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

TOWN OF ROME PLAN COMMISSION PUBLIC HEARING AND REGULAR MEETING MINUTES

TUESDAY, APRIL 14, 2026 **4:00 P.M.**

1. Call to Order

   Chairman Tim Reppen called the meeting to order at 4:00 p.m.

2. Roll Call

   Present: Chairman Tim Reppen, Vito Giardino, Jerry Wiessinger, Bruce Hoeppner, Bill Kappel, Paul Janczak, and Heather Dalton; also present: Zoning Administrator Emily Arndt and Judy Reppen

3. Certify Posting of Meeting

   Deputy Clerk Judy Reppen certified that on Tuesday, March 31, 2026, the Agenda for the Town of Rome Plan Commission meeting for Tuesday, April 14, 2026 was posted at:

Rome Town Hall	*3:48 p.m.*
Kwik Trip	*3:58 p.m.*
Nekoosa Port Edwards State Bank	*4:02 p.m.*

   Legal Notices printed in Wisconsin Rapids Tribune: March 31, 2026, & April 7, 2026.

4. Approve the Agenda

   Motion by Vito Giardino/Heather Dalton to approve the agenda. 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 Committee, on any item not on the agenda. Please know that pursuant to State law the Plan Commission Committee cannot engage in conversation with you but may ask questions. The Plan Commission Committee may refer the item to staff, a standing committee or a future Plan Commission Committee 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 Plan Commission Committee 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 Plan Commission

Committee begins discussion on an agenda item no further comment will be allowed from the public on that issue

No Citizen Comments

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Recent Correspondence, Current Events, Announcements

   No updates

7. Open Public Hearing

   Motion by Bill Kappel/ Jerry Wiessinger to open the public hearing. Motion Carried.

   a. Consideration of a site plan/plan of operation for John Olson for the construction of an office building at the property located at 1398 Alpine Dr, also described as lot 1 of CSM 5918, located in SW ¼, NW ¼, Section 7, Town 20N, Range 6E, Town of Rome, Adams County, WI

      The contractor and future tenant, Patrick Wirtz, was present in person.
      Discussion on ADA requirements.
      Zoning Administrator Emily Arndt indicated that the application satisfied all ordinance requirements.

   b. Consideration of a final plat for Dyracuse Acres, to be located at the properties in Section 29, Town 20N, Range 6E, Town of Rome, Adams County, WI; with parcel numbers of 030-00989-0000 and 030-00991-0000; total area 77.77 acres

      Applicant Jack Akers was present in person.
      Discussion regarding Managed Forest Land.

   c. Consideration of a site plan/plan of operation for Scenic Valley Properties, LLC d/b/a Crate & Pines for construction of a container and small-home resort development for the property located at 315 Geneva Trail, also described as lot 1 of CSM 7001, located in NE ¼, NW ¼, & NW ¼, NW ¼ Section 17 Town 20N Range 6E, Town of Rome, Adams County, WI

      Applicant Amy Lorentz was present in person. Amy provided updated architectural building plans and parking plan to the Plan Commission.

      Discussion regarding the conditions placed on the original findings of fact. Emily Arndt indicated that Plan Commission cannot place conditions that contradict Town Ordinances, therefore, the entire driveway must be paved. The development must comply with all Town Ordinances. Zoning Administrator Emily Arndt will confirm with the Town Attorney. Discussion on ADA compliance.

d. Consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort)

Brian Kawlewski form Sand Valley and Joseph Doyle from Vierbicher were present in person. Zoning Administrator Emily Arndt explained that this agenda item is for the approval of the addition to the PUD plan that will include a 40-acre site that will be used for Housekeeping and Back of House Operations. A comprehensive plan and zoning map amendment will be on the May agenda for the rezoning of the parcel. Discussion regarding location of land being added to the PUD boundary.
Discussion regarding Managed Forest Land.

e. Consideration of proposed Ordinance – Article XXXIII Entitled "Data Centers"

No Discussion.

8. Close Public Hearing

Motion by Bill Kappel/Jerry Wiessinger to close the Public Hearing. Motion Carried.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action – Approval of the March 10, 2026 meeting minutes.

Motion by Bill Kappel/Heather Dalton to approve the March 10, 2026 meeting minutes. Motion carried.

10. Discussion and possible recommendation to the Town Board - Consideration of a site plan/plan of operation for John Olson for the construction of an office building at the property located at 1398 Alpine Dr, also described as lot 1 of CSM 5918, located in SW ¼, NW ¼, Section 7, Town 20N, Range 6E, Town of Rome, Adams County, WI

Motion by Jerry Wiessinger/Bill Kappel to make a recommendation to the Town Board for the approval of the site plan/plan of operation for John Olson for the construction of an office building including the Findings of Fact. Motion carried.

11. Discussion and possible recommendation to the Town Board - Consideration of a final plat for Dyracuse Acres, to be located at the properties in Section 29, Town 20N, Range 6E, Town of Rome, Adams County, WI; with parcel numbers of 030-00989-0000 and 030-00991-0000; total area 77.77 acres

Motion by Vito Giardino/Jerry Wiessinger to make a recommendation to the Town Board for the approval of the final plat for Dyracuse Acres including the Finding of Fact. Motion carried.

12. Discussion and possible recommendation to the Town Board - Consideration of a site plan/plan of operation for Scenic Valley Properties, LLC d/b/a Crate & Pines for construction of a

container and small-home resort development for the property located at 315 Geneva Trail, also described as lot 1 of CSM 7001, located in NE ¼, NW ¼, & NW ¼, NW ¼ Section 17 Town 20N Range 6E, Town of Rome, Adams County, WI

Applicant must return with plans for the community room/garage prior obtaining permits for the construction of that structure.

Removal of condition placed on the original site plan/plan of operation. Project must satisfy all ordinance requirements.

Motion by Bill Kappel/Heather Dalton to make a recommendation to Town Board for approval of the site plan for Scenic Valley Properties, LLC d/b/a Crate & Pines including the Findings of Fact with the following conditions:

1. *Houses must be rented on a short-term basis.*
2. *One of the first two houses must be a Designated Mobility Unit per ADA requirements*

Motion carried.

13. Discussion and possible recommendation to the Town Board - Consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort)

    Motion by Bill Kappel/Jerry Wiessinger to make a recommendation to the Town Board for the approval of the Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort). Motion carried.

14. Discussion and possible recommendation to the Town Board - Consideration of proposed Ordinance – Article XXXIII Entitled "Data Centers"

    Discussion regarding parking requirements.

    Motion by Bill Kappel/Jerry Wiessinger to make a recommendation to the Town Board to approve Ordinance – Article XXXIII Entitled "Data Centers". Motion carried.

15. Discussion only – Comprehensive Plan Sub-Committee Update

    Zoning Administrator Emily Arndt is working with Dennis at North Central Wisconsin Regional Planning Commission.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

16. Next agenda items:

    - *Comprehensive Plan and Zoning Map Amendment*

- *Ordinance for Well Head Protection*

17. Next meeting date and time:

May 12, 2026 – 4:00 p.m.

ADJOURNMENT

Motion by Vito Giardino/Heather Dalton to adjourn the meeting at 4:59 p.m. Motion carried.

Respectfully submitted,

Emily Arndt
Emily Arndt
Town of Rome Zoning Administrator