

VILLAGE OF OSCEOLA PLAN COMMISSION MEETING

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

AGENDA

1. Call the meeting to order
2. Approval of agenda
3. Approval of minutes
 - a. September 3, 2024
 - b. September 12, 2024
4. Public input and ideas (Limit 3 minutes per speaker)
5. **Public Hearing** portion of the meeting to accept public written and oral testimony to consider the final update to the 2009 Village of Osceola Comprehensive Plan. To review the plan please go to <https://myosceola.com/wp-content/uploads/2024/09/Final-Comprehensive-Plan-for-Public-Hearing-11-06-2024-reduce.pdf>.
6. Discussion and possible action re:
 - a. Comprehensive Plan – MSA Professional Services
 - b. 8th Avenue Easement
7. Future agenda items and updates
8. Adjourn

QR CODE for Final Comp Plan Document



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

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

PLAN COMMISSION MEETING PROCEEDINGS

September 3, 2024

The Plan Commission of the Village of Osceola met on September 3, 2024, to hold a regular monthly meeting. Rob Bullard called the meeting to order at 6:00 p.m.

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

Absent: Brad Lutz

Others present: Devin Swanberg, Tanya Batchelor, Oranzo Oevering, Russ Kiviniemi, and Angela Popenhagen

Motion to approve the agenda was made by Sine, second by Tomfohrde.

Motion passed 6-0

Motion to approve the minutes of the previous meeting, August 6, 2024, as presented, was made by O'Connell, second by Sine.

Motion passed 6-0

Public Input and Ideas

None

Discussion and possible action re:

Move November Planning Commission Meeting

The normal November Planning Commission meeting date is on election day, so needs to be changed. Sine moved to change the date of the meeting to November 6, 2024, seconded by Kruse.

Motion passed 6-0

Chapter 9 Comprehensive Plan Discussion

Brian Wiedenfeld, from MSA, attended the meeting virtually and reviewed chapter 9 Land Use. There was considerable discussion regarding the compatibility standards in this chapter, specifically #3 Bulk and Mass on page 55 of the plan. Swanberg will work with MSA to re-word the compatibility standards. In reviewing the land use map, the area that is currently used for mining should be shown as industrial for the existing land use and listed as commercial on the future land use map. O'Connell stated the County is updating their planned farmland preservation map, so he will get that to Swanberg to use as a reference. The Comprehensive Plan is on schedule for a Public Hearing on November 6, 2024. A 30-day notice must be published, so final edits need to be completed by September 17, 2024. A draft will be given to members in October for review.

Pinnacle Development Concept Plan

Russ Kiviniemi, with Cedar Corporation, explained the concept plan from Pinnacle Development would be a Planned Unit Development that includes 61 single family lots, 42 twin home lots, and 34 villa-style homes. The area is currently outside village limits and would need to be annexed. Staff have given feedback on the number of cul de sacs and instead having more looped roads or private streets. A sewer study was completed, and our current system can support this development. Discussion followed. Motion to approve the concept plan from Pinnacle Development made by Sine, seconded by Chantelois.

Motion passed 6-0

Impact Fees and Needs Assessment

Angela Popenhagen, from Stantec, discussed the impact fees and needs assessment.

	<u>Existing</u>	<u>Proposed</u>
Water Impact Fee	420	579
Sanitary Sewer Impact Fee	1,150	2,857
Library Impact Fee	185	51
Village Hall	135	No longer allowed
Police Station	120	0
Fire Station	50	0
Community Center	55	No longer allowed
Public Works Impact Fee	50	483
Roadway Impact Fee	0	3,035
Park & Rec Impact Fee	<u>440</u>	<u>87</u>
	2,605	7,092

Considerable discussion followed regarding the impact fees. Sine moved to recommend board approval of the impact fees as proposed. Motion died for lack of second. More discussion followed. O’Connell moved to recommend board approval of the impact fees at \$6,000, seconded by Sine.

Motion passed 5-0 Tomfohrde voted no

Future Agenda Items

There will be a special Planning Commission meeting on September 12, 2024, at 6:00 p.m. for the creation of TID#4.

The meeting was adjourned at 7:44 p.m.

Minutes Respectfully submitted by Tanya Batchelor, Village Treasurer

PLAN COMMISSION MEETING PROCEEDINGS

September 12, 2024

The Plan Commission of the Village of Osceola met on September 12, 2024, to hold a special meeting. Brad Lutz called the meeting to order at 6:00 p.m.

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

Absent: Bill Chantelois V

Others present: Devin Swanberg, Tanya Batchelor, and Adam Ruechel from Baird.

Motion to approve the agenda was made by Sine, second by Bullard.

Motion passed 6-0

Discussion and possible action re:

Public Hearing – TID#4

Lutz declared the Public Hearing open to accept written and oral testimony regarding the proposed plan and district boundary for the Village of Osceola Tax Incremental District #4, pursuant to Section 66.1105 of the Wisconsin Statutes. Adam Ruechel, from Baird, explained the steps necessary to create proposed TID#4. A resolution needs to be adopted by September 30, 2024, to create the TID. The proposed TID includes 500 acres, 43.2 of these are owned by the Village and part of the airport property so that portion is not taxed. There are 31 parcels in this proposed mixed-use district. Ruechel explained the boundary of TID#4 and projects proposed in the plan document. The TID will close in 2044 or 2045 with a healthy balance. The next step is to have an attorney review. The Joint Review Board has approved the creation of TID#4. Discussion followed. Lutz declared the Public Hearing closed. TID laws are changing so we want to create this TID before the change happens.

Tomfohrde moved to approve Resolution #2024-12 Adopting Proposed Project Plan and Boundaries for Tax Increment District #4 and recommend Village Board approval, seconded by Bullard.

Motion passed 6-0

Chapter 9 Land Use Comp Plan Update

Swanberg reviewed the updated wording for Chapter 9. Considerable discussion followed. The Planning Commission requested to look at the entire Comprehensive Plan document in October so the Public Hearing will be held on November 6, 2024. Commission members can get a clean copy of the entire Comprehensive Plan document at Village Hall. It will also be on the village website. Swanberg will talk to the Village of Farmington and Osceola Township about extra-territorial jurisdiction within the mile and a half around the Village. Bullard moved to recommend Board approval of Chapter 9 of the Comprehensive Plan as amended, seconded by Kruse. O'Connell voted no.

Motion passed 5-1

Future Agenda Items

Swanberg stated that the Village was awarded a DNR Stewardship Grant up to \$710,000 for the Cascade Falls stairs. This is a 50/50 cost share grant.

The meeting was adjourned at 8:16 p.m.

Minutes Respectfully submitted by Tanya Batchelor, Village Treasurer



Memo

To: Planning Commission
From: Devin Swanberg Village Administrator
CC: Village Board
Date: November 1st
Re: Comp Plan

The final Comp plan can be found here: <https://myosceola.com/wp-content/uploads/2024/09/Final-Comprehensive-Plan-for-Public-Hearing-11-06-2024-reduce.pdf>

Recommendation: Recommendation to Approve the Comprehensive Plan to the Village Board.



Memo

To: Planning Commission
From: Devin Swanberg Village Administrator
CC: Village Board
Date: November 1st
Re: 8th Ave Improvement

To address the use of the 8th Ave village owned easement and land access easements and clarify the village's position on 8th Ave improvements related to parcel 165-00346-0000:

Under Wisconsin state statutes governing land transfers and easements, any existing easements tied to a property—such as access easements—are typically conveyed with the property during its sale. Therefore, the access easement on the west side of parcel 165-00346-0000, which benefits Mr. Twohy, would remain in place after the sale. Mr. Twohy should continue to have access through the village-owned right-of-way on the platted portion of 8th Ave.

However, the village has no current interest in funding improvements on this portion of 8th Ave. Should the planning commission decide to allow such improvements, the following conditions should apply:

- All improvements must be designed by a qualified engineer and receive approval from the village engineer and staff.
- All associated costs for the improvements should be borne by Mr. Twohy.

There are existing physical obstacles to consider, such as a beehive stormwater structure and trees in the proposed path for any extension of 8th Ave. These elements are noted in the attached maps and further documentation for reference.



Polk County, WI



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

6-inch countywide imagery; 3-inch imagery for the City of Amery, City of Saint Croix Falls, and Village of Osceola.

Date created: 10/3/2024

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Addendum A-Deed
Reardon to Twohy

*Legal description continued

in the South line of Lot 44 of the Plat of Schillberg Third Addition to the Village of Osceola; thence North 43 degrees 15'50" East, along the Easterly line of said Third Addition, 117.72 feet to the angle point in the Easterly line of Lot 45 of said Third Addition; thence North 00 degrees 00'35" West, along the East line of said Third Addition, 234.45 feet to the point of beginning.

TOGETHER with an easement for ingress and egress over and across Outlot 11 as described as follows: Beginning at the Southeast corner of East 8th Avenue, as platted on Schillberg Third Addition; thence North 05 degrees 07'02" West, along the East line of said East 8th Avenue, 66.00 feet to the Northeast corner of said East 8th Avenue; thence South 87 degrees 48'06" East, 75.72 feet; thence South 48 degrees 00'00" West, 93.90 feet to the point of beginning.

Arlene P. Reardon
Arlene P. Reardon

ACKNOWLEDGMENT

STATE OF WISCONSIN)

COUNTY OF Polk)

) ss.

Personally came before me on 10/20/2017, the above-named Arlene P. Reardon to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Alana Montpetit
Alana Montpetit

Notary Public, State of Wisconsin

My Commission (is permanent) (expires on 8/28/2021)

ALANA MONTPETIT
Notary Public
State of Wisconsin