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

MINUTES
TOWN OF ROME PLAN COMMISSION

TUESDAY MARCH 11, 2025 **4:00 P.M.** **ROME MUNICIPAL BUILDING**
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order

Town of Rome Zoning Administrator, Alexis Dargiewicz called the meeting to order at 4:01 pm.
Motion by Kappel/Gabriel to have Commissioner Djumadi Chair the meeting. Motion carried.

2. Roll Call

Commissioners present: Wiessinger, Gabriel, Djumadi, Dalton, and Kappel.
Commissioners Absent: Janczak
Also present was the Town of Rome Zoning Administrator, Alexis Dargiewicz.

3. Certify Posting of Meeting

Zoning Administrator, Alexis Dargiewicz certified that on, Monday March 10, 2024 the Agenda for the Town of Rome Plan Commission meeting for Tuesday, March 11, 2024 was posted at the following locations:

Rome Town Hall	*12:55p.m.*
Kwik Trip, LLC	*5:35p.m.*
Nekoosa Port Edwards State Bank	*5:40p.m.*
Emailed to the Wisconsin Rapids Tribune and posted on the Town Website on:	*3-4-2024*

4. Approve the Agenda

Motion by Wiessinger/Dalton to approve the agenda as presented. 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

One citizen comment received from Jacob Kroening regarding concerns about a neighbor's shed.

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Meeting Recaps, Recent Correspondence, Current Events, Announcements
    Commissioner Djumadi gave an update on an upcoming event; Open house April 10th 5-7pm at Up North Brewing Company.
    Zoning Administrator, Alexis Dargiewicz gave an update on the Town of Rome camping permit application process. She has implemented a "live map" to show all parcels that have an active camping permit. This map can be found on the Zoning and Building Department page.

7. Sub-Committee
   Plan Commission RTC Sub-Committee Update
   The Zoning Administrator gave an update: The RTC Sub-Committee met twice since the last Plan Commission meeting. On February 19th, Master Planner Patrick Brunner from CARDO, had visited the Town of Rome. During his visit he was able to gather public feedback and meet with key stakeholders, including business owners and other interested parties within the Rome Town Center. Additionally, an open house was held to solicit community input on potential amenities, favored locations within the RTC, and other developmental priorities.

8. Short-Term Rental Staff Report
   Zoning Administrator, Alexis Dargiewicz, gave a brief update: for the month of February, the Zoning Administrator received 6 STR zoning permits, letters have been sent to the property owners and surrounding parcels for 5 of the rentals – at this time, 4 of the rentals have received approval. One Short Term rental is pending approval, based on the 2-week comment time given by staff. The other Short-Term rental is pending inspections before letters can be sent.

9. Open Public Hearing
   a. Consideration of a Preliminary Plat for Lake Side Haven, to be located on an 11.663-acre parcel owned by Ruesch Land Development LLC, described as follows: all of outlot 2 of CSM 6703, and all of Lot 3, of CSM 6760, part of Gov Lot 7, of Section 02, Town 20N, Range 5E, Town of Rome, Adams County, WI with a parcel number of 030-00047-0100.

Applicant present in-person to speak on this agenda item. Discussion was held regarding the plans for the lots and future development options, including discussion on septic systems. Discussion also held regarding the subdivision of the property in regards to the preliminary plat, easements and outlot. Discussion held regarding the need for Adams County Shoreland Zoning permits as well, due to the property being located within 1,000' of the water.
No one present from the public to speak for or against the item.
Motion by Gabriel/Wiessinger to close the public hearing. Motion carried.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

10. Approval of the February 11th, 2025 meeting minutes
    Commissioner Djumadi questions the verbiage for item 11 and to change item 12 to indicate "postponed" rather than tabled.
    Motion by Kappel/Dalton to approve the February 11, 2025 meeting minutes with the corrections as discussed. Motion carried.

11. Discussion and Possible Recommendation to Town Board - Consideration of a Preliminary Plat for Lake Side Haven, to be located on an 11.663-acre parcel owned by Ruesch Land Development LLC, described as follows: all of outlot 2 of CSM 6703, and all of Lot 3, of CSM 6760, part of Gov Lot 7, of Section 02, Town 20N, Range 5E, Town of Rome, Adams County, WI with a parcel number of 030-00047-0100.

    Discussion was held regarding the various conditions the Committee would like to place on the approval.
    Discussion held regarding where the driveways will be located.
    Discussion of also ensuring compliance with all of Town Code Section 326-14.

    Motion by Wiessinger/Gabriel to recommend approval to the Town Board for the preliminary plat of Lakeside Haven as described; located on an 11.66-acre parcel owned by Ruesch Land Development, LLC with the finding of fact as discussed.
    Subject to the following recommended conditions of approval:
    1. Must obtain sanitary approval from Adams County for the 5 proposed sanitary systems.
    2. Must obtain an easement agreement between all of the proposed parcels for the shared driveway.

3. Wetland area and stormwater management permits must be obtained for the 5 lots from Adams County. Motion carried.

12. Discussion and Possible Referral to Future Agenda – Comprehensive Plan Review, development of the outline for completion and Public Participation Plans.
The Plan Commission had a cursory review of the Town of Rome Comprehensive Plan during the February 11th meeting. During this meeting they had created a loose outline for updates. This meeting is set to develop a full outline for completion and Public Participation Plan. Zoning Administrator had reached out to Rebecca Roberts from UWSP per Plan Commission Recommendation; a copy of her response was in your packet. Staff had reached out to several other planning companies, at this point there was only one response for pricing which is also included in your packet.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

13. Next agenda items:
Small Scale Solar
Comprehensive Plan
Accessory Structure Size Restriction
Site Plan and Plan of Operation

14. Next meeting date and time April 8th, 2025 4:00 p.m.

ADJOURNMENT

The meeting was adjourned by the appointed Chairwoman Djumadi at 5:20 p.m..

"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.

Respectfully submitted,

Taylor Owczynsky

Taylor Owczynsky
Administrative Assistant
Town of Rome