



PLANNING COMMISSION

VILLAGE OF OSCEOLA

TUESDAY MAY 7, 2024

CONCEPT DRAWING

The skatepark design concept for Osceola Skatepark provided by Primary Concrete encompasses 5,300sqft of a public concrete skatepark at the cost of \$170K. As in-kind donations are received, the cost of the skatepark will be reduced accordingly. This design is friendly for all skill levels of non-motorized action sports participants (*skateboards, BMX bikes, scooters, rollerblades/rollerskates*). Please be advised that the specific skate elements within the concept design are subject to change during the build process as is customary.

This concept drawing also details infrastructure around Osceola Skatepark within Oakey Park and neighboring property of 405 4th Ave. This includes a 62 space parking lot that will replace the yellow house at 405 4th Ave, and green space restoration of the existing parking area of Oakey Park. These projects do not need to happen in conjunction with the construction of the skatepark, however the additional parking will be a benefit for park users and Public Works for winter snow storage.

PREFERRED VENDOR

Osceola Skatepark will be gifted to the Village of Osceola by Osceola Main Street Program (*a 501(c)3 non-profit*) and be placed on public land within Oakey Park. Because of the nature of the gift, a bid for this construction project is not necessary, and the preferred vendor will be Primary Concrete, a skatepark design & build company based out of Austin, TX, owned and operated by Richie Conklin. Conklin has over 10 years of experience designing and building skateparks around the world, and has close ties to the action sports community of the midwest as a Michigan native. Primary Concrete will additionally insure the Village of Osceola under their policy during the duration of the construction.

COST BREAKDOWN

As of today, with pledges and physical account balances, we have surpassed the \$170K needed to construct Osceola Skatepark. Our accounts have \$148K total with \$87K of that held in a CD accruing additional interest. On 4/22/24, we received a written pledge of \$20K from a private donor that will deliver funds when we break ground. We also have a large golf fundraiser in June, expected to bring in an additional \$5K, and a number of active grant applications. In 2012, Osceola Skatepark received a written pledge from the prior Village Administrator that when appropriate, the Village would contribute \$15K to this project. As discussed in prior board meetings over the last 3 years, how that money will be contributed is still to be decided, but could go towards costs associated with the yellow house removal and future parking lot.

TIMELINE

If approved by the Planning Commission & Village Board, we are on Primary Concrete's schedule to break ground in July 2024. The construction will take roughly 5-6 weeks to complete and be open to the public in late August 2024, in time for the 100th Year Celebration of the Osceola Fair taking place in Oakey Park.

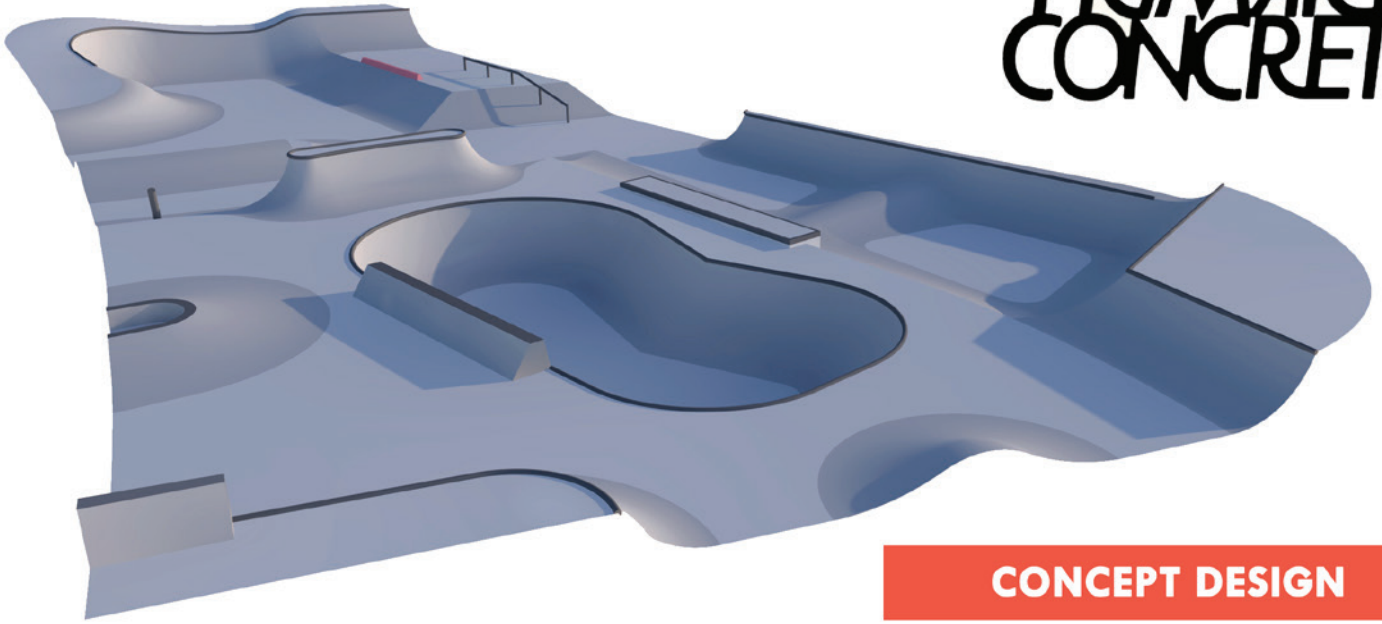
INJURY LIABILITY

A common question that comes up with new skatepark construction is liability. Section 895.52, commonly referred to as Wisconsin's "recreational immunity" statute, provides property owners, including municipal governments, with immunity against liability for any injury to a person engaged in a recreational activity on the owner's property. These include municipal parks, playgrounds, pools, beaches, golf courses, tennis courts, skating rinks, hills used for sledding, skateboard parks, and paths and trails used for various activities like biking, running, walking, rollerblading, skiing, and snowmobiling. Osceola Skatepark would be open to the public daily (weather permitting) and include a sign detailing best practices: helmet recommended, open down to dusk, allowable equipment, number to call if issues arise, etc.

ONGOING MAINTENANCE

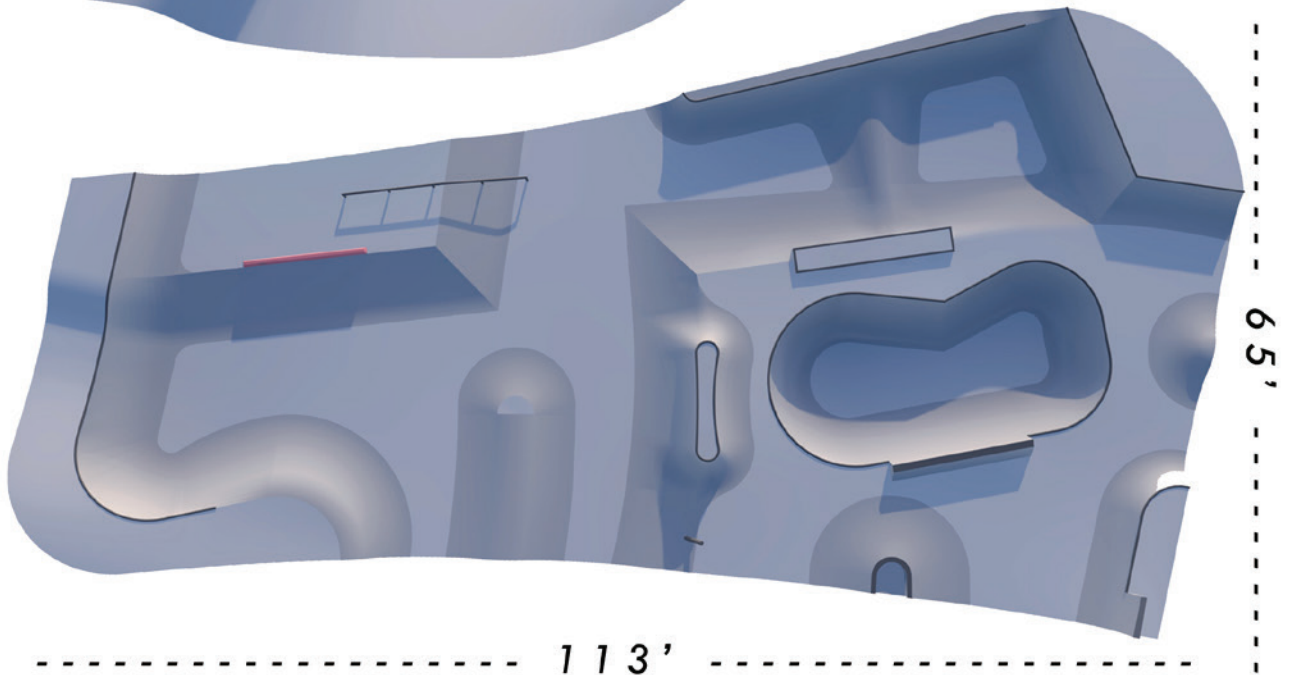
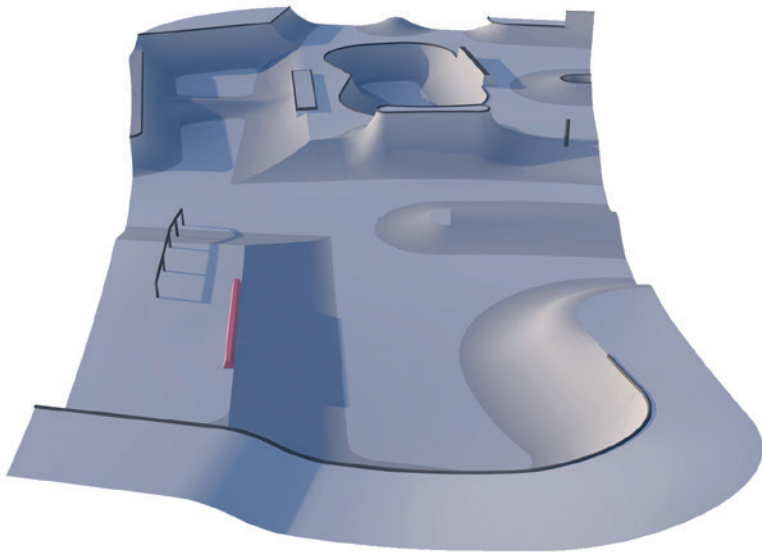
A well built concrete skatepark requires very little ongoing maintenance. Once gifted to the Village of Osceola, Public Works would be responsible for ongoing maintenance of Osceola Skatepark which could include: leaf blowing, trash collection from nearby garbage cans, and the option to apply a concrete sealant every 1-2 yrs as deemed necessary. For this size skatepark, material and labor would be roughly \$1,500. The Osceola Skatepark committee is still actively fundraising, and plans to run 1-2 yearly fundraisers to keep an ongoing balance of funds to assist with unforeseen maintenance costs if they arise (*sealant cost, concrete patch work, graffiti removal, etc*).

PRIMARY CONCRETE



CONCEPT DESIGN

5,300sqft concept design based on community surveys and ideas. Final skate elements subject to change.

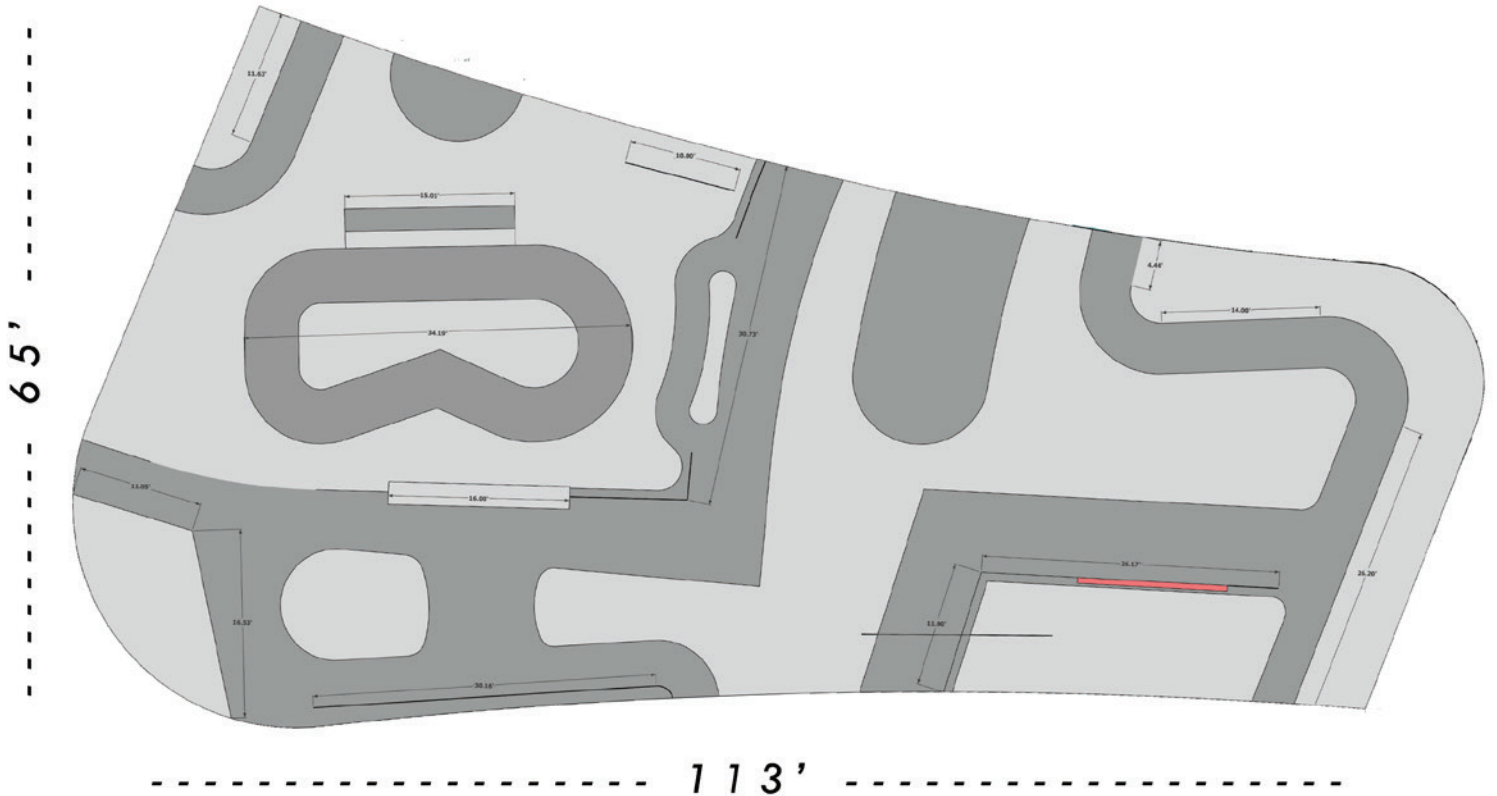


PRIMARY CONCRETE

GENERAL ELEVATIONS



GENERAL DIMENSIONS





FUTURE GREEN SPACE
RESTORATION (OLD PARKING)

FUTURE PARKING LOT
LOCATION (APROX 62 SPACES)

SKATEPARK LOCATION



There are a select number of dead/dying trees that need to be removed, as well as existing arborvitae that served as a natural fence for 405 4th Ave. If not covered by Osceola Village pledge of funds, Osceola Skatepark committee will take on the cost of said tree removal, and work to replant trees and greenery in that area.



PRIMARY CONCRETE & DESIGN

COST ESTIMATE

Project Location: 409 4th Ave, Osceola, WI 54020

Date: 4/28/24

512.365.9620

primaryconcrete@gmail.com

809 Turtle Creek Blvd,

Austin Texas, 78745

Project Title: Osceola Skatepark

Project Description: Turn Key Skatepark Construction

Cost Estimate Based on 5300 sqft Conceptual Design

ITEM		COST
3D Design		\$2000.00
Mobilization	1	\$5,500.00
Labor and Overhead	5-6 Weeks	\$64,400.00
Housing	5-6 Weeks	\$10,000.00
Concrete	130 yards	\$35,000.00
Concrete Pumping		\$12,000.00
Base rock and Fill Dirt	450 tons combined	\$16,000.00
Equipment Rentals	3	\$10,000.00
Plumbing, Lumber, Rebar, Consumables		\$9,300.00
Steel Coping and Grind Edges		\$4,000.00
Dumpster, Site Amenities		\$1,800.00
PROJECT TOTAL		\$170000.00

Sincerely yours,

Rich Conklin, Owner, Primary Concrete LLC



P.O. Box 970
 Eau Claire, WI 54702-0970
 1-800-341-9911
 rcu.org

RCU TOTALS AS OF 4/30/24
\$148,356.15

THE OSCEOLA MAINSTREET PROGRAM INC
 PO BOX 251
 OSCEOLA WI 54020-0251

ACCOUNT NO.	MEMBER NO.	DATE	PAGE
	8167	04-30-2024	1 of 2

5.15% 9-MONTH CERTIFICATE!
 Don't Miss Out On This Great Rate!
rcu.org/OpenCertificateNow

Insured by NCUA. *APY = Annual Percentage Yield. APY is current as of 04/26/2024. Last changed on 04/26/2024. No minimum balance required to open account or earn APY. The above rate is subject to change at any time without notice. Dividends calculated daily, compounded and paid monthly. Substantial penalty for early withdrawal. Penalties could reduce the earnings and principal on the account. Membership required and account opening upon qualification. Other conditions or restrictions may apply.

STATEMENT SUMMARY

ACCOUNT NUMBER	TYPE	BALANCE
	Business Savings Account	50236.37
	Royal Advantage Checking	10166.42
	Business 15 Month Special Cert	87953.36

CURRENT FUNDS

RCU TOTAL = \$148K
DONOR PLEDGE = \$20K
VILLAGE PLEDGE = \$15K
TOTAL = \$183K
SKATEPARK COST = \$170K

CONTINUED FUNDING

GOLF EVENT = \$5K +
IN-KIND DONATIONS = \$5K +
CONTD FUNDRAISING = TBD
ACTIVE GRANTS = TBD

April 22, 2024

To: Osceola Skate Park

Marsha Hovey

Dear Marsha,

I am thrilled to extend my wholehearted support for the *Osceola Skate Park Initiative and its mission* to bring a much-needed skate park to our community. *After years of hard work and dedication, it is truly exciting to see this project finally coming to fruition.*

Recognizing the immense value that the Osceola Skate Park will bring to our community, I am committed to contributing financially to ensure its successful establishment. I am pleased to pledge a sum of \$20,000.00 towards the construction and development of the skate park. Funds will be available for the project during June and July as you break ground.

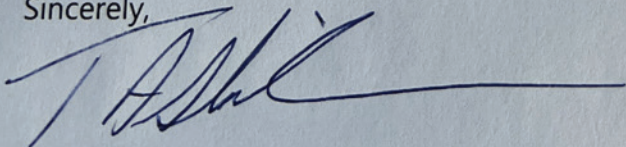
As a firm believer in the positive impact that recreational facilities like the Osceola Skate Park can have on our community, I am eager to play a role in making this vision a reality. I understand the importance of providing safe and accessible spaces for individuals of all ages to engage in physical activity and recreation, and I am confident that the skate park will serve as a valuable asset for years to come.

I commend the efforts of everyone involved in bringing the Osceola Skate Park to life, from the organizers and volunteers to the community members who have shown unwavering support throughout the process. Your dedication and perseverance are truly inspiring, and I am honored to be a part of this endeavor.

Please accept this letter as a formal commitment of my financial support towards the Osceola Skate Park Initiative. I am eager to work alongside you (time permitting) to ensure the successful completion and ongoing success of this important project.

Thank you for your dedication to improving our community and providing opportunities for recreation and enrichment. I look forward to seeing the positive impact of the Osceola Skate Park for generations to come.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Skiba', with a long horizontal flourish extending to the right.

Tim Skiba & Family



March 30, 2012

Mr. Paul Anderson
208 2nd Avenue
Osceola, WI 54020

RE: Skate Park

Dear Mr. Anderson:

The Village of Osceola supports to goal of a skate park that will allow community youth additional recreational activities in the Village. From both a municipal and community policing perspective, the Village supports a skate park for the following reasons:

- 1) Reduces the skateboard use in town, which is prohibited by ordinance without property owner permission.
- 2) Reduces the chance of a skateboard versus vehicle accidents.
- 3) Provides a good location for local youth who skateboard that do not have access to other skate parks.

The Village is always ready to work with community groups on the design, scope and implementation of community projects. The Village did set aside \$15,000 in its 2011 capital improvements budget for a skate park; however, due to previous delays in timing and implementation the funds were reallocated back into the capital improvements fund until such time as the project was reactivated. The Village looks forward to working with you as you continue to develop the project and raise funds for the skate park. Due to how the funds were reallocated back into the capital improvements funds, you will need to request the reallocation of the Village funds for a skate park.

If you have any questions, please feel free to contact me at 715-294-3498 or jwest@myosceola.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel B. West", is written over a light-colored background.

Joel B. West
Village Administrator

Village of Osceola, Municipal Offices, 310 Chieftain Street, P.O. Box 217, Osceola, WI 54020-0217

Phone: 715-294-3498 Fax: 715-294-2210



March 27, 2012

From: Timm Johnson, President
Osceola Chamber of Commerce/Main Street Organization
PO Box 251
Osceola, Wi 54020

To: Mr. Paul Anderson
Croixland Leather, Inc.
Osceola, Wi 54020

Re: Osceola Skate Park

Dear Paul:

The Osceola Chamber of Commerce/Main Street Organization at its March 22, 2012 meeting unanimously approved a resolution supporting the creation of a skate park in Osceola. As we understand the proposed location and facility, we feel that it would be a tremendous asset for the youth of the area and for the community at large. With approximately 1850 students in the Osceola School District, there are a fair number of young people who would use such a facility. Currently without a designated approved location, many of these skateboarders are using public streets and sidewalks and are a safety hazard.

The Chamber also feels that with a properly designed and located structure, it could lead to usage by out of town visitors that could result in significant economic benefits in Downtown Osceola.

Please contact me for further information, if desired.

Sincerely,

Timm Johnson
Osceola Chamber of Commerce/Main Street Organization

Osceola Chamber of Commerce/Main Street
PO BOX 251
Osceola WI 54020
osceolachamber@centurytel.net • 715-755-3300



J & S General Contracting

651 State Rd 35
PO Box 27
Osceola WI 54020-0027

Office: 715-294-2748 Fax: 715-294-2748
www.jsgeneralcontracting.com

Estimate

DATE	ESTIMATE #
4/16/2024	11280
Terms	Net 10

Name and Address
Village of Osceola 310 Chieftain St PO Box 217 Osceola WI 54020

PROJECT
2024-4th St Utility & Site Work

DESCRIPTION	QTY	COST	TOTAL
Veteran Memorial Water Service: Excavate and install a 1" tap on existing water main. Install 50 linear feet of 1" copper water line and a curb stop. Dispose of asphalt and unsuitable soils. Deliver, place, and compact approximately 10 tons of structural fill sand and 10 tons of class 5 gravel base. Does NOT include any asphalt replacement.		2,780.00	2,780.00
405 Water & Sewer Abandonment: Excavate and remove lead goose neck from existing water main. Install a stainless steel band clamp over water main. Excavate and cap sewer line at manhole inlet. Remove and dispose of asphalt and unsuitable soils. Deliver, place, and compact approximately 10 tons of structural fill sand and 10 tons of class 5 gravel base. Does NOT include any asphalt replacement.		2,640.00	2,640.00
405 Foundation Removal: Excavate and dispose of house and garage foundation (structures to be removed prior to demolition). Deliver and place approximately 220 tons of structural fill sand and 48 cubic yards of topsoil. Install contractor lawn seed, starter fertilizer, and straw mulch on disturbed area.		7,400.00	7,400.00
62 Car Parking Lot: Excavate and dispose of topsoil from a 305' x 60' parking lot area. Deliver, place, and compact 8" of class 5 base gravel.		26,540.00	26,540.00
TOTAL			\$39,360.00

If this estimate is acceptable and you would like us to proceed with your project, please e-mail us or call our office at 715-294-2748 so we can add you to our schedule.

Please note that if you plan to pay for this via credit card or debit card, we do charge a 3% convenience fee for use of a credit/debit card.

Finance charges will accrue on unpaid balance at a rate of 18% per annum, 1.5% per month. Minimum charge is \$1.00.

Acceptance of the enclosed estimate is an acceptance of all terms and conditions. SEE TERMS AND CONDITIONS IN ATTACHED DOCUMENT.