

MINUTES OF THE TOWN OF OMRO
PLAN COMMISSION
Omro Town Hall, 4205 Rivermoor Road, Omro, WI 54963
Thursday, February 6, 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 Now called the meeting to order at 6:30 p.m.

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

Meeting Minutes

MOTION by Commissioner Ertmer, second by Commissioner Remer to approve meeting minutes from July 9, 2024 as presented.

Motion carried on a 4-0 voice vote with Commissioners Silverthorn and Volp abstaining.

Announcements and Reports:

Vice Chairman Noe let everyone now that the rules of the PC state it's the commission members who actually elect who the PC Chair will be. He might be able to recruit someone to be on the Commission, but anyone possibly interested always wants to know if they will have to be Chair, since that's the currently open spot. So, it might require an existing member to step into the Chair spot.

Town of Poygan allocated part of their 2025 IDB funding to us for continued work on the Hwy 21 Corridor.

Public Comment Items:

None at this time.

Non-Public Comment Items:

None at this time.

Discussion/Informational Items:

Preliminary Discussion on an Upcoming Application for Conditional Use by Algoma Sanitary District #1

Town was given a heads up on this project and although it's not due for action until later this spring, it seemed worthy of discussion since it's not an ordinary building project. ADS1 has obtained land where it plans to erect an elevated storage tank. District Director Kevin Mraz and Commission President Chad Hayes were in attendance to present the plan and field any questions. Location would be just south of Potratz Hill Road.

Project will improve fire flow, as well as pressure in the nearby subdivisions. 500,000 gallons compared the existing one which is 400,000 gallons. Existing water tower needs to be drained down and recoated – hoping to have the new one online for when that happens.

Commission Schwarz asked questions about painted design and lighting. Mraz explained there are design concepts and he'd be happy to share when the time comes. With regard to lighting, they need to

comply with FAA standards and required to have 2 red lights up on top. There will be a door at the base of the tower so there will be downward facing lights. The site itself should not create light pollution for the neighbors.

Schwarz also asked about neighbor notification. Mraz shared there will be a sign erected, and also neighbor notification letters sent allowing people to show up to public hearings.

Secretary Woods asked Mraz when construction would start, given they don't expect the tower to be online until 2027. Mraz stated the construction of the tower would take about 18 months, but much of it is done offsite and then moved to the property. Woods indicated the reason for her question was because a CUP expires after 12 months "unless substantial work has commenced" and that work usually occurs on site, and she didn't want to see the permit expire, requiring the district to reapply. Discussion of that led to the idea that PC and Town Board could make their recommendations to County P&Z for approval with a suggested condition that the permit be valid for 24 months instead of the usual 12, given the non-typical nature of the project.

Commissioner Volp asked how much excavating will be required. Mraz shared an illustration, and shared that the portion of the property that was chosen was done so in an effort to not have the structure cast any shadows on the neighboring homes.

Commissioner Remer asked where the closest connection is to the water main. Mraz stated it was in the Marquart and LaCrosse area. There will not be a well drilled on the property, since the tower works without one.

Discuss Future Land Use Update

We were originally planning on doing this with former PC Chair Roskom, but Vice Chair Noe still feels like we can update it one chapter at a time as an internal group rather than spending tens-of-thousands of dollars to have a consultant come in and do it for the town. The group agreed we could at least start the work in-house. It was originally done in 2004-2024, and was updated for 2015-2035. Noe will work on a task outline to get the project going. Woods will prepare to be able to send our individual chapters/sections at a time.

Discuss Review of Development-Related Ordinances

Vice Chair Noe asked if anyone had any suggestions for changes on any development-related ordinances. He reached out to Strand Engineering to get an estimate for having the engineering firm review our development-related ordinances to look for any language that should be updated; the cost was very high. Seemed like it's not as great of a need to justify that expense. Our most common complaints are related to drainage, so we might want to give some thought to protective language we could work into ordinances that relate to future developments to avoid our most common problems.

Agenda Items for Next Meeting

CUP for Algoma Sanitary District #1

Adjournment

MOTION by Commissioner Remer, second by Commissioner Ertmer to adjourn the meeting at 7:04 p.m.

Minutes submitted by Plan Commission Secretary Dana Woods

Approved by Plan Commission March 6, 2025