

MINUTES OF THE TOWN OF OMRO
PLANNING COMMISSION
Omro Town Hall, 4205 Rivermoor Road, Omro, WI

June 15, 2023

6:30 p.m.

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

Present: Planning Commission Chairman Bruce Roskom, Vice Chair Brian Noe, Commissioners Joy Schwarz, Phil Ertmer, Russ Volp and Larry Remer, and Town Clerk Dana Woods (substituting for PC Secretary Cheryl Gardner); Commissioner Al Silverthorn was excused.

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

Meeting Minutes

MOTION by Commissioner Schwarz, second by Commissioner Ertmer to approve meeting minutes from April 26, 2023.

Motion carried on a 6-0 voice vote.

MOTION by Commissioner Remer, second by Commissioner Schwarz to approve meeting minutes from May 4, 2023.

Motion carried on a 6-0 voice vote.

Announcements and Reports

None

Discuss Possibility of Amending Comprehensive Plan to Allow Both Business and Light Industrial Uses with Acceptable Buffer Yards on Parcels in the Area of 1531 Waukau Road

Chet Wesenberg requested guidance on whether or not the Planning Commission would support amending the town's comprehensive plan. He provided a map showing where he would like to split the land for residential and make the other portion light industrial.

Three reasons it makes sense to him; It's located along a commercial highway; cemetery on one side means neighbors to that side are unlikely to complain; and old town dump is on the other side. Shared that he's coming here and asking to invest in the community. Trying to take a property that hasn't been working and hoping to make it better and create jobs. Pointed out some statements from the town's comprehensive plan that he felt supported his own plans. Indicated he's willing to just rezone the 5 acres, but sounds like that wouldn't work. Wants to know the commission's thoughts on it. Asked when the comprehensive plan needs to be updated. Answer was 2025. Vice Chair Noe indicated there is room for amendments in the interim, but it requires an application and substantial fee.

Chair Roskom commented that the comprehensive plan doesn't create standards. Things like buffers are a zoning code issue. Cannot do a comprehensive plan amendment requiring buffers. Other point he spoke to was that the town would be remiss to look at amending this site specifically, without looking at the entire 116 corridor, which would happen when updating the entire plan.

Vice Chair Noe asked if anyone knew how the other adjacent landowners feel. Commissioner Remer indicated one was opposed to it in the past, but doesn't know his thoughts at this point. Commissioner Ertmer asked who owned the old dump property at this point. Commissioner Schwarz stated she had no opinion on the matter. Commission Volp said he wasn't opposed to the idea, but doesn't live as close to it as other neighbors; feels Mr. Wesenberg might run into opposition from neighbors who are closer. Commission Remer worried that changing the comprehensive plan for an individual request might open the town up to many more individual requests using this as a precedent, but also acknowledged that creating a comprehensive plan that will apply perfectly over an extended period of time is challenging.

Vice Chair Noe reiterated that even if the commission were inclined to support it, there would still be a whole process to go through, including a public hearing. Mr. Wesenberg understood that. Commissioner Ertmer asked for clarification that if the town were to revise the comprehensive plan to zone it light industrial, it could not be residential after that. That was confirmed. Vice Chair Noe advised Mr. Wesenberg that if he wants to pursue it, he should work to get the neighbors to support it. That would help it get pushed to the next level. Otherwise he might be wasting money and time with the application. Chair Roskom reiterated that he does not imagine himself supporting it, but he's just one member of the commission. Vice Chair Noe shared that the reason there wasn't more industrial mapped in the town's comp. plan was because when it was updated last, the town took the position that it did not want to compete with the city's industrial areas. That doesn't mean it will stay that way then the update happens.

Discuss Potential Overlay District/Development Standards within Highway 21 Corridor

Previous discussions centered around whether or not the town would want to do the overlay district at all. Some suggestions to consider were standards for development within the corridor.

Commissioner Remer asked if we do the overlay, should the current landowners be involved in the discussion since we would be talking about changing the potential use of their land. Chair Roskom agreed, but suggested they be invited to join the discussion at a designated time so the communication can be well-organized and would allow them to react to a certain plan, not just a bunch of vague possibilities.

Commission Ertmer asked about whether or not the DNR still owned some of the land along the highway. It does. Chair Noe suggested it's probably just a good idea to figure out what we want in, and what we want out, of that corridor. Chair and Vice Chair suggested commissioners work on making a list of those items to bring back for future discussions.

Comprehensive Outdoor Recreation Plan Review/Update

Chair Roskom shared that he's started reviewing the current document and is working on some potential revisions to suggest. Mentioned some items noted in the previous plan that either never materialized or are no longer applicable. Asked if the rest of the commission felt comfortable with the idea of him continuing to work on that before bringing it back for full commission discussion. Support for that was verbalized by those present.

Vice Chair Noe mentioned that if anyone else thinks there might be ideas that got missed last time, bring those ideas forward for possible inclusion. Commissioner Schwarz shared some ideas she'd read about and passed them along to Chair Roskom to consider including in the new plan.

Discuss 50-Year Sewer Service Boundary

Chair Roskom shared that he and Vice Chair Noe were invited to the office of Algoma Sanitary District #1 where a plan to update the district's service area boundary was shared. Vice Chair Noe explained the district tries to plan where to place equipment 50 years out. Getting to a point where they will need to place another tower, and it makes sense to place other equipment in the same area. Engineers are indicating a jump to the other side of Hwy 21 to create/close the loop is likely. Wanted to bring the town into the discussion. We are bumping up to the boundary in some areas already. Question of how far west is it going to go. District was trying to get an idea of what, if any, resistance there might be. Chair Roskom shared there are restrictions that control the expansion of the boundary. Some of the possible

plans were shared but nothing is certain at this point. If the town of planning commission had opposition, they'd be willing to hear and know about it before they get too far into their planning. No real action needs to be taken at this time. When they actually get a plan proposed, perhaps Kevin Mraz from ASD#1 can come and present it to the commission.

Agenda Items for Next Meeting

Will continue discussion on overlay district and anything else that comes up between now and then. Clerk Woods indicated confirmation from Winnebago County Planning & Zoning that no applications have been initiated at the county level for July review.

MOTION by Commissioner Ertmer, second by Commissioner Remer, to adjourn the meeting at 7:49 p.m.

Motion carried on a 6-0 voice vote.

Minutes submitted by Town Clerk Dana Woods, substituting for PC Secretary Cheryl Gardner.
Approved by Planning Commission July 13, 2023