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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING AND REGULAR MEETING

TUESDAY, MAY 10, 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 proposed Comprehensive Plan map 9 amendment from Forestry to Residential and zoning map amendment from FR (forest & outdoor recreation) to R-4 (Rural Residence District) relating to the property owned by Ann & Gustav Kaufmann, described as follows: Lot 1 CSM 3500, Section 35, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a property identification number of 030-01107-0010; total area 80.4 acres

    b. Consideration of proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-5 (Rural Estate Residence District) relating to the property owned by Logan Nelson, described as follows: SW1/4 of the NW1/4 of Section 11, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a property identification number of 030-00715-0000; total area 40 acres

c. Consideration of the proposed Zoning map amendment from Rome Town Center District to B-1 (Business) relating to the property owned by Town of Rome, described as follows: part of Lot 1 CSM 5947, also described as NE ¼ SW ¼ Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, (part of parcel identification number 030-01136-0575); total area 1.995 acres

d. Consideration of a site plan/plan of operation for Slice of Heaven to be located at 1158 Snow Pass, described as follows: Lot 2 CSM 5205, also described as NE ¼ SW ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a property identification number of 030-01136-0597

e. Consideration of a site plan/plan of operation for Heartland Custom Homes, Inc. to be located at (adjoining parcels) 1144 CTH D, and 1146 CTH D. Also described as Lot 1 CSM 5725 and Lot 1 CSM 1015, both being located in the SW ¼ NE ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with property identification numbers of 030-00637-0010 and 030-00639-0000

f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 437 Duffers Trail, owned by James & Tracy Palmer, also described as lot 12 of Aspen Green addition to Lake Arrowhead, SE ¼, NW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02828-0000

g. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 425 13th Drive, owned by 13th Drive LLC, also described as lots 10-11 of Double Bogey addition to Lake Arrowhead, SW ¼, NE ¼, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02973-0705

h. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1344 Bogey Trail, owned by Joshua & Lauren Beaugrand, also described as lot 17 of Bogey addition to Lake Arrowhead, NW ¼, NE ¼, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02909-0516

i. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1508 Sumac Trail, owned by Jeffrey & Mary Trott, also described as lots 102-103 of Kingswood addition to Lake Arrowhead, SE ¼, SE ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-03309-0000

j. Amendment to Conditional Use Permit for the short-term rental at the property located at 1167 Fairway Trail, owned by Mark & Leah Westpfahl, also described as lot 28 of Wood Green addition to Lake Arrowhead, NE ¼, NW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel # of 030-04741-0000 – Adjusting the maximum allowed occupancy

k. Amendment to Conditional Use Permit for the short-term rental at the property located at 663 Meadow Lane, owned by Dawn Tabat, also described as lot 48 of Arbor Valley Meadows unrecorded subdivision (CSM 586) with a property identification number of 030-01264-0000 – Adjusting the maximum allowed occupancy

l. Amendment to Conditional Use Permit for the short-term rental at the property located at 676 Meadow Lane, owned by Dawn Tabat, also described as lot 38 of Arbor Valley Meadows unrecorded subdivision (CSM 467) with a property identification number of 030-01254-0000 – Adjusting the maximum allowed occupancy

m. Amendment to Conditional Use Permit for the short-term rental at the property located at 682 Meadow Lane, owned by Dawn Tabat, also described as lot 39 of Arbor Valley Meadows unrecorded subdivision (CSM 467) with a property identification number of 030-01255-0000 – Adjusting the maximum allowed occupancy

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, April 12, 2022

10. Discussion and possible recommendation to the Town Board – Consideration of proposed Comprehensive Plan map 9 amendment from Forestry to Residential and zoning map amendment from FR (forest & outdoor recreation) to R-4 (Rural Residence District) relating to the property owned by Ann & Gustav Kaufmann, described as follows: Lot 1 CSM 3500, Section 35, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a property identification number of 030-01107-0010; total area 80.4 acres

11. Discussion and possible recommendation to the Town Board – Consideration of proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-5 (Rural Estate Residence District) relating to the property owned by Logan Nelson, described as follows: SW1/4 of the NW1/4 of Section 11, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a property identification number of 030-00715-0000; total area 40 acres

12. Discussion and possible recommendation to the Town Board - Consideration of the proposed Zoning map amendment from Rome Town Center District to B-1 (Business) relating to the property owned by Town of Rome, described as follows: part of Lot 1 CSM 5947, also described as NE ¼ SW ¼ Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, (part of parcel identification number 030-01136-0575); total area 1.995 acres

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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 437 Duffers Trail, owned by James & Tracy Palmer, also described as lot 12 of Aspen Green addition to Lake Arrowhead, SE ¼, NW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02828-0000

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 425 13th Drive, owned by 13th Drive LLC, also described as lots 10-11 of Double Bogey addition to Lake Arrowhead, SW ¼, NE ¼, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02973-0705

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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 1508 Sumac Trail, owned by Jeffrey & Mary Trott, also described as lots 102-103 of Kingswood addition to Lake Arrowhead, SE ¼, SE ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-03309-0000

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22. Discussion and possible action – Amendment to Conditional Use Permit for the short-term rental at the property located at 682 Meadow Lane, owned by Dawn Tabat, also described as lot 39 of Arbor Valley Meadows unrecorded subdivision (CSM 467) with a property identification number of 030-01255-0000 – Adjusting the maximum allowed occupancy

23. 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

24. Next agenda items

25. Next meeting date and time: *June 14, 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.