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

AGENDA
TOWN OF ROME PLAN COMMISSION

TUESDAY OCTOBER 8, 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 proposed Comprehensive Plan Map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (Forest and Outdoor Recreation District) to R-4 (Rural Residence District) relating to a 38.99-acre parcel located at 241 8th Avenue, owned by Eric T. Veum Revocable Trust, also described as the SE1/4, NE1/4 of Section 11, Town 20N, Range 06E, Town of Rome, Adams County, WI., with a parcel number of 030-00712-0010.

    b. Amendment to a Conditional Use Permit for 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 – Adjusting the maximum allowed occupancy.

c. Consideration of the issuance of a Conditional use permit for the following purpose: the short-term rental at the property located at 114 County Road Z owned by Larkee Investments, LLC (Andrea Larson), also described as Lot 2 of CSM 6760, located in part of Government Lot 2 and 7 of Section 02, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00039-0015.

d. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1560 Kingswood Trail owned by New Horizon Properties, Inc., also described as Lots 322-323 of Kingswood Addition to Lake Arrowhead, located in the SE ¼, NW ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03529-0000.

e. Consideration of an amendment to the Site Plan and Plan of Operation for Gabriel Development LLC (Papa Bear's Mini Golf/The Gift Shoppe) to build a garage in the Rome Town Center (RTC) at 266 Matterhorn Trail, also described as Lot 2 of plat 5947, located in NE ¼, SW ¼, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0576.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Approval of the September 10, 2024 meeting minutes.

10. Discussion and Possible Action – Review of final building and floor plans submitted by Scenic Valley Properties, LLC d/b/a Crate & Pines for construction for the 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.

11. Discussion and Possible Recommendation to Town Board - Consideration of an Amendment to the Site Plan and 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.

12. Discussion and Possible Recommendation to Town Board – Consideration of Sign Permit to locate a 9" x 72" off premise signage at intersection of Apache Avenue and STH 13.

13. Discussion and Possible Recommendation to Town Board – Consideration of the proposed Comprehensive Plan Map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (Forest and Outdoor Recreation District) to R-4 (Rural Residence District) relating to a 38.99-acre parcel located at 241 8th Avenue, owned by Eric T. Veum Revocable Trust, also described as the SE1/4, NE1/4 of Section 11, Town 20N, Range 06E, Town of Rome, Adams County, WI., with a parcel number of 030-00712-0010.

14. Discussion and Possible Action – Amendment to a Conditional Use Permit for 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 – Adjusting the maximum allowed occupancy.

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 114 County Road Z owned by Larkee Investments, LLC (Andrea Larson), also described as Lot 2 of CSM 6760, located in part of Government Lot 2 and 7 of Section 02, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00039-0015.

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 1560 Kingswood Trail owned by New Horizon Properties, Inc., also described as Lots 322-323 of Kingswood Addition to Lake Arrowhead, located in the SE ¼, NW ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03529-0000.

17. Discussion and Possible Recommendation to Town Board - Consideration of an amendment to the Site Plan and Plan of Operation for Gabriel Development LLC (Papa Bear's Mini Golf/The Gift Shoppe) to build a garage in the Rome Town Center (RTC) at 266 Matterhorn Trail, also described as Lot 2 of plat 5947, located in NE ¼, SW ¼, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0576.

18. Discussion and Possible Referral to Future Agenda – Review of Town Ordinance requirements for Short Term Rentals, and consideration of removing Conditional Use Permit Requirements.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

19. Next agenda items

20. Next meeting date and time November 12th, 2024 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.