

**DECEMBER NEWSLETTER TO TOWN OF LOWELL TAXPAYERS / RESIDENTS** December 2017

From: Town of Lowell Treasurer Nancy Parbs W8906 O'Sixteen Rd, Reeseville WI 53579. 920-253-6502

**ONLY ONE TAX COLLECTION METHOD** (for Dec 2017 and Jan 2018 payments): **By Mail ONLY**

**Mail tax payments to the Town Treasurer.** Mail a check or money order made out to the **TOWN OF LOWELL** along with your tax installment stub(s) and mail to the Treasurer at above address.

**If you want a receipt please send a self-addressed stamped envelope** along with your payment.

Receipts will not be sent unless an envelope is included with your payment.

If paying in Dec for income tax purposes, envelopes must be postmarked on or before Sat Dec 30 2017.

**1<sup>ST</sup> REAL ESTATE INSTALLMENT:**

When paying by installments, add together the 1<sup>st</sup> installment dollars for each tax parcel. That is the amount you make the check out for. **DO NOT INCLUDE dog license money on tax checks.**

The 1<sup>st</sup> installment real estate tax payments are due on or before Jan 31 2018. After this date, payments are considered delinquent. Payments by mail cannot be accepted if the postmark is later than Jan 31 2018.

If the postmark is later than Jan 31 2018, I will have to return your check to you. Delinquent taxes must be paid to the Dodge County Treasurer. Delinquent taxes will be assessed interest by the Dodge County Treasurer and may also be subject to an additional penalty (see back of tax bill).

**2<sup>ND</sup> REAL ESTATE INSTALLMENT: (payments after Jan 31 2018) (Mail to Dodge Co Treasurer)**

After Jan 31 2018, all late and July real estate tax payments must be collected by the Dodge Co Treasurer. Add the 2<sup>nd</sup> installment dollars for each parcel and mail or deliver your check and installment stubs to the Dodge County Treasurer, 127 E Oak St, Juneau WI 53039, on or before Jul 31 2018. Envelopes with a postmark later than Jul 31 2018 will be considered delinquent. **Enclose a self-addressed stamped envelope when mailing your tax payment to the Dodge County Treasurer if you would like a receipt.**

**PERSONAL PROPERTY TAX PAYMENTS:** Are always due in full every year by Jan 31.

**LOTTERY CREDITS:** A lottery credit applies only to property that you owned and used as your primary residence as of Jan 1 2017. If you owned a house that you did not live in and/or parcels of land, a lottery credit does not apply to those parcels. If you built and moved into a new house in Apr 2017, for example, you are not eligible for a lottery credit until 2018. If you moved into a house in Apr 2017 that was occupied by someone else as their primary residence on Jan 1 2017, you would receive a lottery credit on your 2017 tax bill (because the lottery credit follows the land – not the people – and you do not have to sign an application). Lottery credits vary by school district.

**ENDORSEMENTS OF BANK CHECKS:** If you are paying taxes with a bank escrow check made out to yourself plus the Town of Lowell, you must endorse the check—unless the word “or” is between your name and the Town of Lowell on the ‘Pay to the order of’ portion of the check.

**TAX OVERPAYMENTS:** Some tax payments that come direct from a tax service/escrow account are more than the tax payment itself. Overpayments received in December are refunded to the property owner after the January monthly Town Board meeting. Overpayments received in January are refunded after the February monthly meeting.

**ASSESSMENTS:** Please note property in the Town has been re-valued in 2016.

When you receive a Notice of Real Estate Assessment from the assessor, it includes Open Book and Board of Review dates and times. **If you have specific questions about your property and its taxes, please go to Open Book April 17<sup>th</sup> from 3:30-5:30 at the town office and discuss them with the Assessor.** During the year the local treasurer or other Town officers cannot answer questions about assessed values, age of home, size of home, rooms in the home, classifications of land etc. You can write the Town Assessor, Jim Warzynski, W7754 Dyke Dr, Westfield WI 53964 or call him at 608-296-3308.

**FARMLAND PRESERVATION REZONING:** The Town Board is continuing to work on Farmland Preservation Rezoning with an informational meeting to be held early 2018.

**WISCONSIN ACT 391: PRIVATE PROPERTY RIGHTS:** Pursuant to Wisconsin Act 391, the Town hereby gives notice to all property owners that wish to receive notice of any proposed zoning ordinance or amendment or comprehensive plan ordinance that affects the allowable use of the property owned by the person, may receive such notice by contacting the Planning Commission Clerk, Brandon Soldner at 927-3373 or email: townoflowellplanning@gmail.com.

**TOWN PROPERTY FOR SALE:** Buildable lot for sale on Fairwood Road, next to Beaver Dam River. This is a 3.11 Acre Wooded Lot with river frontage. For more information call the Town Hall at 927-5787.

**BUILDING AND/OR REMODELING PROJECTS:** If you are considering any building projects, please contact Brandon Soldner at 920-927-3373. He will answer your questions about building permits (inspection and non-inspection), zoning, conditional use permits, trailers, manufactured homes, garages, outbuildings, etc.

**MINOR LAND DIVISIONS:** If you are thinking about splitting a tax parcel, contact Brandon Soldner, Planning Commission Clerk, at 927-3373. Brandon will review the procedure to be followed and the order in which each step should be taken. His email is: townoflowellplanning@gmail.com

**GRAVEL:** Gravel bills are due within thirty days from the mailing date on the invoice(s). Our gravel supplier bills the Town monthly, therefore, the Town is expected to make timely payments. All past-due bills are subject to a 1½% Monthly Finance Charge. Write the gravel check out to the Town of Lowell & mail to the Treasurer, Nancy Parbs W8906 O'Sixteen Rd, Reeseville, WI 53579.

**DUMPSTER/RECYCLING CENTER PROGRAM:** Wisconsin's E-waste Law prohibits dumping electronics such as TVs, computers, printers, VCRs, DVD players, fax machines and cell phones in the trash.

**We do not accept electronic devices at the Town Dumpster/Recycling Center.** You may ask the attendant at the Center for information on where to take your e-waste or you can look on the DNR website, <http://dnr.wi.gov/ecyclewisconsin> for a list of collection sites, by county. Some collectors may charge fees and may not accept all devices. Contact collectors beforehand to learn about their policies.

We are not accepting brush, yard waste or Christmas trees.

**Effective Jan 1, 2018 there will be no dumping of recyclables or garbage during the week.**

**Site is monitored by cameras.**

**The Center is open on Saturdays from 9:00 am to 2:00 pm for TOWN OF LOWELL RESIDENTS ONLY.**

**Please wait for the attendant before you dump AND pay the attendant before you dump.**

If the Dumpster/Recycling Center is to continue, we urge everyone to Read and Obey the sign that is posted. The attendant on site determines the amount you owe. The attendants follow guidelines set forth by the Town Board and address problems that they encounter. Hopefully we will never have to issue citations for violating Town programs or to discontinue programs completely.

**BURNING PERMITS:** Please call John Schmitt or David Huebner for burning permits.

When you are going to burn it is also important to notify the Dodge County Dispatch at 920-386-3726 extension 8 at least 30 minutes prior for final approval.

**TOWN OF LOWELL INFORMATION:** The Town Hall is located at W8906 O'Sixteen Rd, Reeseville. Regular Town Meetings are the 2<sup>nd</sup> Tuesday of each month at 8:00 pm.

Telephone number 920-927-5787 Fax number 920-927-1784. Website [www.townoflowell.com](http://www.townoflowell.com).

The Town Board and Officers are:

John Schmitt, Chair 927-3198 Greg Caine, Supvr 927-3885 David Huebner, Supvr 344-1344  
Susan Caine, Clerk 927-5787 Nancy Parbs, Treas 253-6502 Mike Rennhack, Constable 927-3216  
Jeff Rennhack, Public Works 927-5787

**DOG LICENSES:** Are **ALWAYS due Mar 31 each year** - this includes house dogs & outside dogs. Dog license notices are published in the Daily Citizen (Beaver Dam) around the first weekend in March. Reminders will be sent early April to those that have not licensed their dog by the due date.

All dogs five months of age must be licensed. You **MUST SEND** the current, unexpired rabies vaccination papers to me every year so that I can verify the information in the computer. Your original rabies certificate will be returned to you with your dog license & dog tag.

**Please include a stamped self-addressed envelope with your dog licensing information!**

Send separate check for dog licenses! **Do not mail a check for a dog license if the rabies vaccination has expired!** I always have tags for the new year in December.

Unneutered male and unspayed female	\$10.00 (per dog)	+ up-to-date rabies certificate
Neutered male and spayed female	5.00 (per dog)	+ up-to-date rabies certificate
<b>Late fees: After March 31, 2018</b>	<b>25.00 (per dog)</b>	<b>+ dog license fee+rabies certificate</b>
<b>Citations: After April 30, 2018</b>	<b>citations will be issued by a Dodge County Sheriff's Deputy</b>	

**MULTIPLE DOG (KENNEL) LICENSES:** Are **ALWAYS due March 31 of each year.**

If you have **more than three dogs** you must apply for a Multiple Dog (Kennel) License each year.

The cost for the first-time application and a renewal **application is \$40** (which is non-refundable) and the cost for the **annual license is \$35**. A kennel license covers up to 12 dogs. There is a \$3 per dog fee for each additional dog. I will send you a Multiple Dog (Kennel) Application form if you had a kennel license in the past. (For first-time kennel applications, we may request that you come to a monthly Town Board Meeting to discuss your application.) Mail the completed application form with original rabies certificates and a check for \$75 to the Town Treasurer. After the Town Constable approves your kennel application, the license, tags and original rabies certificates will be mailed to you. Tags will be issued according to the number of vaccination certificates received. You must mail the rabies certificates every year so that I can verify information in the computer (and change, delete or add information).

**Late fees: After March 31, 2018 \$60 per Kennel License**  
**Citations: After April 30, 2018 citations will be issued by a Dodge County Sheriff's Deputy**

**Note: You must still license your dogs after receiving a Citation (to avoid a second Citation)**

**AFFIDAVIT OF DEATH/DISPOSAL:** If your dog dies or is otherwise disposed of please file an affidavit with the treasurer. Please also fill out the affidavit if you move out of the town. A copy is provided for you on the opposite side of this paper and at the Town Website [www.townoflowell.com](http://www.townoflowell.com).

**Dodge County Humane Society Contract: In 2018, the Town of Lowell will not authorize & pay for cats taken to the Dodge County Humane Society. We will continue to authorize that stray dogs be taken into the humane society shelter. First, contact the Treasurer or Town Constable to see if it is possible to find the owner. If the dog has a current tag number, we can tell you who to call about picking the dog up. If the owner cannot be determined and you take a stray dog to the Humane Society, they will call the Town Chair (John Schmitt) or Town Supervisor (Greg Caine) for authorization to accept the dog.**