

**Town of Otter Creek –Budget Meeting
Special Town Board Meeting to adopt tax levy; and
Regular Town Board Meeting - 7 p.m. - 11/12/2024
Otter Creek Town Hall – E5905 County Road S, Wheeler WI**

Agenda

Budget Meeting – a public hearing that gives the public an opportunity to review the budget, ask questions and to express any opinions they have the budget.

Special Town Board meeting to adopt the 2024 tax levy to be paid in 2025 (\$134,564)

Regular Town Board Meeting

Approval of minutes from October 11, 2024 Regular Board Meeting

Public Comments - Public Comment is limited to 3 minutes. As per the state’s Open Meetings law, there will be no back and forth discussion with the town board. The state Attorney General’s guidance is that board members can ask clarifying questions but that back and forth discussion is not advised.

Communication from Town Chair – Update on trailer house concern.

Communication from Town Supervisors –

Communication from Clerk –

Post-election audit of electronic voting equipment due by 11/25/2024

Difference between SOA of the DOR and acres reported to DNR. Clerk is working with Dunn County (Sarah) and assessor (Natalie).

	SOA	DNR	Difference
MFL Open @ \$0.72 (Before 2005)	244.26	149.00	95.26
MFL Closed @ \$1.68 (Before 2005)	2,491.87	2,247.49	244.38
MFL Open @ \$1.90 (After 2004)	1,302.63	1,257.89	44.74
MFL Closed @ \$9.49 (After 2004)	4,368.78	4,965.10	(596.32)
MFL Total	8,407.54	8,619.48	

Gunnufson fire bill paid.

First notice of non-compliance regarding property assessment in the Town of Otter Creek

Compliance status

The Town of Otter Creek has been out of compliance for four consecutive years, which does not meet the statutory requirement. DOR calculated the following percentages of assessed to full value for major classes of property in the taxation district for the current and three preceding years. If a ratio is not displayed, it is not a major class.

Class	2021	2022	2023	2024
Residential	93.42	79.56	63.85	0.00
Commercial				
Undeveloped, Ag Forest, Forest, & Other	88.95	83.28	71.83	0.00
Personal Property				

Note: If the Statement of Assessment was not available as of this notice, ratios could not be calculated and are displayed as zeros.

Next steps

If the assessed value of each major class of property is not within 10% of the full value in 2025, the taxation district will not be in compliance with state law (sec. 70.05 (5)(d), Wis. Stats.), and DOR will issue a Second Notice of Non-Compliance. If compliance is not achieved in 2026, DOR will order "Special Supervision" of the following year's assessment for the taxation district.

- Adopt the 2025 budget and 2024 tax levy to be paid in 2025
- Consideration, review and possible amendment of Town of Otter Creek's building ordinance
- Consideration and possible approval of the Otter Creek Town Board issuing an order to remove the trailer house/manufactured home out of the town right-of-way at N10950 670th Street, Wheeler WI 54730, per state statute 86.04 (highway encroachments).
- Curtis Nelson/Susan Dusek sanitary permit and zoning permit granted
- Sanitary reconnect permit issued for Pat Sand by Dunn County
- Zoning application received from Pat and Pam Sand

10/30/2024	Williams	Rough HVAC	Passed
10/30/2024	Williams	Rough Plumbing	Passed
10/30/2024	Williams	Rough Electrical	Passed
10/30/2024	Williams	Rough Construction	Passed
10/31/2024	Nelson	Electrical Hook-up	Passed
10/31/2024	Nelson	Permit Issued	New Home Construction

- Consider Fred Weber building inspector contract for 2025
- **Patrolman** - Report from Patrolman on Road Work/Equipment
 - Any road materials ordered
 - Any supplies purchased
 - Any equipment needing repair
 - Any damage to roads by nature or man
- **Treasurer** - Review treasurer's report
- **Auditing of bills** for payment
- **Any other business**
- **Adjournment** of Regular Board Meeting