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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING

TUESDAY, SEPTEMBER 10, 2024 **4:00 P.M.** **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 Plan 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 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 Commission 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, Meeting Recaps, Recent Correspondence, Current Events, Announcements
7. Sub-Committee
   Plan Commission RTC Sub-committee Update
8. Open Public Hearing
    a. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 147 West Walden Way, owned by Toni & Josh Wills, also described as Lot 36 of Walden Pines Addition to Lake Camelot, located in the SW ¼, SE ¼, Section 03, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-06577-0000
    b. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 455 Duffers Trail, owned by Dean Ramsden d/b/a Sand Dunes Lodge, also described as Lot 1 of CSM 6183, located in the NE ¼, SW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-02819-0010
    c. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 965 Wellington Court, owned by Karen Suminski & Ann E Hovell, also described as Lot 53 of Wellington Addition to

Lake Camelot, located in the SE ¼, NW ¼, Section 10, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-06698-0000

d. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 351 14th Ave owned by Kettle on the Lake LLC, also described as Lot 1 of Shimmering Waters Addition to Lake Arrowhead, located in SE ¼, NE ¼, and NE ¼, NE ¼, Section 13, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-04304-0000

e. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1572 Kingswood Trail owned by Jennifer Hellpap d/b/a Back 9 Rentals LLC, also described as Lot 1 of CSM 6342, located in the SW ¼, NW ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03514-0010

f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1005 Moor Court owned by Eric Kundinger d/b/a Hidden Sands LLC, also described as Lot 37 of Longbow Addition to Lake Sherwood, located in the SE ¼, SE ¼, Section 16, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-02245-0000

g. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1678 Archer Ave owned by Duggan Sand Valley LLC, also described as Lot 8 of Archer Forest, located in the SE ¼, SW ¼, Section 22, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-01265-0040

h. Consideration of an Amendment to the Site Plan/Plan of Operation for Lake Camelot Property Owners Association, Inc d/b/a Lake Camelot Lodge LLC, to expand the current operations at 298 Leisure Ln, also described as Lot 74 of Chester Addition to Lake Camelot, located in SW ¼, SE ¼, Section 09, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-05222-0000

i. Consideration of an Amendment to the Site Plan/Plan of Operation for Plato Construction LLC (Geneva Apartments), to make updates to previous plans to reflect current operations at 265 Geneva Trail also described as Lot 2 of CSM 6524, located in the NE ¼, SW ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-01136-0609

j. Consideration of a Site Plan/Plan of Operation for Scenic Valley Properties, LLC d/b/a Crate & Pines for construction and operation of a container and small home resort development on a 10-acre portion of property within Rome Town Center, described as follows: being part of parcel # 030-01136-0501, located in part of the NW 1/4, NW1/4 and NE1/4, NW1/4 of Section 17, Town 20N, Range 6E, Town of Rome, Adams County, WI

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Approval of the meeting minutes from Tuesday, August 13th, 2024.

10. 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 147 West Walden Way, owned by Toni & Josh Wills, also described as Lot 36 of Walden Pines Addition to Lake Camelot, located in the SW ¼, SE ¼, Section 03, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-06577-0000

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12. 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 965 Wellington Court, owned by Karen Suminski & Ann E Hovell, also described as Lot 53 of Wellington Addition to Lake Camelot, located in the SE ¼, NW ¼, Section 10, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-06698-0000

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16. 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 1678 Archer Ave owned by Duggan Sand Valley LLC, also described as Lot 8 of Archer Forest, located in the SE ¼, SW ¼, Section 22, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-01265-0040

17. Discussion and possible action - Consideration of a Site Plan/Plan of Operation for Lake Camelot Property Owners Association, Inc d/b/a Lake Camelot Lodge LLC, to expand the current operations at 298 Leisure Ln, also described as Lot 74 of Chester Addition to Lake Camelot, located in SW ¼, SE ¼, Section 09, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-05222-0000

18. Discussion and possible action - Consideration of an Amendment to the Site Plan/Plan of Operation for Plato Construction LLC (Geneva Apartments), to make updates to previous plans to reflect current operations at 265 Geneva Trail also described as Lot 2 of CSM 6524, located in the NE ¼, SW ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-01136-0609

19. Discussion and possible action - Consideration of a Site Plan/Plan of Operation for Scenic Valley Properties, LLC d/b/a Crate & Pines for construction and operation of a container and small home resort development on a 10-acre portion of property within Rome Town Center, described as follows: being part of parcel # 030-01136-0501, located in part of the NW 1/4, NW1/4 and NE1/4, NW1/4 of Section 17, Town 20N, Range 6E, Town of Rome, Adams County, WI

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

20. Next agenda items

- Comprehensive Plan Amendment
- Codifying the Short-Term Rental Conditional Use Permit Process

21. Next meeting date and time: October 8th 4:00 p.m.

ADJOURNMENT

"Speak Your Peace" Commitment – A reminder that the Plan Commission Members have adopted the Nine Tools of Civility which commits the Commission 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 members. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Wendy Newsom, Town Clerk, at 1156 Alpine Drive, Nekoosa, WI 54457, ph. 715-325-8046.

Town of Rome Mission:
Positively applying the tools of government to serve and protect our people, strengthen our community and promote prosperity.