

MINUTES OF THE TOWN OF OMRO
PLAN COMMISSION
Omro Town Hall, 4205 Rivermoor Road, Omro, WI 54963
Thursday, May 8, 2025 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.

Vice Chairman Brian Noe called the meeting to order at 6:30 p.m.

Attendance: Planning Commission Vice Chair Brian Noe, Commissioners Joy Schwarz, Russ Volp, Phil Ertmer, and Secretary Dana Woods were present. Commissioners Remer and Silverthorn were excused.

Meeting Minutes

MOTION by Commissioner Ertmer, second by Commissioner Schwarz to approve meeting minutes from April 2025 with a spelling error corrected.

Motion carried on a 4-0 voice vote.

Announcements and Reports:

- Chairman Noe shared about the proposed legislation regarding the elimination of extra-territorial zoning.
- Chairman Noe also shared about the possible annexation for a future development by the City of Omro
- He further shared some news from IDB about using county funding to create low-income housing and creating a “land bank” so to speak. It’s not on the next IDB board meeting agenda, however he plans to attend the meeting to keep a close eye on that.
- Steve Disterhaft followed up on Chairman Noe’s phone call inquiring if he would be interested in serving in the vacant Plan Commission seat. He called the clerk to ask about the role and will talk to Noe more about it next week.

Public Comment

Tony Daley inquired about the potential City of Omro housing development and resulting annexation of town land required to create it west of the town hall and cited comments made at the recent City Council meeting stating that the town would have no recourse if the city decided to annex the land. Vice Chair Noe agreed the town's ability to object is limited, however it’s not non-existent. Commentary conveyed it’s hard to understand why the future property owners would want a higher tax rate as city residents rather than as town residents.

CSM for Jennifer Schilling affecting Parcels 016-0233, 016-0255 and 016-022709

This will be delayed a bit at the county level since two of the parcels are not currently in the Algoma Sanitary Dist #1 but one of them is, so a Petition for Addition will be required. A zoning will also be required since it would create multiple zonings on the combined property if all three are combined. PC could recommend those items as a condition of approval.

MOTION by Commissioner Ertmer, second by Commissioner Volp to approve the CSM with the conditions that the zoning change is applied for to eliminate dual zoning and the boundaries of the sanitary district are adjusted to include all parcels.

Motion carried on a 4-0 voice vote.

Continued Review and Discussion on Comprehensive Plan Update

- Results from the Comp Plan Resident Survey were reviewed as a group. Noe encouraged members to hang on to it and let him know if anyone wanted to bring up any of the feedback as agenda items.
- We don't need to rush to get through this all in one meeting. Noe asked for any immediate ideas for updates. Commissioner Schwarz mentioned the elimination of “Shadow Divisions and Shadow Lines.”
- Also on page 17, there were references to the Highway 21 Bypass that can be eliminated since that’s not longer a possibility.

Discuss on Hwy 21 Corridor Study Phase II

Previous discussion resulted in a desire to do another survey as was done in 2022. Secretary Woods pulled the old survey questions and created draft for the next survey and presented to it with the packets for feedback.

For this survey, with direct mail, we will target the west side of Highway 21 starting at the boundary of City of Omro to the town line – one-half mile on either side of the highway. The Winnebago County Property Lister’s office can help provide the addresses. We will include a link along with it in case those who get it by mail would like to do it online instead. Woods asked for everyone to review it and make her aware of any typographical errors.

Agenda Items for Next Meeting

None mentioned

Details about the motion and time of adjournment were inadvertently omitted from the minutes.

Minutes submitted by Plan Commission Secretary Dana Woods

Approved by Plan Commission June 12, 2025