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

MINUTES
TOWN OF ROME PLAN COMMISSION

TUESDAY NOVEMBER 12, 2024 **4:00 P.M.** **ROME MUNICIPAL BUILDING**
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order
   Chairwoman Diana Duelge Calls the meeting to order at 4:00 p.m.

2. Roll Call
   Plan Commissioners Present: Jerry Wiessinger, Thomas Gabriel, Paul Janczak, Chairwoman Diana Duelge, Lori Djumadi, Heather Dalton, and Bill Kappel
   Also Present: Zoning Administrator Alexis Dargiewicz, and Town Attorney Nick Flannagan

3. Certify Posting of Meeting
   Zoning Administrator, Alexis Dargiewicz certified that on Monday, November 4th, 2024 the agenda for the Town of Rome Plan Commission meeting for Tuesday October 8, 2024 was posted at the following locations:
   Rome Town Hall at 2:56 p.m.
   Kwik Trip, LLC at 3:05 p.m.
   Nekoosa Port Edwards State Bank at 3:10 p.m.
   Posted on the Town of Rome Website on: 11/05/2024
   Emailed to the Wisconsin Rapids Tribune on 11/05/2024
   Legal Notice published in the Wisconsin Rapids Tribune on 10/29/2024 and 11/ 05/2024

4. Approve the Agenda

Motion by Kappel / Gabriel approve with the change to remove 8a, 8b and 10 and 11 due to addressing error. Motion carried.

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 citizen comments were received.

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Meeting Recaps, Recent Correspondence, Current Events, Announcements
   Veterans day, toys for tots, Rome lady's luncheon and Christmas dinner, 5k turkey trot Thursday November 28th at Up North Brewery
7. Sub-Committee
   Plan Commission RTC Sub-Committee Update
   Zoning Administrator gives a brief overview of the RTC Sub-Committee's work.

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 364 Pinehurst Drive owned by Birdie Holiday LLC, also described as Lot 53 of Pinehurst Addition to Lake Arrowhead, located in the NE ¼, SW ¼, Section 13, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03778-0552.
    Item removed from agenda

    b. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 349 Pinehurst Dr owned by Dennis J Laack, also described as Lot 34 of Pinehurst Addition to Lake Arrowhead, located in the NE ¼, SW ¼, Section 13, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03778-0533.
    Item removed from agenda

    c. Consideration of the issuance of a Conditional Use Permit (civic use in the Gateway Overlay District) for the following purpose: construction of walking path for link the lakes project, to utilize a portion of parcel numbers 030-00794-0000, 030-00796-0000, & 030-00798-0020, all parcels also described as follows; Part of Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI; total utilized parcel area being 0.23 acres.
    Lisa from Visit Rome spoke on the easement letters of intent from the three property owners that the property owners had agreed to and signed.

    d. Consideration of a Site Plan and Plan of Operation for Visit Rome for construction of walking path for link the lakes project, to utilize a portion of parcel numbers 030-00794-0000, 030-00796-0000, & 030-00798-0020, all parcels also described as follows; Part of Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI; total utilized parcel area 0.23 acres.
    Lisa Kubis from Visit Rome gives a presentation going over the project details
    Wiessinger questions where the winter sports are supposed to go – the snowmobile path at Queens Way
    Discussion on crosswalks, and pedestrian safety on the trails,
    Discussion on how motorized vehicle access will be limited on the trail, and how maintenance will be able to access the trail.
    Discussion on how winter sports would be affected
    Citizen Trish Voust voices concern with Visit Rome's citizen outreach.

    Motion by Kappel / Djumadi to close the public hearing
    Motion carries.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Approval of the October 8th, 2024 meeting minutes
    Motion by Kappel/Janczak approve as written. Motion carries.

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 364 Pinehurst Drive owned by Birdie Holiday LLC, also described as Lot 53 of Pinehurst Addition to Lake Arrowhead, located in the NE ¼, SW ¼, Section 13, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03778-0552.
    Item removed from agenda

11. 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 349 Pinehurst Dr owned

by Dennis J Laack, also described as Lot 34 of Pinehurst Addition to Lake Arrowhead, located in the NE ¼, SW ¼, Section 13, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-03778-0533.
Item removed from agenda

12. Discussion and Possible Action - Consideration of the issuance of a Conditional Use Permit (civic use in the Gateway Overlay District) for the following purpose: construction of walking path for link the lakes project, to utilize a portion of parcel numbers 030-00794-0000, 030-00796-0000, & 030-00798-0020, all parcels also described as follows; Part of Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI; total utilized parcel area being 0.23 acres.
Motion by Gabriel / Dalton to approve the conditional use permit incorporating the finding of facts as written. Motion carries.

13. Discussion and Possible Recommendation to Town Board – Consideration of a Site Plan and Plan of Operation for Visit Rome for construction of walking path for link the lakes project, to utilize a portion of parcel numbers 030-00794-0000, 030-00796-0000, & 030-00798-0020, all parcels also described as follows; Part of Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI; total utilized parcel area 0.23 acres.
Motion by Kappel/Djumadi to recommend approval of the site plan and plan of operation to the Town Board including the findings of fact with the addition; there is pedestrian signage, and crosswalks for preventative pedestrian safety measures, and that Visit Rome organizes a resolution with the Rome Sno-Bandits regarding an alternative path for snowmobiling since they cannot share the right of way.
Motion carries.

14. Discussion and Possible Referral to Future Agenda – Review of Town Ordinance requirements for Short Term Rentals, and consideration of removing Conditional Use Permit Requirements
Motion by Djumadi / Dalton to go forward with the changes and set this forward to the December public hearing and action item recommendation to Town Board.
Six in favor one opposed. Motion carries.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

15. Next agenda items
5 Short Term Rentals – Including Two Rescheduled.
Continued discussion on Short Term Rental Ordinances.
Potentially a Site Plan
Solar Permitting.
16. Next meeting date and time December 10th, 2024 4:00 p.m

ADJOURNMENT 6:07 PM

"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.