

PROPERTY TAXES/EVALUATIONS

Open Book will be May 23 and the process will be by phone. Open Book is where the assessor makes assessment records available for examination by property owners who may wish to challenge their assessment either with the assessor or later during the Board of Review in front of a four-member board. The Clerk has posted how to access the records on the Town website:

[Home \(townofomro.us\)](http://townofomro.us)

The **Board of Review** will meet at the Town Hall on June 2 from 6 to 8 P.M. Appointments for an appearance before the Board are expected. The same link will provide information on making appointments and the conduct of the meeting.

Last year the Town of Omro went through a reassessment for all properties in the town. While property values went up substantially, most home owners received a tax bill comparable to the previous year. How that can happen was discussed in Vol 2, Issue 11 of the Omro Town Crier. This year if a property's value increases substantially that should mean a substantial increase in the tax bill in December.

Any property owner who believes that their assessed value is not correct should consider meeting with the assessor during the Open Book session and, if not satisfied at that point, make an appointment for the Board of Review session.

PLAN COMMISSION OPERATIONS

This issue will focus on the Future Land Use Plan within the Comprehensive Plan.

Some will argue that the most important part of the Comprehensive Plan in any community is its Future Land Use Plan. When changes are desired for any property this is the first thing that officials will look at in making their review decisions. If the future land use plan map does not show the use that is desired for a particular property a zoning change should not be approved. If the property owner is earnest about the desired use there is a method of amending the Future Land Use Plan map. An application is made to the Town and a review fee of \$1,000 is required. None of that fee is refundable no matter how the Town decides on the matter. Then the applicant appears before the Plan Commission to make an argument on how the desired use is the best and highest use for that property and is in the interest of the Town and that neighborhood. The Plan commission will make a recommendation to the Town Board who will then put it on their agenda and make a decision. If the Town Board approves the amendment, it still needs to go to the County Zoning Department for their final approval. In general, the County does whatever the Town recommends but is not mandated to do so. The County has their own Comprehensive Plan and Future Land Use Plan. The County generally accepts the Future Land Use Plan as presented by the various municipalities. The cities of Omro and Oshkosh have their own plans as well. Within three miles of the City of Oshkosh and within a mile and a half of the City of Omro their maps prevail over the Town of Omro's map. The City of Oshkosh took pains to see that their map incorporated the Town's plan but minor differences still exist.

Since the inception of this amendment process no application has been approved. The Future Land Use Plan Map gets amended when the Comprehensive Plan is updated. There have been instances when the Town initiated a change in between updates and those amendments were accepted by the County.

The existing zoning map and the Future Land Use Plan Map usually look different. The Future Land Use Plan Map is created with the idea that the Town is trying to look ahead twenty years to see what should be the best direction of development. This takes into account things like expanding residential areas at the expense of agricultural lands for instance. In a perfect world

the Zoning Map would eventually look like the Future Land Use Plan Map as zoning changes are approved only if they agree with the Future Land Use Plan. In fact, there are properties that will never convert to the planned use and the Comprehensive Plan updates will always keep the Future Land Use Plan Map evolving to more current trends.

This link will take the reader to the existing Comprehensive Plan on the Town's website:

[OmroTown Comp Plan amended October 19 2015 REPAIR FORMAT 061416 \(townofomro.us\)](https://www.townofomro.us/omro-town-comp-plan-amended-october-19-2015-repair-format-061416)

The discussion of the plan is on pages 4 and 5 and the maps in two different formats are on pages 7 and 8.

GARBAGE AND RECYLING SERVICE EXTENDED

The Town Board has agreed to add garbage and recycling service at the dump to add Thursday nights from 5:00 P.M. to 7:00 P.M. This is on a trial basis and this editor believes the extended service will be effective between Memorial Day and Labor Day. It is a trial to see how much it will be used in addition to the Saturday service and to see if it creates unanticipated problems.

MAY 16 TOWN BOARD MEETING

Before the meeting started there was a public hearing on a proposed regular update to the County Natural Hazards Mitigation Plan. Questions established that this was a plan to help the various municipalities in the County not individual property owners in the case of a natural disaster. The current plan and the proposed changes can be found on the County website with this link:

https://www.co.winnebago.wi.us/sites/default/files/CountyClerk/OtherDocuments/emergency_management_04.04.2022_hazard_mitigation_plan_packet_0.pdf

Proposed changes are text in red.

During the regular meeting there were only six people in attendance that were not Town Officials. There were no public comments.

The Board took the following actions:

- Approved a Certified Survey Map to change property lines at 3205 County Road FF.

- Approved a resolution to adopt the Natural Hazards Mitigation Plan.

- Initiated legal action to deal with refuse dumped in a yard.

- Approved extending dump hours to Thursday evenings between 5 and 7 P.M.

- Increased the compensation for Animal Control.

- Hired Dave Friess to be the installer for E911 address signs.

- Appointed Margaret Krause and Dave Friess as alternates to the Board of Review.

- Selected road maintenance projects as a result of the road inspection and pricing submitted by Winnebago County.

- Discussed how to update the Town Hall phone system to avoid messages that the voice box was full and to make it easier for residents to make actual contact with Town officials. The item was tabled until the next meeting.

- Approved changes to the Town Hall rental agreement.

In reports the Board was appraised of a problem with an open records request where work was done to honor the request but the cost was not covered and records not delivered as yet. The Clerk said that the proposed Code (collection of all Town regulations) should be available to the Town Chair and Clerk soon. The attorney said that progress is being made with properties that needed to be cleaned up.

OMRO RUSHFORD VOLUNTEER FIRE DEPARTMENT

The volunteers are continuing their fund-raising efforts by again hosting the annual street dance on Friday, June 10, 2022 in the City of Omro. Featured entertainers would be The 308's & Hannah Rose.

DELIVERY TROUBLES

The Town's IT consultant took over this editor's computer and established a whole new email account but the final action on mailing has not been finished to date. Your continued patience is appreciated.

SUBMISSIONS FOR THE NEWSLETTER

This is issue 5 of volume 3 of the free on-line newsletter devoted to things in the Town of Omro. Previous issues can be found on the Town of Omro website: [Town Newsletter \(townofomro.gov\)](http://TownNewsletter(townofomro.gov))

If this editor does not know of an event it won't be included in the newsletter. Please share your thoughts for additional articles or questions.

Reader contributions (ideas, not money) will be appreciated and can be sent to NewsLetter@townofomro.gov 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.