

## PROPERTY TAXES

The Town of Omro Board of Review met Wednesday, June 9. Their purpose was to provide a hearing for any owner of property in the Town of Omro that wishes to challenge the assessment of their property's value. Even though no one made an appointment for a hearing, state statutes require the Board to be in session for two continuous hours. During that time the assessor summarized the changes during this last re-assessment, the Board reviewed the rolls for any errors that they could find and for entries that needed clarification. Real property value went from \$219,958,200 in 2020 to \$285,593,400 in 2021. Of that \$3,866,500 was new construction in 2021 as opposed to \$4,549,900 in 2020. Assessment values increased about 30%. That does not lead to a corresponding increase in the actual tax bill arriving in December. If all assessments went up at the same rate the final tax bill would remain about the same depending on the spending levels adopted by each of the entities which receive monies through the tax collection: Town, County, School district and Fox Valley Tech.

The assessor also spent time with a property owner who walked in and used this time with the assessor as if this were the open book session where a citizen can examine the assessment rolls for comparables in preparation for arguing for a change in assessment. At the end of the night no changes were made in the rolls.

During the June 21 board meeting the Town Clerk announced that the assessments have been forwarded to Winnebago County and entered by the County Tax Lister.

## JUNE 21, 2021, TOWN BOARD MEETING

During public input several people spoke against the rezoning of property at the northeast corner of highway 21 and Reighmoor Road. A petition was presented in opposition to that zoning. Others questioned who was going to pay for the legal costs involved in litigation over a similar zoning refusal between highway 21 and LaCrosse drive as well as challenges to slow or no responses to requests for public records. One more request was made to conduct a professional audit for the 2019 fiscal year.

A variance for reduced shore yard setback and reduced floodplain fill at 5404 Reighmoor Road. was referred back to the Planning Commission. Winnebago County will have a public hearing on this request in front of the Board of Adjustment in the first-floor hearing room 120 at 112 Otter Ave, Oshkosh, at 5:30 P.M. on Tuesday, June 29, 2021.

A Certified Survey Map (CSM) was approved for property at the northeast corner of highway 21 and Reighmoor Road. Seven parcels were combined into fewer parcels. A picture of these parcels is included at the end of this issue. Winnebago County will have a public hearing on this request in front of the County Planning and Zoning Committee in the first-floor hearing room 120 at 112 Otter Ave, Oshkosh, at 6:30 P.M. on Tuesday, June 29, 2021.

A zoning change on some of those parcels to B-3 (Commercial) and A-2 (Agriculture) was also approved. This was the change which was the subject of the petition mentioned earlier in the comments during public comment.

A site plan submitted by Mechanical Services for their new property at the northwest corner of Highway 21 and Sand Pit Road was discussed. Comments made by the Town's Engineer were relayed to the owner. A motion was passed to accept and sign the site plan when the site plan map is updated to incorporate the changes as requested by the Board.

The developer for Sandhill Farms Subdivision requested that a bond renewal should not be required for the completion of Phase 2 of the development. In light of the fact that phase 2 is almost complete with few expensive fixes left the Board granted the request. Phase 3 should require financial guarantees along with acceptance of an upcoming Developer's Agreement. The date of the September 2021 Town Board meeting was changed to September 13, 2021, a week earlier than usual.

The Board approved a letter to be sent to the County Board regarding County's plan to reduce the number of County Board members from 36 to 28.

They also approved a resolution supporting the restoration of Recycling Grant Funding.

Two establishments had their liquor licenses renewed and two their Beer/Malt beverage licenses. Eleven persons received approval of their operator licenses to serve alcohol pending completion of background checks.

The appointment of Brian Noe as *ex officio* member of the Planning Commission was reaffirmed.

Dana Woods, Town Clerk, announced that flooring would be placed in the meeting area and vestibule of the Town Hall in late July. That has since been moved to early August. She also announced that a significant number of Town voters will be contacted to amend their voter registration so that their driver's license and voter registration match. She also listed a number of requests for public records that have recently been made and are in progress.

Minutes approved indicated that there were two special meetings held, one on June 9 and the other on June 16. The first included discussion of the County Board reduction which led to the Clerk being asked to compose the letter which was approved at the regular Board meeting.

The second special meeting was called for a presentation by the Town Engineer, Jon Lindert. He presented an update of the Town of Omro's Stormwater Quality Management Plan as required as part of a \$30,000 grant. The other item in this meeting was a discussion of a change in IT service necessitated by the departure of the current IT provider. The Board approved a contract with WinHaven IT service.

## **OMRO JUNCTION**

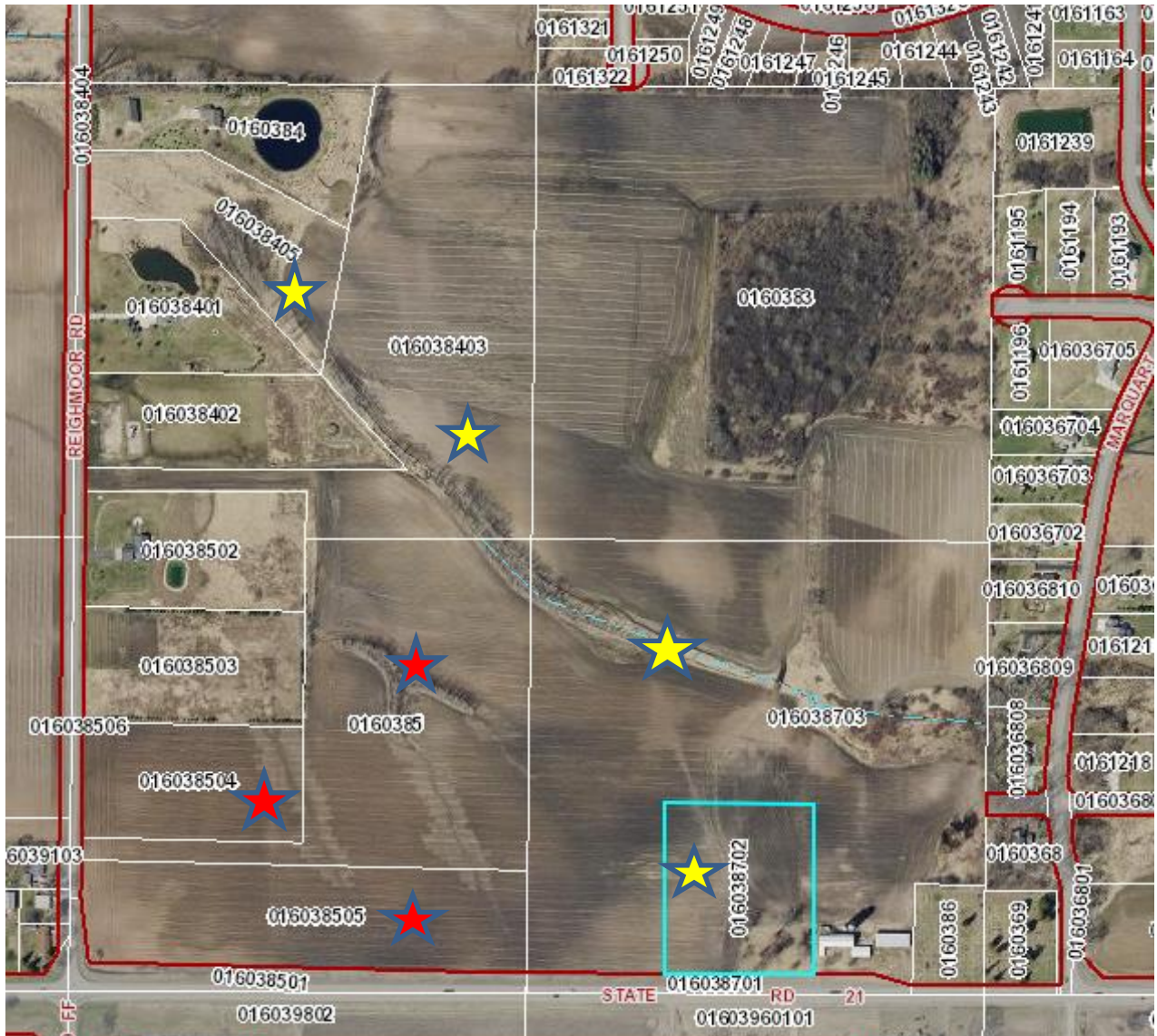
While this editor was Chair of the Planning Commission, he made an inquiry as to the origin of the name of the area where highway 21 and Sandpit Road intersect. Glen Anklam told the story that a while back there was a transportation line between Oshkosh and the City of Omro. It is unclear if cars were pulled on tracks or they had regular roads. At any rate they were horse drawn. The car would be pulled only part way between the cities and then passengers would have to change to another car which was pulled the rest of the way. This change happened near the spot now referred to as Omro Junction. In this editor's experience it was the site of Omro Junction School. When the school was abandoned, the property was purchased by the Wisconsin Department of Transportation to protect a potential overpass at this intersection. The property was most recently purchased by the owner of Mechanical Services who is going through the steps of moving his service from its existing position between County E and Highway 21 on Sand Pit Road to this location.

## **SUBMISSIONS FOR THE NEWSLETTER**

This is issue 6 of volume 2 of the on-line newsletter devoted to things in the Town of Omro.

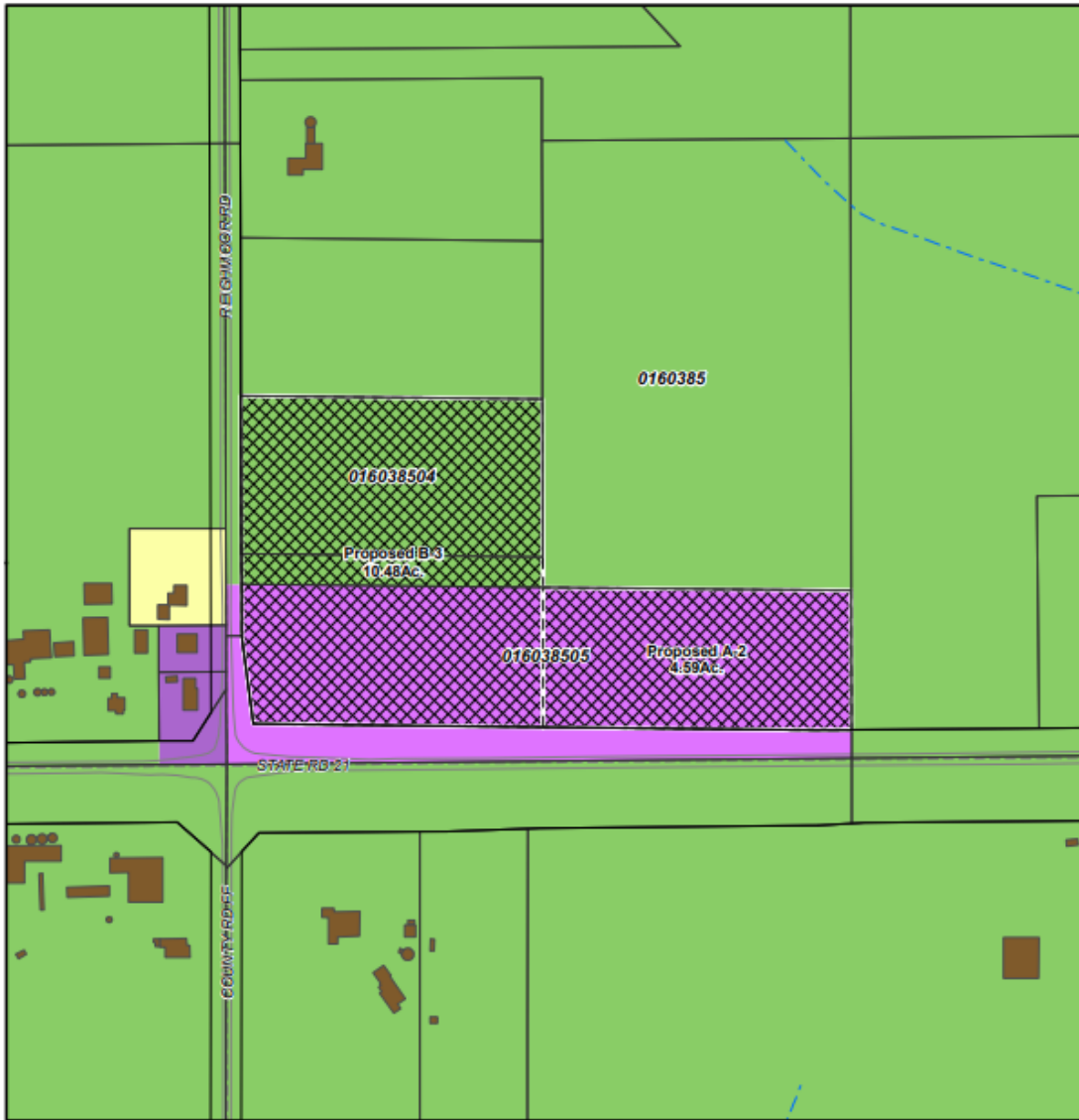
Previous issues can be found on the Town of Omro website: <https://www.townofomro.us/town-newsletter.html>

If this editor does not know of an event it won't be included in the enewsletter. Please share your questions or thoughts for additional articles. Reader contributions will be appreciated and can be sent to [newsletter@townofomro.us](mailto:newsletter@townofomro.us) as can requests to be included in the mailing list. Please share this with friends and encourage them to add their e-mail address to the distribution list. The editor is Tom Tuschl.



In the picture above all the starred parcels were listed in the CSM combination. The stars in red were listed in the Board agenda for the zoning change.

The picture on the following page is copied from the hearing packet on the Winnebago County website found under "Meetings and Agendas" for the Planning and Zoning Committee. The black on green hatched area is the proposed B-3 and the purple hatched area is proposed A-2.



**Application #21-ZC-5730**

Date of Hearing:  
June 29, 2021

Owner(s):  
RATAJCZAK, STEVEN T /  
RATAJCZAK, PATRICIA A /  
ZIEGENHAGEN, MATTHEW J /  
BECK, MOLLY C

Subject Parcel(s):  
016038504 / 016038505 /  
0160385(P)



Winnebago County  
WINGS Project

**Scale**  
1 inch : 300 feet

**County Zoning Districts**

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area