Town of Rome
Nekoosa, WI 54457
www.romewi.com

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING

TUESDAY, APRIL 9, 2024 **4:00 PM** **ROME MUNICIPAL BUILDING**
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve the Agenda
5. Citizen Comments – During the Citizen Comment period of the agenda the Plan Commission welcomes comments from any town resident, not a member of the Commission, on any item not on the agenda. Please know that pursuant to State law the Commission cannot engage in conversation with you but may ask questions. The Commission may refer the item to staff, a standing committee or a future Plan Commission agenda for discussion and action. Each person wishing to speak will have up to 3 minutes to speak. Speakers are asked to submit a card to the Chair providing their name, address and topic for discussion
    a. The Commission will also take comment from the public on agenda items as called by the Chair, but not during Citizen Comment. Please note that once the Commission begins discussion on an agenda item no further comment will be allowed from the public on that issue

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Recent Correspondence, Current Events, Announcements
7. Open Public Hearing
    a. Consideration of a Site Plan/Plan of Operation for Kent Schneider (KMC Tucks LLC) d/b/a Cal's Corner, to construct a seating area/addition at 382 State Road 13, also described as Lot 76 of Canterbury Addition to Lake Sherwood located in SW ¼, SE ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01951-0000
    b. Consideration of a proposed Zoning Map amendment from R-4 (Rural Residence District) to R-2 (One- and Two-Family and Manufactured Dwelling Residence District) relating to a .5-acre portion of land, being part of parcel 030-00747-0010, also described as Lot 1, CSM 1729, located in the SW1/4, SW1/4 Section 12, Town 20N, Range 06E, Town of Rome, Adams County, WI
    c. Consideration of proposed amendment to Chapter 360 (Zoning), Article III, General Regulations, 360-10 Accessory uses and structures, regarding canopies
    d. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 967 Mansfield Ct., owned by John and Christie Hotz, also described as Lot 2 of Chatham Addition to Lake Camelot, located in the SE1/4,

SW1/4, Section 15, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-05137-0000

e. Consideration of a Preliminary Plat for Sedge Village South, to be located on a 29.16-acre parcel owned by Sand Valley South, LLC, described as follows: Lot 26, 27, and 28, Sedge Village, Document No. 572728, and Part of the NW ¼ and the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, all in Section 26, Town 20N, Range 5E, Town of Rome, Adams County, WI

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, March 12, 2024

10. Discussion and possible action – Heartland Custom Homes, Inc. Review of landscaping, lighting, parking and sign plan for the property address of 1144 CTH D, also described as Lot 1 CSM 6905, located in the SW1/4 of the NE1/4, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00637-0020

11. Discussion and possible recommendation to the Town Board – Consideration of Sign Permit to locate a 4.3' x 6.2' off premise sign at intersection of Alpine Drive and Geneva Trail for Rome Town Center

12. Discussion and possible recommendation to the Town Board - Consideration of a Site Plan/Plan of Operation for Kent Schneider (KMC Tucks LLC) d/b/a Cal's Corner, to construct a seating area/addition at 382 State Road 13, also described as Lot 76 of Canterbury Addition to Lake Sherwood located in SW ¼, SE ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01951-0000

13. Discussion and possible recommendation to the Town Board - Consideration of a proposed Zoning Map amendment from R-4 (Rural Residence District) to R-2 (One- and Two-Family and Manufactured Dwelling Residence District) relating to a .5-acre portion of land, being part of parcel 030-00747-0010, also described as Lot 1, CSM 1729, located in the SW1/4, SW1/4 Section 12, Town 20N, Range 06E, Town of Rome, Adams County, WI

14. Discussion and possible recommendation to the Town Board - Consideration of proposed amendment to Chapter 360 (Zoning), Article III, General Regulations, 360-10 Accessory uses and structures, regarding canopies

15. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 967 Mansfield Ct., owned by John and Christie Hotz, also described as Lot 2 of Chatham Addition to Lake Camelot, located in the SE1/4

16. Discussion and possible recommendation to the Town Board - Consideration of a Preliminary Plat for Sedge Village South, to be located on a 29.16-acre parcel owned by Sedge Village, LLC, described as follows: Lot 26, 27, and 28, Sedge Village, Document No. 572728, and Part of the NW ¼ and the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, all in Section 26, Town 20N, Range 5E, Town of Rome, Adams County, WI

17. Discussion and possible recommendation to the Town Board - Consideration of a site plan/plan of operation for Barnum Bay Beach and Marina, LLC for the property located on Archer Ln., also

described as Lot 1 CSM 4670, located in Government Lot 2 of Section 28, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00408-0015

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

18. Next agenda items:

19. Next meeting date and time: May 14, 2024 at 4:00 p.m.

ADJOURMENT

"Speak Your Peace" Commitment – A reminder that the Town Board Members have adopted the Nine Tools of Civility which commits the Board Members and Public to be mindful of how we treat each other at meetings.

Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin.

The Plan Commission may take action on any item on the agenda. It is possible that the members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the Plan Commission.