

VILLAGE OF OSCEOLA ORDINANCE NO. 26-05

AN ORDINANCE AMENDING CHAPTER 215, ARTICLE IV, OF THE VILLAGE OF OSCEOLA MUNICIPAL CODE RELATING TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) STANDARDS

The Village Board of the Village of Osceola, Polk County, Wisconsin, does ordain as follows:
SECTION 1. Purpose

The purpose of this Ordinance is to amend Chapter 215 of the Village of Osceola Municipal Code to establish development standards for condominium developments within the Traditional Neighborhood Development (TND) District. These amendments recognize the original design intent of the Gateway Meadows subdivision approved in 2004 and establish dimensional standards necessary to complete the development as originally platted.

SECTION 2. Amendment to §215-10(A) – Neighborhood Uses

Section 215-10(A)(2) is hereby amended to read as follows:

(2) Single-family attached dwellings, including duplexes, townhomes, townhouses, row houses, and condominiums.

Section 215-10(B)(2)(a) is hereby amended to read as follows:

(a) Single-family attached dwellings, including duplexes, townhomes, twinhomes, row houses, and condominiums.

SECTION 3. Amendment to §215-14(C) – Building Setbacks and Standards

Section 215-14(C) is amended by adding a new column to the Building Setbacks and Standards table as follows:

Development Standard	Condominium
Lot Area Per Unit (Minimum)	4,356 sq. ft.
Lot Area Per Unit (Maximum)	10,000 sq. ft.
Lot Width (Minimum)	35 feet
Front Setback (Minimum)	20 feet
Front Setback (Maximum)	40 feet
Side Setback (Minimum)	5 feet
Rear Setback (Minimum)	25 feet
Maximum Lot Coverage	60%
Maximum Impervious Surface	75%

SECTION 4. Amendment to §215-14(C)

Section 215-14(C) is further amended by adding the following subsections:

(4) Condominium developments shall have a minimum overall development area of three (3) acres.

(5) A minimum building separation of ten (10) feet shall be maintained between principal buildings unless a greater separation is required by the Wisconsin Building Code or Fire Code.

(6) The condominium standards established herein shall apply only to property located within the platted Traditional Neighborhood Development of the Gateway Meadows subdivision.

(7) Common open space, private streets, sidewalks, stormwater facilities, and other common improvements shall be owned and maintained by a condominium association established pursuant to Chapter 703, Wisconsin Statutes.

SECTION 5. Severability

If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 6. Effective Date

This Ordinance shall take effect upon passage by the Village Board and publication as required by law.

Chapter 215 – Article IV

Traditional Neighborhood Development (TND) Design Standards

The following represents the proposed amendments to Chapter 215. New language is shown in bold and underline.

§ 215-10 Neighborhood Uses

A. Residential Uses

Current:

(2) Single-family attached dwellings, including duplexes, twinhomes, townhouses, row houses.

Proposed:

(2) Single-family attached dwellings, including duplexes, twinhomes, townhouses, row houses**, and condominiums**.

B. Mixed-Use Area

Current:

(2)(a) Single-family attached dwellings, including duplexes, townhomes, twinhomes, row houses.

Proposed:

(2)(a) Single-family attached dwellings, including duplexes, townhomes, twinhomes, row houses**, and condominiums**.

§215-14(C)

Building Setbacks and Standards

Current Table

Standard	Single Family	Duple x	Single Family Attached	Multi-family	Mixed Use
Lot Area (Minimum)	8,000	6,000	3,000	2,500	—
Lot Area (Maximum)	20,000	10,000	10,000	6,000	—
Lot Width	60	40	25	60	40

Standard	Single Family	Duple x	Single Family Attached	Multi-family	Mixed Use
Front Setback (Min.)	20	20	20	20	0
Front Setback (Max.)	40	40	40	40	20
Side Setback	10	10	10	20	10
Rear Setback	25	25	25	25	25
Maximum Lot Coverage	45%	50%	60%	60%	—
Maximum Impervious Surface	75%	75%	75%	75%	75%

Proposed Table

Standard	Single Family	Duple x	Single Family Attached	Condominium	Multi-family	Mixed Use
Lot Area (Minimum)	8,000	6,000	3,000	4,356	2,500	—
Lot Area (Maximum)	20,000	10,000	10,000	10,000	6,000	—
Lot Width	60	40	25	35	60	40
Front Setback (Minimum)	20	20	20	20	20	0
Front Setback (Maximum)	40	40	40	40	40	20
Side Setback (Minimum)	10	10	10	5	20	10
Rear Setback (Minimum)	25	25	25	25	25	25
Maximum Lot Coverage	45%	50%	60%	60%	60%	—
Maximum Impervious Surface	75%	75%	75%	75%	75%	75%

Add New Subsections to §215-14(C)

(4) Condominium developments shall be permitted within the Traditional Neighborhood Development (TND) District in accordance with the standards established in this section and Chapter 703, Wisconsin Statutes.

(5) Condominium developments utilizing these standards shall have a minimum overall development area of three (3) acres.

(6) A minimum separation of ten (10) feet shall be maintained between principal buildings unless a greater separation is required by the Wisconsin Uniform Dwelling Code, Commercial Building Code, or Fire Code.

(7) The condominium development standards established herein shall apply only to the platted Traditional Neighborhood Development of the Gateway Meadows development.

(8) Common open space, private streets, sidewalks, utilities, stormwater management facilities, and other common improvements shall be owned and maintained by a condominium association established pursuant to Chapter 703, Wisconsin Statutes.

Existing Subsections

Current:

(1) Side setbacks. Provision for zero-lot-line single-family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure.

(2) Front setbacks. Front setbacks shall be uniform within each block.

(3) Accessory buildings. All accessory buildings shall be behind the main structure. Remain unchanged.

Summary of Proposed Changes

- Adds condominiums as a permitted residential use within the Traditional Neighborhood Development District.
- Creates dimensional standards for condominium developments.
- Allows condominium lots as small as 4,356 square feet (0.10 acre).
- Reduces the minimum side yard setback to five (5) feet for condominium developments.
- Requires a minimum three-acre condominium development.
- Requires a minimum ten-foot separation between principal buildings.
- Requires common improvements to be maintained by a condominium association.
- Limits the new standards to the platted Traditional Neighborhood Developments.

Adopted this 14th day of July, 2026.
VILLAGE OF OSCEOLA

Brad Lutz, Village President
ATTEST: Carie Krentz, Village Clerk