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

MINUTES
TOWN OF ROME PLAN COMMISSION

TUESDAY JUNE 10, 2025 **4:00 P.M.** **ROME MUNICIPAL BUILDING**
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order
   Meeting called to order at 4:00pm by Town of Rome Clerk, Wendy Newsom. She indicated the Commission should recommend a Chair. The Chair of the Plan Commission will be appointed at the next Town Board meeting. Motion by Giardino/Reppen to appoint Tim Reppen as Interim Chair for this meeting. Motion carried.

2. Discussion and action – Appointment of Plan Commission Chair by Chairman Carl Hasdal
   The Plan Commission recommends to the Town Board a nomination of Tim Reppen as Town of Rome Plan Commission Chair.

3. Roll Call
   Plan Commissioners present: Bill Kappel, Heather Dalton, Bruce Hoeppner, Tim Reppen, Paul Janczak and Vito Giardino.
   Plan Commissioners excused/absent: Jerry Wiessinger
   Also present: Administrative Assistant Taylor Owczynsky and Town of Rome Interim Zoning Administrator, Jeremy Peach presents via Zoom.

4. Certify Posting of Meeting
   Administrative Assistant, Taylor Owczynsky certified that on Thursday, June 5, 2025 the Agenda for the Town of Rome Plan Commission meeting for Tuesday, June 10, 2025 was posted at the following locations:

   Rome Town Hall at 8:18 a.m.
   Kwik Trip, LLC at 8:26 a.m.
   Nekoosa Port Edwards State Bank at 8:31 a.m.
   Posted on the Town of Website on: 06/05/2025
   Legal Notice published in the Wisconsin Rapids Tribune on: 5/27/2025 & 6/3/2025

5. Approve the Agenda
   Motion by Giardino/Dalton to approve the agenda as presented. Motion carried.

6. 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
   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 Received.

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

7. Informational Updates, Recent Correspondence, Current Events, Announcements
   None.

8. Open Public Hearing

   a. Consideration of a Preliminary Plat for Alpine Estates 1st Addition on 40 acres owned by T & S Land Investments, to be located on two separate parcels totaling 40 acres described as follows: being all of lot 18 and 19 of Alpine Estates,

located in part of the SW ¼ SE ¼ of section 7, township 20 north, range 6 east, town of Rome, Adams County, WI.
Interim Zoning Administrator Jeremy Peach noted that the current subdivision that exists is adjacent to the proposed subdivision. Discussion took place regarding the re-zone of the property from Forest and Outdoor Recreation to Residential. Discussion also took place that should a dumpster be placed, the necessity of screening said dumpster.

b. Close Public Hearing
Interim Chair, Tim Reppen closed public hearing.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action – Approval of the meeting minutes from Tuesday, May 13, 2025
Motion by Kappel/Giardino to approve the meeting minutes from Tuesday, May 13, 2025 as presented. Motion carried.

10. Discussion and possible action – Issuance of a Conditional Use Permit for the following purpose: proposed storage rental building at the property located at 232 14th Avenue, also described as Lot 1 of CSM 6265, located in the SW1/4, NW1/4, Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-00623-0035.
Discussion held regarding dumpsters on a commercial property.
Motion by Kappel/Giardino for the approval of the Conditional Use Permit, including the Findings of Fact. Additional condition placed on the CUP that should a dumpster be placed on the premises, it must be properly screened/enclosed. Motion carried.
Please note for the record, that the Conditional Use permit Public Hearing portion took place at the 05/13/2025 meeting.

11. Discussion and possible recommendation to the Town Board – Consideration of a Preliminary Plat for Alpine Estates 1st Addition on 40 acres owned by T & S Land Investments, to be located on two separate parcels totaling 40 acres described as follows: being all of lot 18 and 19 of Alpine Estates, located in part of the SW ¼ SE ¼ of section 7, township 20 north, range 6 east, town of Rome, Adams County, WI.
Discussion held regarding location of the subdivision, and the previous re-zone of this property.
Motion by Kappel/Janczak to make a recommendation to the Town Board for the approval of the Preliminary Plat for Alpine Estates, 1st Addition, including the Findings of Fact. Motion carried. Please note for the record, that no additional conditions placed on the Findings of Fact.

12. Discussion and possible action – Comprehensive Plan Review, development of the outline for completion and Public Participation Plans.
Discussion regarding the lack of budgeted money for Comprehensive Plan Review. Commission to table item until further direction is given from the Town Board.

13. Discussion and possible action – Discussion of accessory structure size restriction within the Rome Town Center.
Discussion held regarding the possible size restrictions and design standards, including roof pitch, height and width requirements for accessory structures in the Rome Town Center. Interim Zoning Administrator Jeremy Peach indicated that he would work with the Town attorney regarding possible ordinance language. This agenda item will be brought back before the Plan Commission.

14. Discussion and possible action – Discussion of Small-Scale Solar Ordinances.
Commission requested Interim Zoning Administrator, Jeremy Peach to work with the Town Attorney regarding small-scale solar ordinances. This item was referred to a future agenda.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

15. Next agenda items:
**Amendment to ordinance regarding shed sizes (July PC)*
**Accessory Structure size restriction within the RTC (August PC)*
**Small-scale solar ordinance (August PC)*
**Final Plat for Alpine Estates, 1st Addition (August PC)*

16. Next meeting date and time: Tuesday, July 8, 2025 at 4:00 p.m.

ADJOURNMENT

Chair adjourned the meeting at 4:42 p.m.

Respectfully submitted,

Taylor Owczynsky

Taylor Owczynsky

Town of Rome
Administrative Assistant