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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING

TUESDAY, May 14, 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 Final 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
    b. Consideration of a Preliminary Plat for Sedge Village North, to be located on a 38.03-acre parcel owned by Sedge Village, LLC, described as follows: Lots 1 and 2, Sedge Village, Document No. 572728, and Part of the SW1/4 and NW1/4 of the NE1/4, and Part of the NW1/4 of the SE1/4, Section 26, Town 20N, Range 5E, Town of Rome, Adams County, WI

c. Consideration of a Site Plan/Plan of Operation Application by Al Schmidt relating to occupancy of the existing building by Visit Rome, WI, Inc. for office space & tourism/community welcome center use at 1146 County Road D, also described as Lot 1 of CSM 1015, located in SW1/4, NE1/4, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00639-0000

d. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 114 CTH Z, owned by Kevin and Debra Cole, also described as Lot 1 of CSM 4317, located in the NW1/4, NE1/4, Section 02 Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00039-0015

e. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 377 15th Ave., owned by James and Diane Fletcher d/b/a JDFletcher Properties LLC, also described as Lot 104 of Kingswood Addition to Lake Arrowhead, located in the SE1/4, SE1/4, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03311-0000

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

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

10. Discussion and possible recommendation to the Town Board - Consideration of a Final 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

11. Discussion and possible recommendation to the Town Board – Consideration of a Preliminary Plat for Sedge Village North, to be located on a 38.03-acre parcel owned by Sedge Village, LLC, described as follows: Lots 1 and 2, Sedge Village, Document No. 572728, and Part of the SW1/4 and NW1/4 of the NE1/4, and Part of the NW1/4 of the SE1/4, Section 26, Town 20N, Range 5E, Town of Rome, Adams County, WI

12. Discussion and possible recommendation to the Town Board - Consideration of a Site Plan/Plan of Operation Application by Al Schmidt relating to occupancy of the existing building by Visit Rome, WI, Inc. for office space & tourism/community welcome center use at 1146 County Road D, also described as Lot 1 of CSM 1015, located in SW1/4, NE1/4, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00639-0000

13. 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 114 CTH Z, owned by Kevin and Debra Cole, also described as Lot 1 of CSM 4317, located in the NW1/4, NE1/4, Section 02 Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00039-0015

14. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 377 15th Ave., owned by James and Diane Fletcher

d/b/a JDFletcher Properties LLC, also described as Lot 104 of Kingswood Addition to Lake Arrowhead, located in the SE1/4, SE1/4, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03311-0000

15. Discussion and possible referral to a future agenda – Review Accessory Building height requirements in LD District and Accessory Dwelling Units as an allowed use in LD District

16. Discussion and possible referral to a future agenda – Review Rome Town Center Business Site Plan/Plan of Operation compliance concerns

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

17. Next agenda items:

18. Next meeting date and time: June 11, 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.