
27	Town towards hospital On M towards Alden	2/6/2024 7:08 PM
28	River access & views	2/6/2024 7:07 PM
29	Access to downtown or by the Industrial Park on M	2/6/2024 6:59 PM
30	Large parks first (such as Oakey), downtown to school area	2/6/2024 6:51 PM
31	Along County Rd M and from Osceola to Dresser somewhere	2/6/2024 6:44 PM

## Village of Osceola Community Survey

32	Near the high schiol	1/31/2024 9:05 PM
33	3rd street.	1/30/2024 9:11 AM
34	EVERYWHERE is my honest answer. But my number one ask is 3rd Ave from M to downtown. Please create a pedestrian path here. People who live in housing areas off of M want to walk or bike downtown on a nice day. As it is 3rd Ave is not safe for pedestrian travel. It's narrow, full of potholes which are dangerous and not good for bikes (or cars) and it's also very dark. My second ask is for trail connection from downtown Osceola (or somewhere off M) to the Stower Seven and the Gandy Dancer. A paved path that connected to these trails would be incredible for locals that want the recreation and I think it would bring in tourism \$\$\$. Also please but bike racks downtown.	1/30/2024 8:51 AM
35	In town	1/23/2024 10:52 AM
36	Low priority	1/19/2024 8:50 PM
37	in and around the village needs bikepaths and walking paths or trails	1/19/2024 8:17 PM
38	By the art barn	1/19/2024 1:22 PM
39	I support hike, walk, bike paths away that are separate from major roadways and are safe from possible collision with vehicles. I don't know enough about the layout in Osceola.	1/19/2024 12:01 PM
40	Anywhere in /close to town would be great. One of my reasons for moving here was to be able to walk to where I need to go. It is great for that IN THE SUMMER. In winter, it is absolutely dangerous to try and walk anywhere other than a couple blocks on Main Street. PLEASE educate village residents about need to keep sidewalks clear. PLEASE enforce shoveling regulations.	1/14/2024 11:09 AM
41	Alongside our current roads	1/13/2024 7:08 PM
42	We don't need more facilities! We need to maintain the ones we have and make sure MNDOT includes a bike path on the new bridge.	1/12/2024 5:55 PM
43	walking access on 35S to & along Ridge Rd until road levels out; signs alerting drivers to bikers there; paved walking trail on 3rd Ave. from M to senior apts where sidewalk starts	1/12/2024 10:28 AM
44	River view areas, bluffs	1/11/2024 9:24 PM
45	Connection of Industrial park to downtown with multiuse paths along Osceola Creek.	1/10/2024 8:32 PM
46	I think the possibility of renovating older paths that don't see too much use might be beneficial, but in terms of adding new walking paths and trails you might want to prioritize up keeping existing trails first. I think there could be more bike racks and facilities for these types a of vehicles around different trails near public spaces that have accomodations.	1/10/2024 1:08 PM
47	High priority	1/10/2024 12:28 PM
48	connect downtown to Schillberg's park and extend to Stower Trail and St. Croix Falls/Dresser/Gandy Dancer Trail.	1/10/2024 11:25 AM
49	East/North Schillberg Park. Standing Cedars. ~ County Road M, Eric Park, & 3rd Ave.	1/10/2024 10:26 AM
50	More bluff trails! I'd take hiking trails and bike lanes anywhere we can get them.	1/10/2024 7:42 AM
51	Near to and connecting the school buildings.	1/9/2024 10:49 PM
52	To the south side of town	1/9/2024 7:09 PM
53	Biking path to east Farmington and dresser. Can't bike on 35. Too dangerous.	1/9/2024 6:00 PM
54	From town to OMC Park	1/8/2024 6:15 PM
55	I'm primarily a road biker, and as I said earlier in the survey, I'm pleased with what's available to me in that regard. That said, my wife is less comfortable riding on streets with cars, so I think she and others like her could benefit from off street bike paths and/or dedicated bike lanes in and out of neighborhoods in the village.	1/8/2024 5:20 PM
56	Boardwalks through wetlands by Schillberg Park	1/8/2024 2:16 PM
57	to connect downtown areas to outer ring. Farmington to Osceola.	1/8/2024 12:57 PM

## Village of Osceola Community Survey

58	I'm not sure.	1/8/2024 12:05 PM
59	Extending the existing one would be nice, oseola towards dresser would be nice.	1/8/2024 10:59 AM
60	Frankly, I have lived in Osceola for 17 years and I have no idea where the bike trails are.	1/8/2024 5:39 AM
61	Bike trails that connect to S	1/7/2024 10:29 PM
62	unsure	1/7/2024 8:57 PM
63	Along the river connecting town with S trails and Standing cedars	1/7/2024 6:15 PM
64	Connecting communities, one flowing into the next. A route connecting Osceola to the town of Osceola and Dresser	1/7/2024 6:02 PM
65	I think what you are asking is how I would rank this in a priority—it's very important to have a walkable/bikeable community (this survey is poorly written 😊)	1/7/2024 5:32 PM
66	By the schools	1/7/2024 5:24 PM
67	Public scenic areas.	1/7/2024 2:58 PM
68	Near the dairy Queen for a trailhead	1/7/2024 12:46 PM
69	Close to residential areas like the gateway division.	1/7/2024 12:36 PM
70	In places that would not disrupt natural ecosystems	1/7/2024 12:19 PM
71	Anywhere and everywhere. Osceola creek and the land near the wetlands beyond.	1/7/2024 12:06 PM
72	One day, I'd love to see a walking/bike trail that is a big loop through Osceola, Dresser, St. Croix Falls, Taylors Falls, and back down the MN side to 243 to Osceola. But to start it would be great if we could have a walking/bike trail along Ridge Rd around to the Hospital and then back down Cascade to town and then a trail along Cascade to Cty Rd S with a trail all along Cty Rd S to Interstate Park.	1/7/2024 11:55 AM
73	Ability to get downtown.	1/7/2024 11:07 AM
74	None at this time	1/7/2024 10:41 AM
75	No opinion	1/7/2024 10:04 AM
76	Top of the list	1/7/2024 9:36 AM
77	Along the riverway	1/7/2024 9:29 AM
78	Around the schools/Schillberg area	1/7/2024 8:46 AM
79	Asking the river and bluffs.	1/7/2024 2:02 AM
80	Near town.	1/7/2024 12:14 AM
81	In the village or accessible from the village. Also, can we connect to the St Croix Falls bike trail?	1/6/2024 10:05 PM
82	Hook up to other trails in the area Would be nice if they were all hooked together	1/6/2024 9:46 PM
83	osceola landing	1/6/2024 7:52 PM
84	A path that goes north up 35 to the hospital.	1/6/2024 5:58 PM
85	Route to OMC	1/6/2024 5:33 PM
86	None. There are plenty in the area.	1/6/2024 5:24 PM
87	Outside of town	1/6/2024 4:08 PM
88	Downtown area	1/6/2024 9:13 AM
89	None. Plenty already	1/5/2024 6:49 PM
90	Not sure where more could be put at the moment	1/5/2024 4:15 PM
91	Along highway 35 to allow safe passage between side roads	1/5/2024 3:36 PM

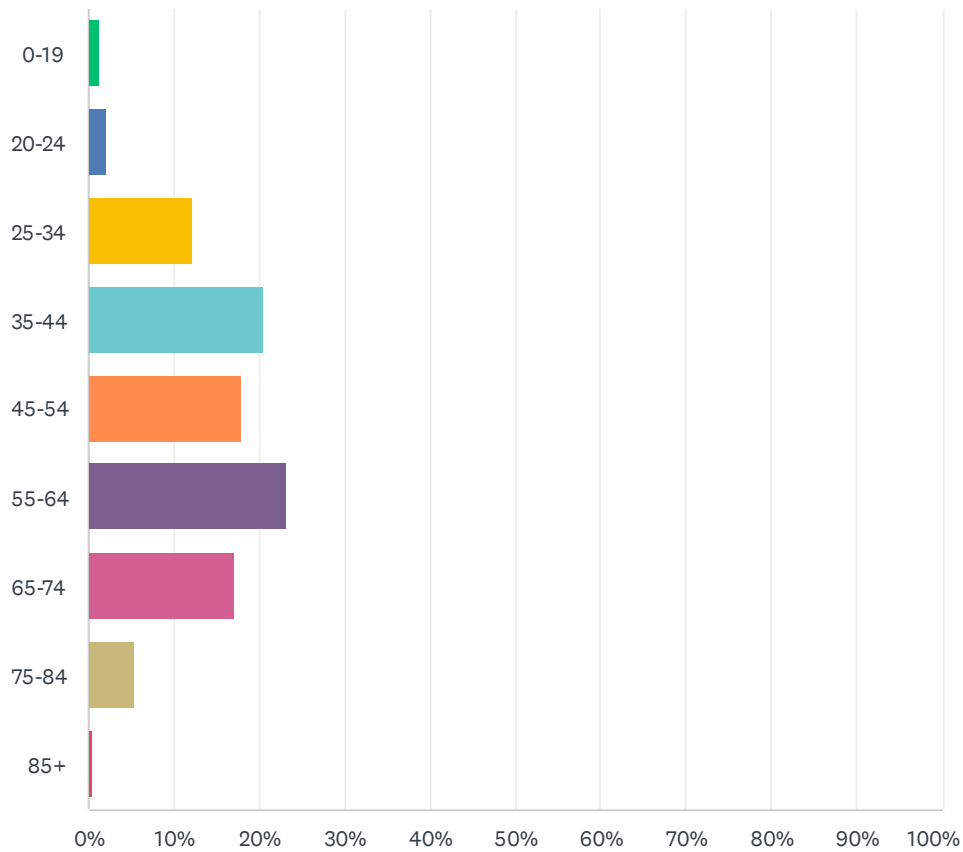
## Village of Osceola Community Survey

92	complete the bike path from village of Osceola to OMC (partial bike path now from the assisted living to Kwik trip)	1/5/2024 3:07 PM
93	Bike paths emanating from the new bridge. Maybe engineered bike courses in Schillberg Park. Maybe concert stage in Schillberg Park.	1/5/2024 1:28 PM
94	Outside the Village.	1/5/2024 11:05 AM



## Q27 What is your age?

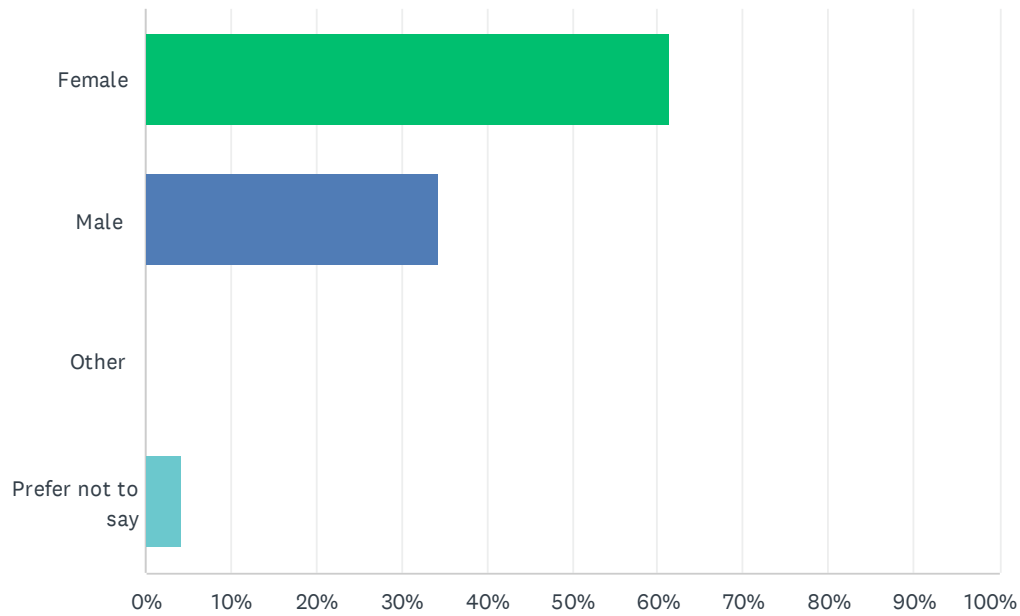
Answered: 229 Skipped: 47



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?

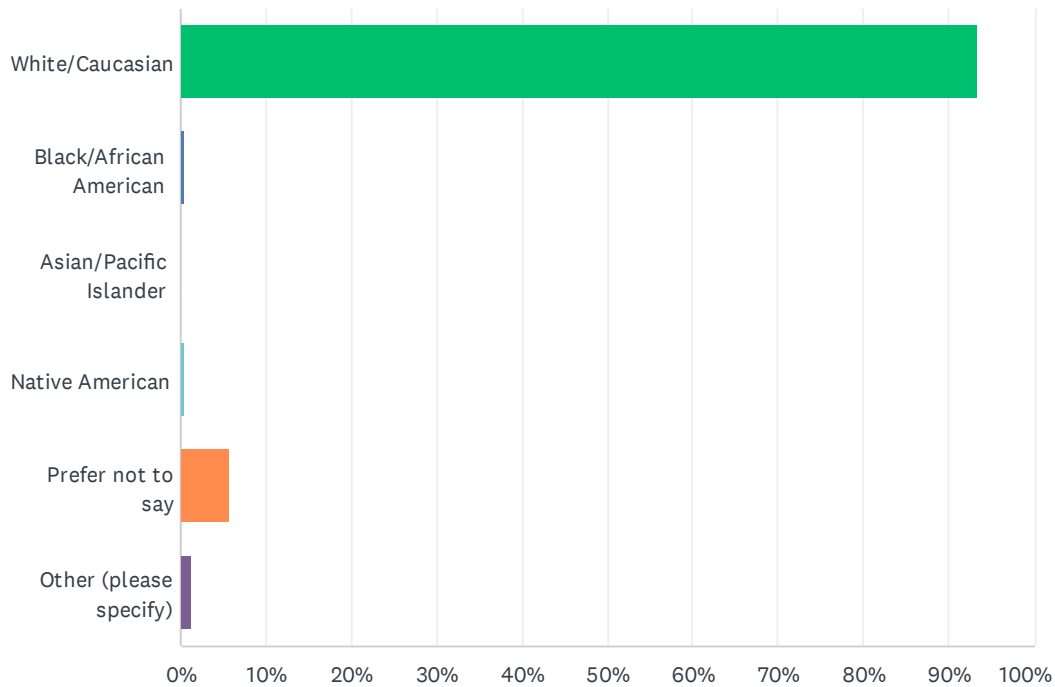
Answered: 230 Skipped: 46



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

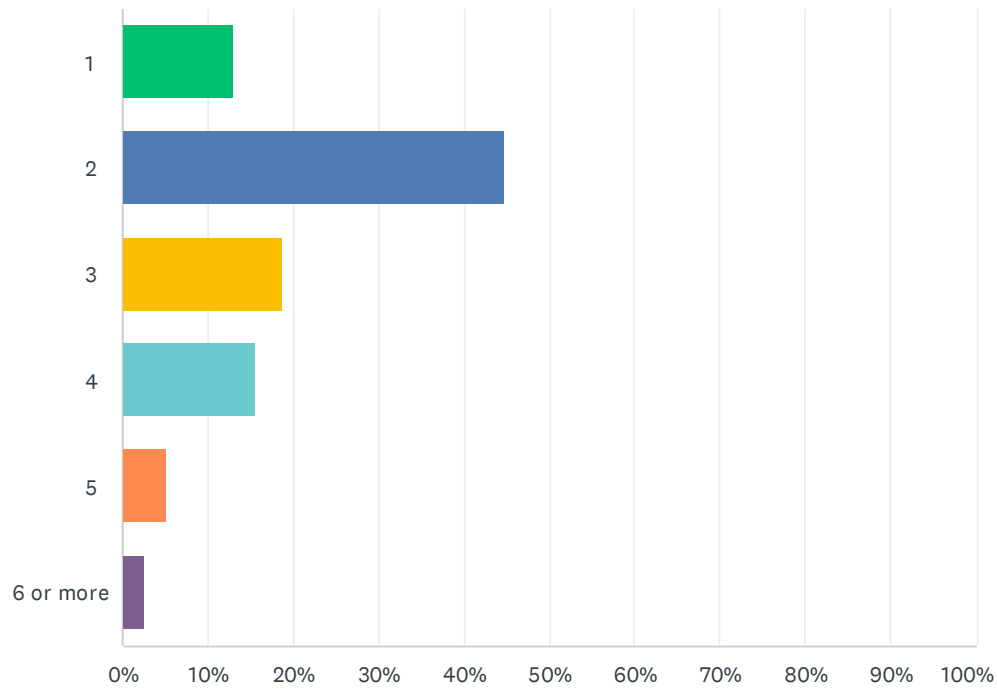


ANSWER CHOICES	RESPONSES	
White/Caucasian	93.45%	214
Black/African American	0.44%	1
Asian/Pacific Islander	0.00%	0
Native American	0.44%	1
Prefer not to say	5.68%	13
Other (please specify)	1.31%	3
Total Respondents: 229		

#	OTHER (PLEASE SPECIFY)	DATE
1	American	2/29/2024 8:41 PM
2	There are only two genders.	2/20/2024 7:08 PM
3	Hispanic	1/7/2024 8:45 PM

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

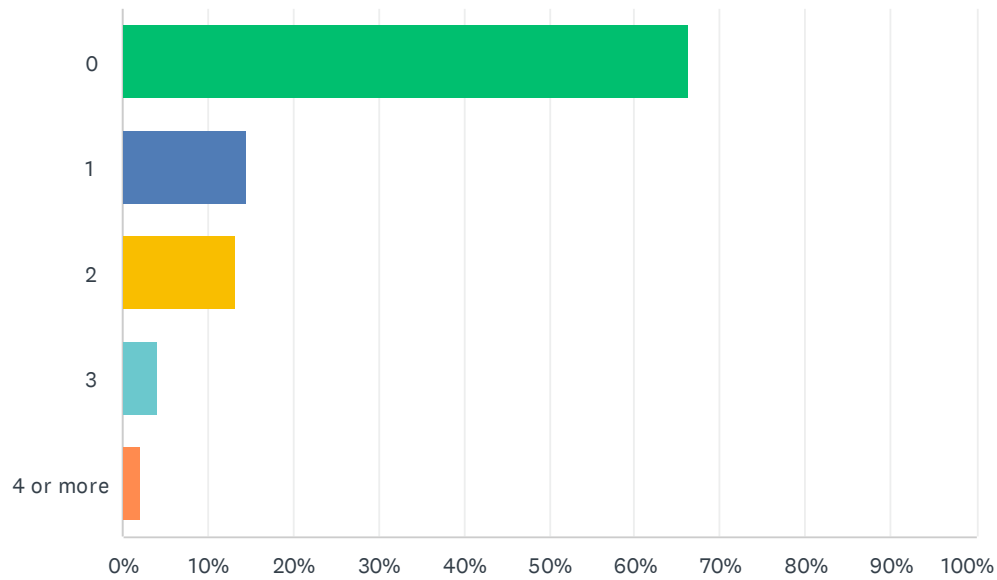
Answered: 230 Skipped: 46



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?

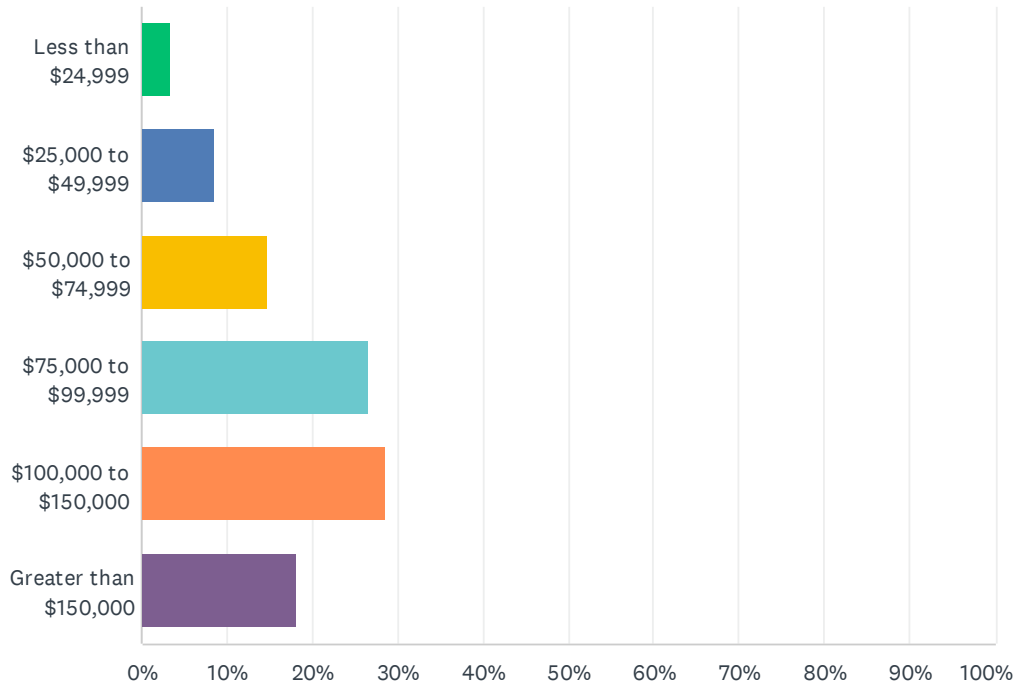
Answered: 228 Skipped: 48



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



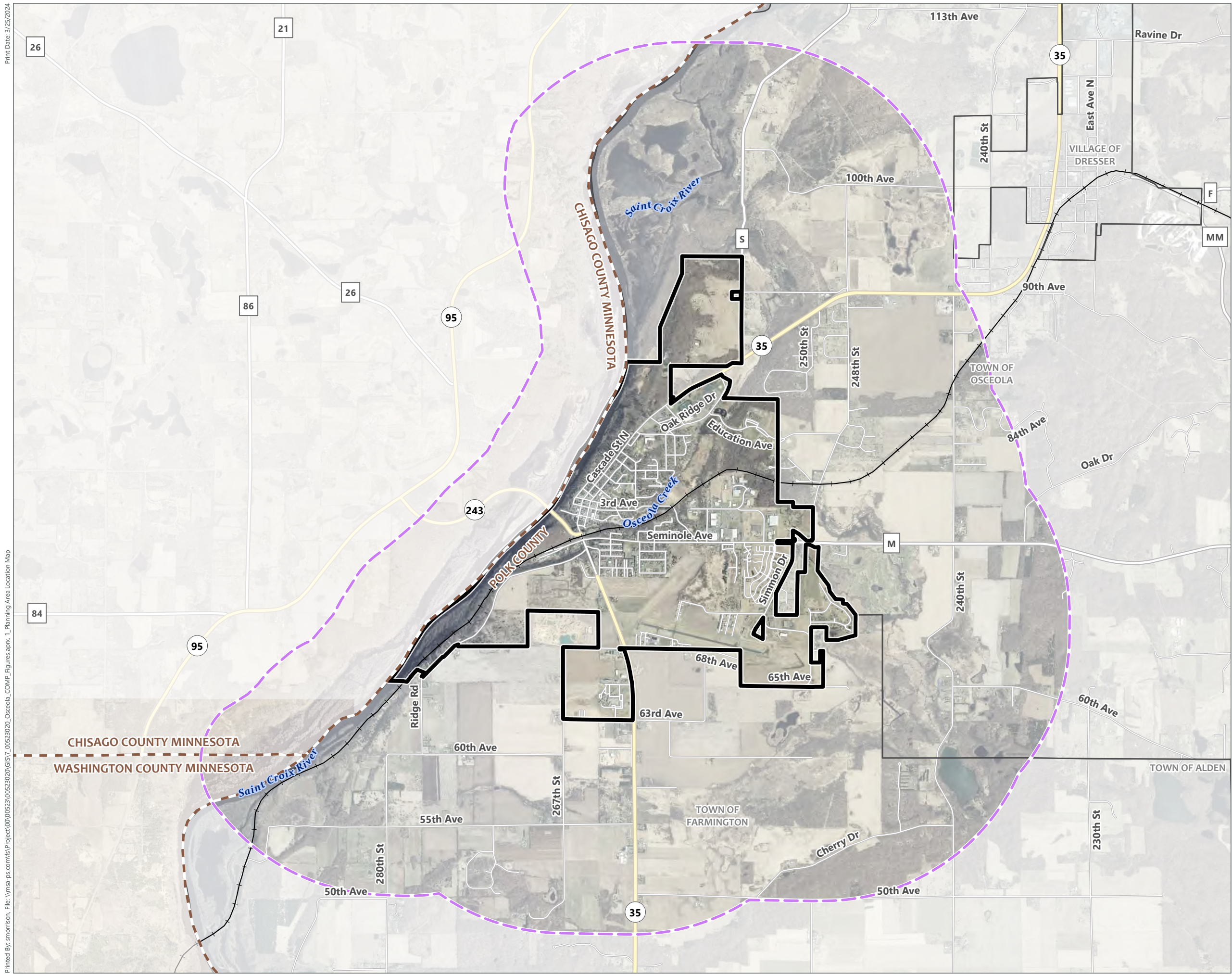
ANSWER CHOICES	RESPONSES	
Less than \$24,999	3.33%	7
\$25,000 to \$49,999	8.57%	18
\$50,000 to \$74,999	14.76%	31
\$75,000 to \$99,999	26.67%	56
\$100,000 to \$150,000	28.57%	60
Greater than \$150,000	18.10%	38
TOTAL		210



# **APPENDIX D**

## **MAPS**









# Project Location

Comprehensive Plan  
Update (2024)

**Village of Osceola**  
**Polk County, Wisconsin**

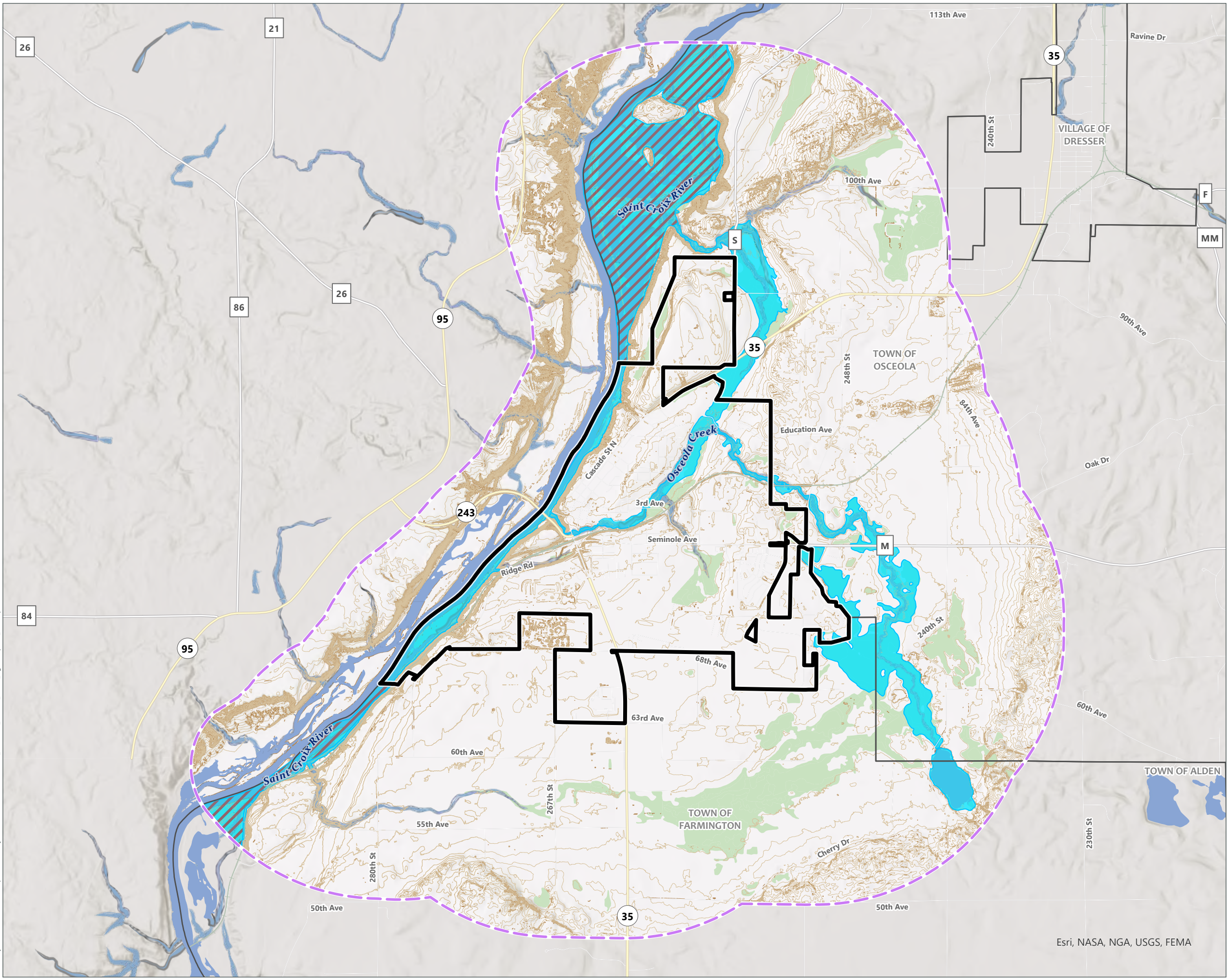
-  Planning Area (1.5 Mile)
-  Village of Osceola
-  Municipal Boundary
-  County Boundary



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**

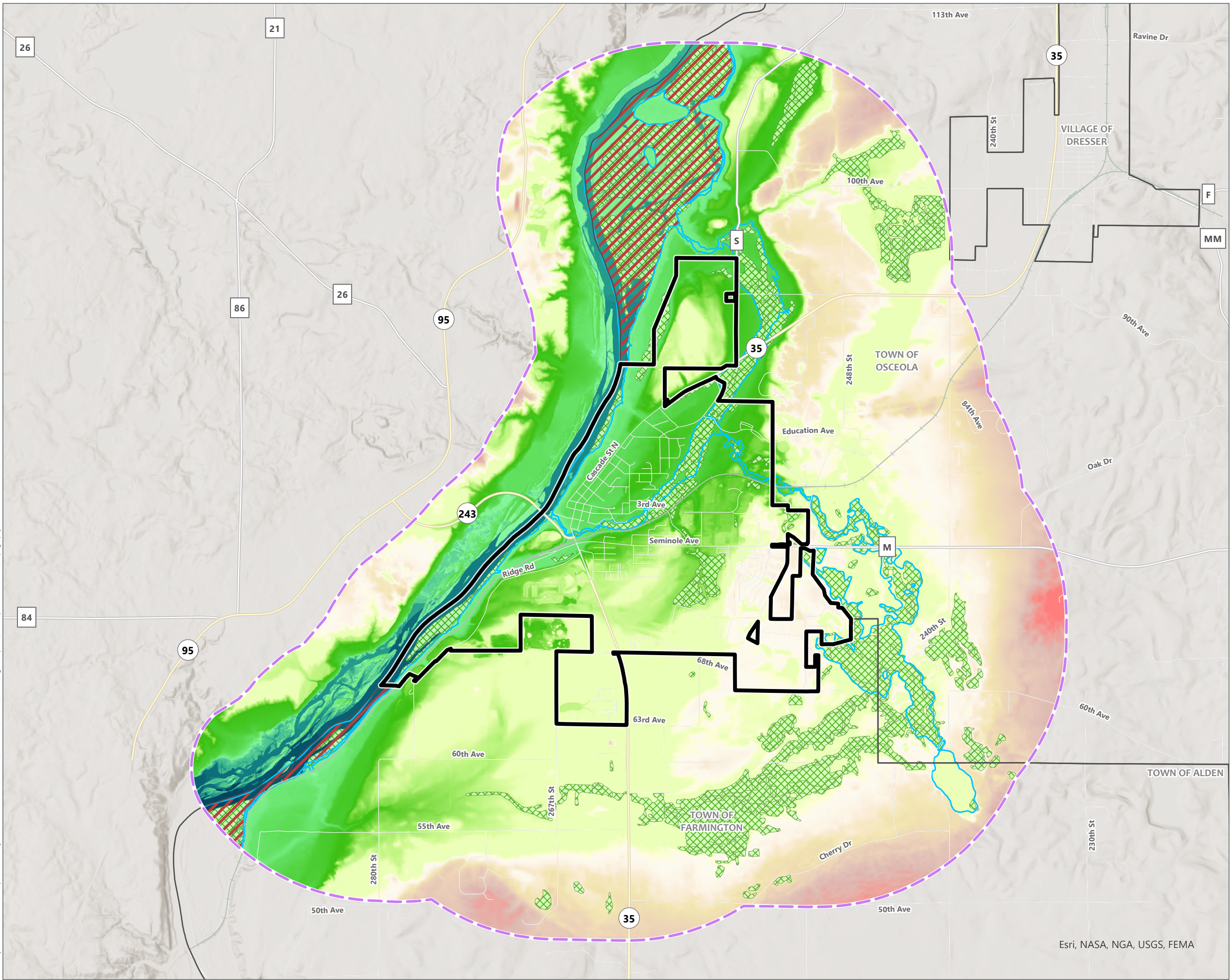
- Planning Area (1.5 Mile)
- Village of Osceola
- Municipal Boundary
- County Boundary
- 10-ft Contour
- Wetland Class Areas (WDNR)
- Flood Zone Designation**
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway

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

Esri, NASA, NGA, USGS, FEMA







# 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

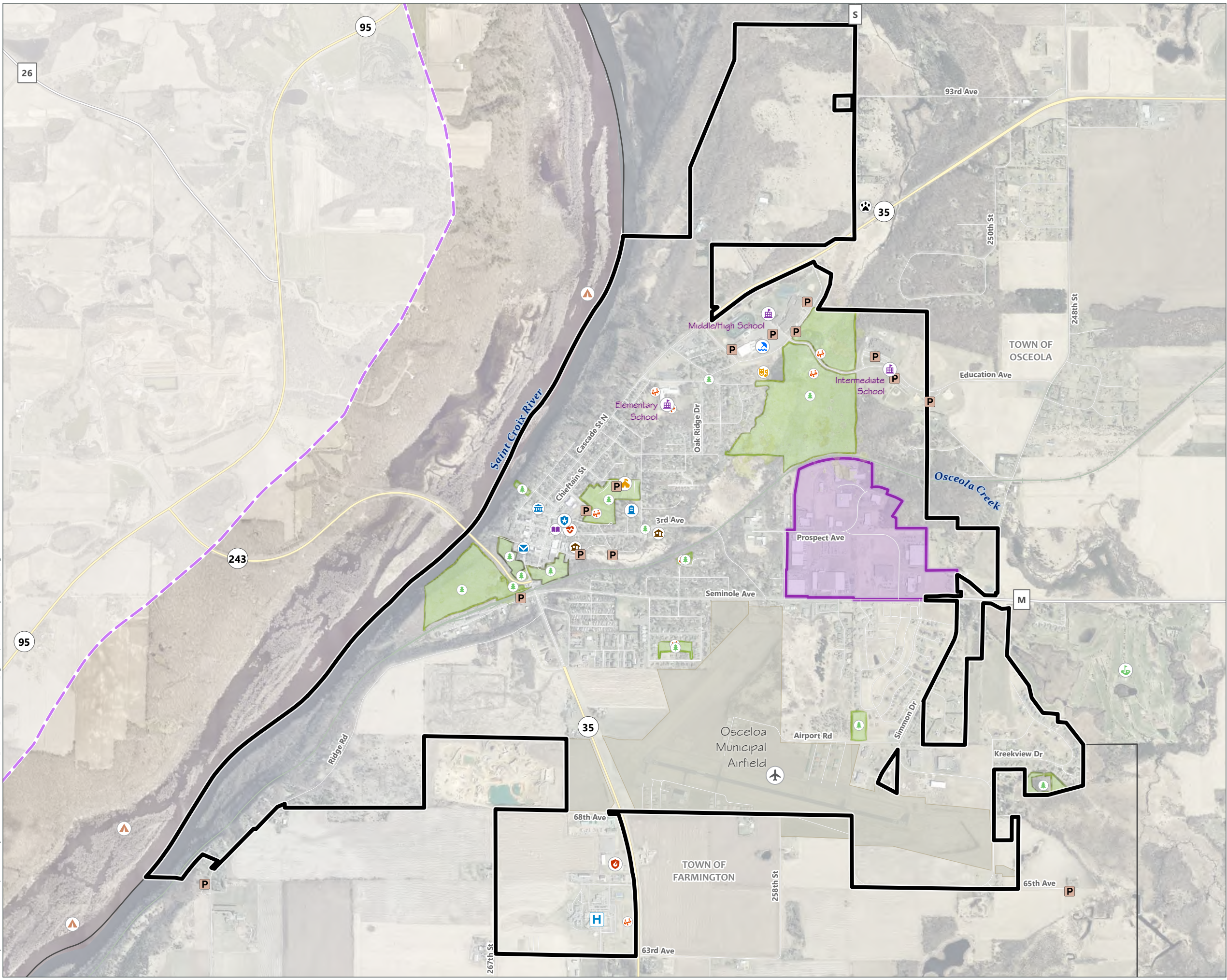
Esri, NASA, NGA, USGS, FEMA





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





# Village Facilities

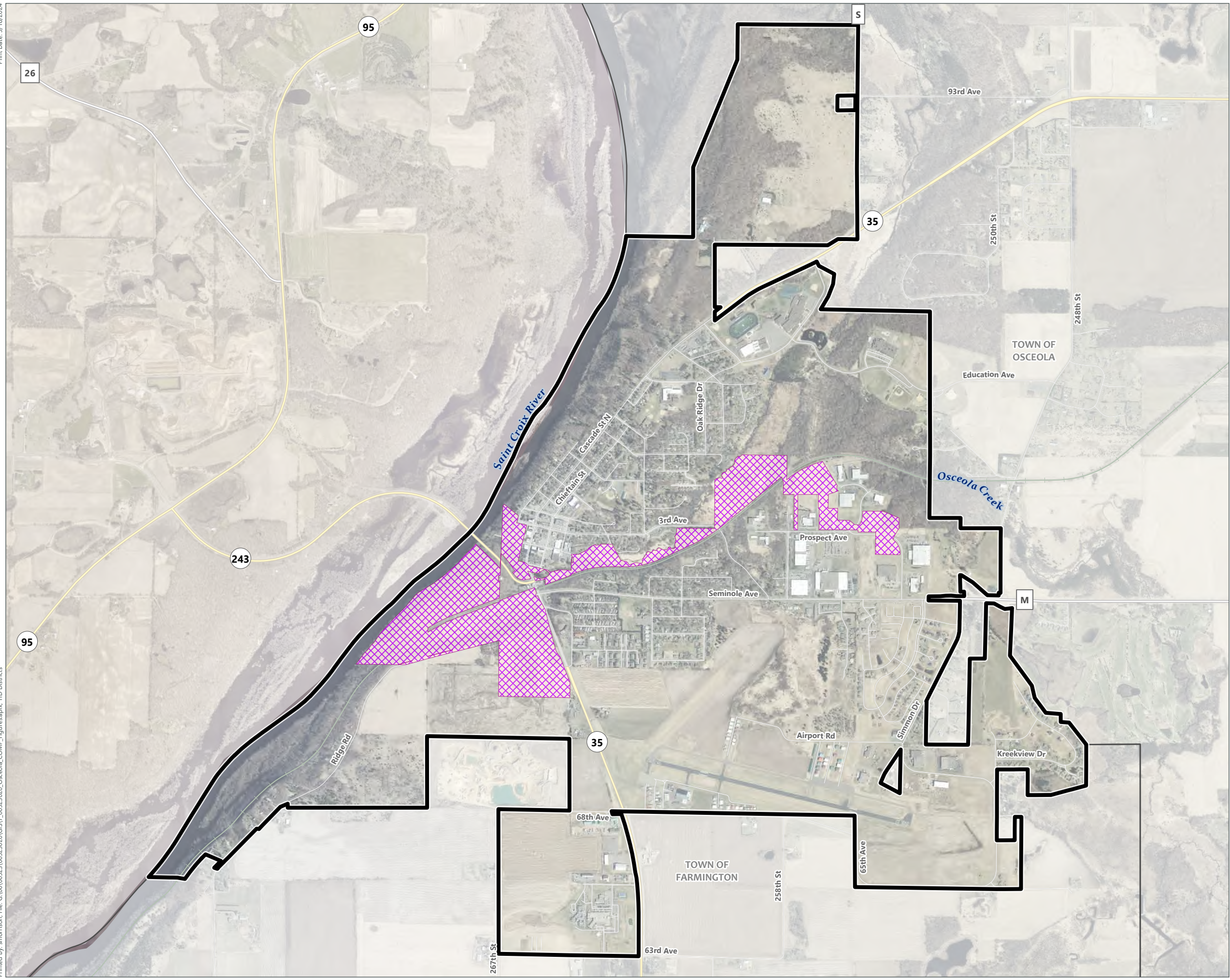
Comprehensive Plan  
Update (2024)

**Village of Osceola**  
**Polk County, Wisconsin**

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

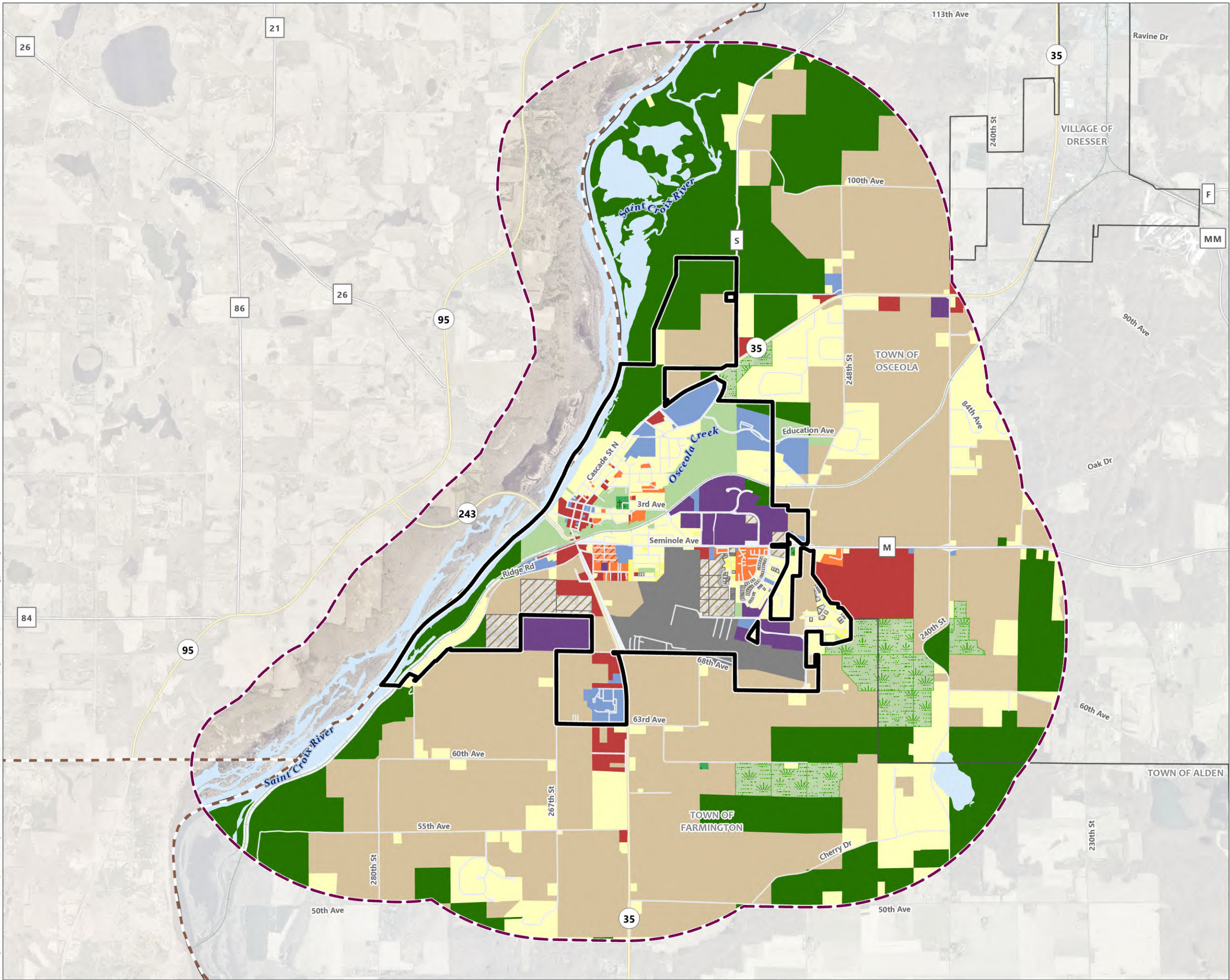
*Data Sources:*  
Polk County GIS (2023)  
Chisago County GIS (2023)  
Aerials (2022 MN & WI)  
WI DNR Hydrology



- ## WisDOT Functional Classification







# 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



0 0.25 0.5 Miles



















# Existing Land Use

Comprehensive Plan  
Update (2024)

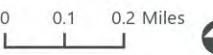
**Village of Osceola**  
**Polk County, Wisconsin**

-  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





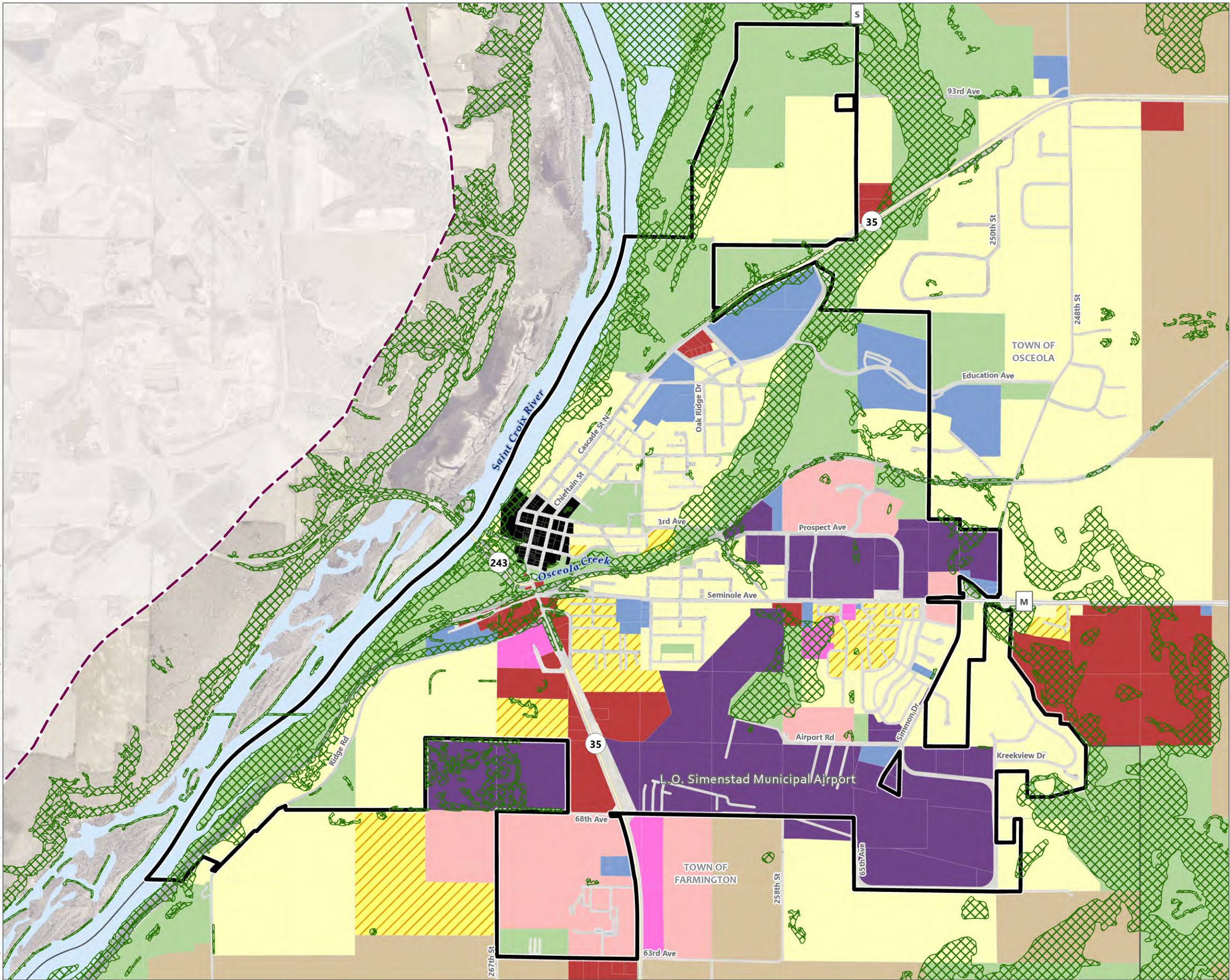
 Municipal Boundary

### 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





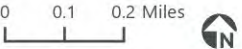
# Future Land Use

Comprehensive Plan  
Update (2024)

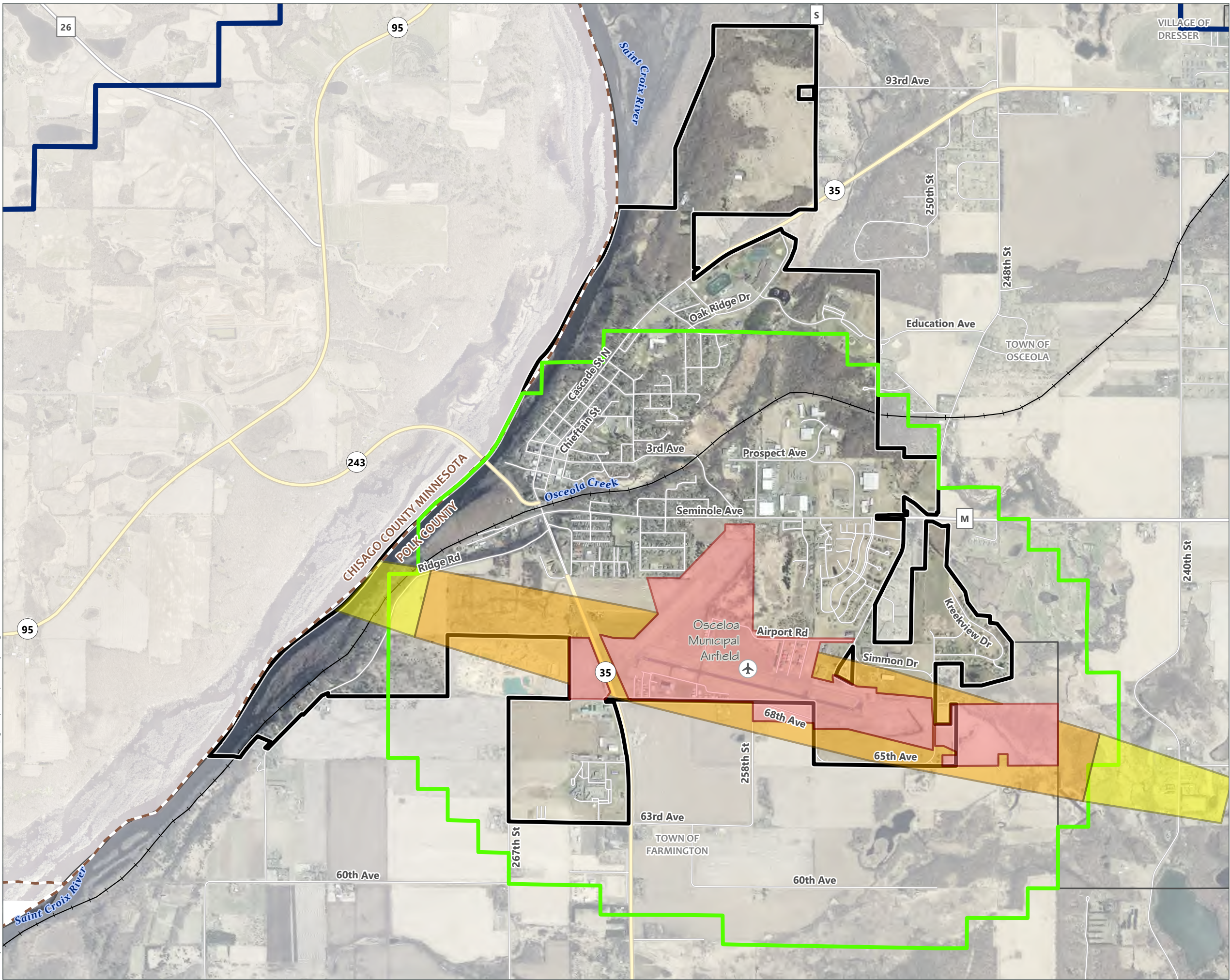
**Village of Osceola**  
**Polk County, Wisconsin**

- 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















# 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

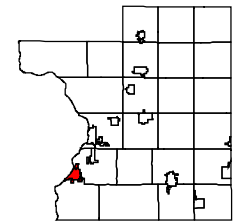


Data Sources:  
Polk County GIS (2023)  
Chisago County GIS (2023)  
Aerials (2022 MN & WI)  
WI DNR Hydrology



# 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

0 1,000 2,000 4,000  
Feet

Created by:  
Polk County Land Information Department  
Geographic Information Systems Division  
100 Polk County Plaza, Suite 130  
Balsam Lake, WI 54810  
Ph: 715.485.9279  
Fax: 715.485.9246  
www.co.polk.wi.us



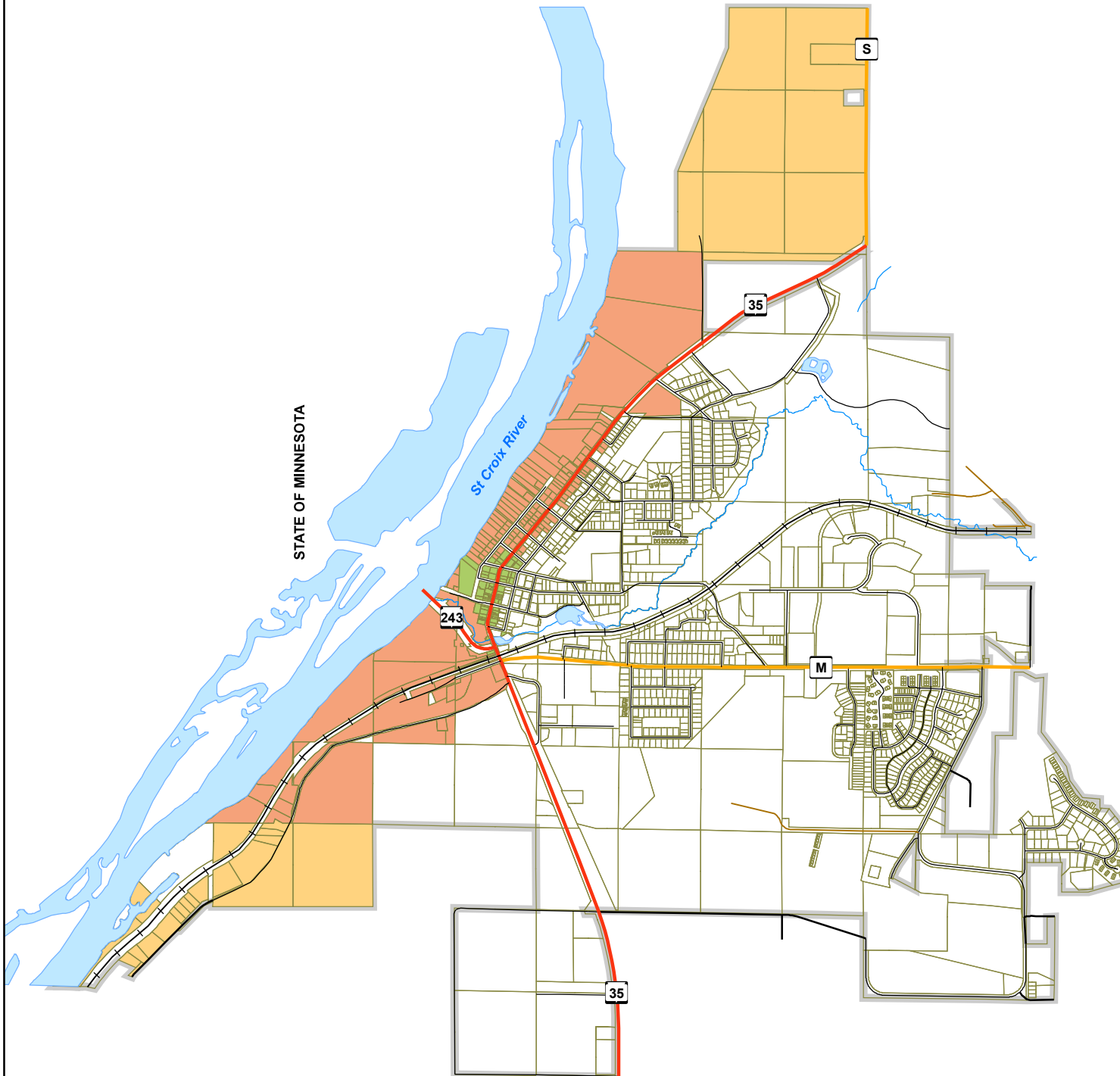
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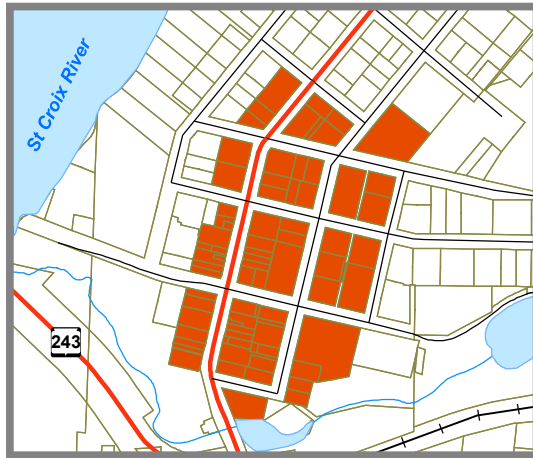
STATE OF MINNESOTA

TOWN OF OSCEOLA

TOWN OF OSCEOLA

TOWN OF FARMINGTON





TOWN OF OSCEOLA

STATE OF MINNESOTA

St Croix River

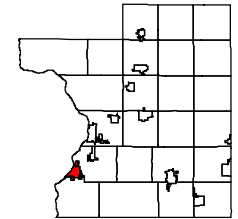
TOWN OF FARMINGTON

TOWN OF OSCEOLA

# 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

0 1,000 2,000 4,000 Feet

Created by:  
Polk County Land Information Department  
Geographic Information Systems Division  
100 Polk County Plaza, Suite 130  
Balsam Lake, WI 54810  
Ph: 715.485.9279  
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12/31/08



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