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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING AND REGULAR MEETING

TUESDAY, APRIL 12, 2022 **4:00 PM** **ROME MUNICIPAL BUILDING**
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve the Agenda
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

    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 ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Recent Correspondence, Current Events, Announcements.
7. Open Public Hearing

    a. Consideration of a final plat for Sedge Village subdivision to be located on a 287.41-acre parcel owned by Wisconsin Dunes LLC described as Section 26, Town 20N, Range 5E, Town of Rome, Adams County, WI, parcel numbers of 030-00327-0000, 030-00328-0000, 030-00330-0000, 030-00331-0000, 030-00332-0000, 030-00333-0000, 030-00340-0000, 030-00334-0000, 030-00335-0000, 030-00339-0010

    b. Consideration of a site plan/plan of operation for Rome Country Meats & Deli LLC to be located at 264 Geneva Trail, also described as Lot 1 of CSM 5205, Section 08, Town 20N, Range 06 E, Alpine Village Subdivision, Town of Rome, Adams County, WI, with a property identification number of 030-01136-0596

c. Consideration of a site plan/plan of operation for Bison Trading LLC to be located at 285 Geneva Trail, also described as SE ¼ SW ¼, Section 08, Town 20N, Range 06 E, Lot 1 & Lot 2 CSM 6172, Town of Rome, Adams County, WI, with a property identification number of 030-01136-0601 and 030-01136-0602

d. Consideration of the issuance of a Conditional Use Permit for the following purpose: Electronic Variable Message Display located at 251 State Road 13, owned by Kwik Trip Inc., also described as PT NE ¼, SW ¼, Section 08, Town 20N, Range 06 E, Lot 1 CSM 3470, Town of Rome, Adams County, WI, with a property identification number of 030-00652-0000

e. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 291 Penhurst Way, owned by Antonio & Leah Lockett, also described as Lot 3 of York addition to Lake Camelot, SW ¼ SE ¼, Section 10, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-06948-0000

f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1492 Rain Dance Trail, owned by Christy and Jason Weimer, also described as Lot 4 of Running Bear addition to Lake Arrowhead, SW ¼, NW ¼, Section 13, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-04113-0000

g. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 926 Alston Court, owned by Amy Marrinan Davidson, also described as Lot 46 of Chatham addition to Lake Camelot, NW ¼, SE ¼, Section 15, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-05078-0000

h. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 487 Duffers Tr, owned by Kevin & Lauren Dick, also described as Lot 35 of Arrowhead Green addition to Lake Arrowhead, SE ¼, SW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02725-0000

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, March 8, 2022

10. Discussion and possible recommendation to the Town Board - Consideration of proposed Planned Unit Development Project Plan amendment – relating to property owned by Wisconsin Dunes LLC (Sand Valley Golf Course) – convert existing Sand Valley clubhouse building and adjoining property into a condominium

11. Discussion and possible recommendation to the Town Board – Consideration of a final plat for Sedge Village subdivision to be located on a 287.41-acre parcel owned by Wisconsin Dunes LLC described as Section 26, Town 20N, Range 5E, Town of Rome, Adams County, WI, parcel numbers of 030-00327-0000, 030-00328-0000, 030-00330-0000, 030-00331-0000, 030-00332-0000, 030-00333-0000, 030-00340-0000, 030-00334-0000, 030-00335-0000, 030-00339-0010

12. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Rome Country Meats & Deli LLC to be located at 264 Geneva Trail, also described as Lot 1 of CSM 5205, Section 08, Town 20N, Range 06 E, Alpine Village Subdivision, Town of Rome, Adams County, WI, with a property identification number of 030-01136-0596

13. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Bison Trading LLC to be located at 285 Geneva Trail, also described as SE ¼ SW ¼, Section 08, Town 20N, Range 06 E, Lot 1 & Lot 2 CSM 6172, Town of Rome, Adams County, WI, with a property identification number of 030-01136-0601 and 030-01136-0602

14. Discussion and possible action – Consideration of the issuance of a Conditional Use Permit for the following purpose: Electronic Variable Message Sign located at 251 State Road 13, owned by Kwik Trip Inc., also described as PT NE ¼, SW ¼, Section 08, Town 20N, Range 06 E, Lot 1 CSM 3470, Town of Rome, Adams County, WI, with a property identification number of 030-00652-0000

15. 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 291 Penhurst Way, owned by Antonio & Leah Lockett, also described as Lot 3 of York addition to Lake Camelot, SW ¼ SE ¼, Section 10, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-06948-0000

16. 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 1492 Rain Dance Trail, owned by Christy and Jason Weimer, also described as Lot 4 of Running Bear addition to Lake Arrowhead, SW ¼, NW ¼, Section 13, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-04113-0000

17. 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 926 Alston Court, owned by Amy Marrinan Davidson, also described as Lot 46 of Chatham addition to Lake Camelot, NW ¼, SE ¼, Section 15, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-05078-0000

18. 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 487 Duffers Tr, owned by Kevin & Lauren Dick, also described as Lot 35 of Arrowhead Green addition to Lake Arrowhead, SE ¼, SW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02725-0000

19. Discussion and possible referral to future agenda – Review potential draft language for zoning district requirements regarding allowed number of Accessory Structures and lot coverage by buildings

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

20. Next agenda items

21. Next meeting date and time: May 10, 2022 at 4:00 PM

ADJOURMENT

"Speak Your Peace" Commitment – A reminder that the Town Board Members have adopted the Nine Tools of Civility which commits the Board 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.