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

MINUTES
TOWN OF ROME PLAN COMMISSION

TUESDAY, AUGUST 12, 2025 **4:00 P.M.** **ROME MUNICIPAL BUILDING**
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order
   Chairman Reppen called the meeting to order at 4:00pm.

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

3. Certify Posting of Meeting
   Administrative Assistant, Taylor Owczynsky certified that on Friday, June 27, 2025 the Agenda for the Town of Rome Plan Commission meeting for Tuesday, July 8, 2025 was posted at the following locations:
   Rome Town Hall at 2:30 p.m.
   Kwik Trip, LLC at 2:41 p.m.
   Nekoosa Port Edwards State Bank at 2:45 p.m.
   Posted on the Town of Website on: 06/27/2025
   Legal Notice published in the Wisconsin Rapids Tribune on: 06/24/2025 & 07/01/2025

4. Approve the Agenda
   Motion by Wiessinger/Giardino 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 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:

6. Informational Updates, Recent Correspondence, Current Events, Announcements
   No Updates.

7. Open Public Hearing

   a. Consideration of a Final 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, Town 20 N, Range 6 East, town of Rome, Adams County, WI.
Owner of T&S Land Investments answered questions made by the Plan Commission.

b. Consideration of adding Lake and Aquatic Health Management as a permitted land use in the Lake District section of the Town Zoning Code Chapter 360.
Jeremy explained why this was added to the agenda. No public comments

c. Close Public Hearing

Motion to close public hearing Wiessinger/Kappel. Motion carried.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

8. Discussion and possible action – Approval of the meeting minutes from Tuesday, July 8, 2025
Motion by Kappel/Giardino to approve the meeting minutes from Tuesday, July 8, 2025 as written. Motion carried.

9. Discussion and possible recommendation to the Town Board – Consideration of a Final 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, Town 20 N, Range 6 East, town of Rome, Adams County, WI.
Motion by Weissinger/Dalton to recommend approval to the Town Board the final plat for alpine estates first addition including the findings of fact as presented. Motion carried.

10. Discussion and possible recommendation to the Town Board - Consideration of adding Lake and Aquatic Health Management as a permitted land use in the Lake District section of the Town Zoning Code Chapter 360.
Discussion was held by the Commission and questions answered by Interim Zoning Administrator Jeremy Peach.
Motion by Kappel/Weissinger to recommend to the Town Board the addition of Lake and Aquatic Health Management as a conditional use. Motion carried.

11. Discussion and possible recommendation to the Town Board – Approval of permanent signage for Heartland Custom Homes
Discussion Motion by Dalton/Weissinger to approve signage for Heartland Custom Homes. Motion carried

12. Discussion and possible action – Update and discussion of accessory structure size restriction within the Rome Town Center.
Discussion was held regarding the phrasing of the ordinance.
Tom Gabriel, 1087 E Queens Way, commented regarding 24x24 as max, but can go smaller.
Decision to bring item back as a public hearing.

13. Discussion and possible action – Update regarding possible Small-Scale Solar Ordinances.
Decision to bring a simplified ordinance back for discussion.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

14. Next agenda items:
    a. *Small-scale solar ordinance*

15. Next meeting date and time: Tuesday, September 9, 2025 at 4:00 p.m.

ADJOURNMENT

Motion by Giardino/Dalton to adjourn the meeting at 4:42pm.

Respectfully submitted,
Emily Arndt
Emily Arndt
Town of Rome
Zoning Administrator