

MINUTES OF THE TOWN OF OMRO
PLAN COMMISSION
Omro Town Hall, 4205 Rivermoor Road, Omro, WI 54963
Thursday, March 7, 2024 at 6:30 P.M.

Notice of the meeting was posted at the following locations: Omro Town Hall, 4205 Rivermoor Road; Garbage & Recycling Drop-Off Center, Wendt Road and County Road FF; and near the Corner of Liberty School Road & County Road F. Notice was also posted on the Town of Omro website and emailed to the Omro Herald and the Oshkosh Northwestern.

Chairman Bruce Roskom called the meeting to order at 6:30 p.m.

Present: Planning Commission Chairman Bruce Roskom, Vice Chair Brian Noe, Commissioners Phil Ertmer, Larry Remer, Joy Schwarz and Secretary Dana Woods were present. Commissioners Al Silverthorn and Russ Volp were excused.

Meeting Minutes

MOTION by Commissioner Remer, second by Commissioner Schwarz to approve meeting minutes from February 8, 2024.

Motion carried on a 5-0 voice vote.

Announcements and Reports:

Vice Chair Noe made the commission aware that we were successful in retaining its allocation of IDB funding.

He also mentioned that Wisconsin Tubing is now looking to do a phased approach. Asked the commission members if they were comfortable having WI Tubing work through it with Noe and Roskom as they grow the facility as long as they meet the original conditions for approval.

Commissioners present agreed that would be best.

Public Comment Items:

None

Discussion/Informational Items:

Review Proposed Highway 21 Corridor Overlay Criteria

Commission reviewed the previous memo from PC Chair Roskom with suggestions for the overlay district. Memo was based on discussions the commission had while reviewing the results of the Highway 21 Corridor community survey.

- Commissioner Schwarz asked about height restrictions on structures within the district. Vice Chair looked up the county requirements, which are set at 35 feet. So that would limit it some already.
- Some comments were made about how height looked different depending on whether it's a flat commercial roof versus a pitched roof.
- Commissioner Remer asked if communication towers would be allowed taller than the height limit. Noe indicated those towers are exempt. Different height limits for different zonings (allowed by county zoning) were reviewed.
- Commissioner Remer asked if the DOT would require any setbacks.

- Commissioner Remer also asked if these criteria would be reviewed incrementally and if so, when? Could additional issues be addressed with Conditional Use Permits?
- Several acknowledged the difficulty in getting a new set of standards perfect in its first version.
- Chair Roskom felt the noted items were a good place to start and let's see how it looks/applies in five years.
- Vice Chair Noe commented that the "big stuff" is what we should start with. If a planned development comes up, we can then negotiate some of conditions with that developer to make sure their end-result is good for the community.
- Requirement for snow storage should be added, so that when parking lots are created the snow storage won't create runoff issues.
- Screening of refuse areas should also be considered so it's not viewable from the street or butting up to neighboring property.
- A trail or walking system would be nice to include, depending on what is developed and the size of it. It might tie in more if a multi-family development were to occur. Better to have that integrated into a development, rather than have the town be responsible for it.
- Town Supervisor Krings (in the gallery) asked if other overlay districts of this nature had been implemented. PC Vice Chair Noe cited some examples.

Consensus was to bring back for further discussion and commentary next month. Would like to get it finalized by the end of the year, but will also need to have discussions with County Zoning about it as well.

Agenda Items for Next Meeting

Overlay District Discussion.

Rezoning application expected.

Vice Chair Noe mentioned WI Tubing has been talking to him about a phased approach to development already reviewed/approved by the town. Asked if the Commission members were comfortable with him ushering them through it for now instead of them needing to come back to the Commission every time. Commissioner agreed to that as long as WI Tubing is adhering the original standards approved and will come back if major changes need to be made.

Adjournment

MOTION by Commissioner Remer, second by Commissioner Ertmer to adjourn the meeting at 7:39 p.m.

Motion carried on a 5-0 voice vote.

Minutes submitted by Plan Commission Secretary Dana Woods

Approved by Plan Commission April 11, 2024