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

MINUTES
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING

TUESDAY, OCTOBER 11, 2022 **4:00 PM** **ROME MUNICIPAL BUILDING**
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order
   The meeting was called to order by Chairman Mike Baker at 4:00 p.m.

2. Roll Call
   Plan Commissioners present: Mike Baker, Jeffrey Williams, Paul Janczak, Daniel Gohmann, and Lori Djumadi. Commissioner Wiessinger was excused. Also present: Attorney Flanagan, Town Administrator Jami Gebert and Zoning Administrator Emily Zeddies. Troy Weichelt regarding items 7a & 11, CJ Dalton and Brandon Orr regarding items 7b & 12, 7c & 13, Chad Statz and Randy Ebbe, Sr. regarding items 7d & 14, Joshua Gottowske regarding items 7e & 15, Michael Welsh regarding items 7f & 16, Michelle Peterson regarding 7g & 17, Patrick McNamara regarding items 7h & 18, David Portz regarding items 7i & 19.

3. Emily Zeddies certified the agenda was posted at the following locations:

   Rome Town Hall at 3:16 p.m. on September 27, 2022
   Kwik Trip at 2:29 p.m. on September 27, 2022
   Nekoosa Port Edwards State Bank at 2:38 p.m. on September 27, 2022
   The agenda was emailed to the Wisconsin Rapids Daily Tribune on September 27, 2022 at 3:49 p.m.
   The agenda was emailed to Town web services at 1:45 p.m. on September 28, 2022
   The public hearing notice was printed in the Wisconsin Rapids Daily Tribune for publication in the legal section on September 27, 28 and October 4, 2022.
   The Comprehensive Plan amendment was posted on September 11, 2022.

4. Approve the Agenda
   Motion by Djumadi/Janczak to move Item 20 to Item 11. 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
   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.
   Reminder: Trick or Treat for the Town of Rome is on Saturday, October 29th, from 1:00 p.m. to 3:00 p.m. in the Rome Town Center sponsored by Romemakers.

7. Open Public Hearing
   There were 23 members of the public present.

a. Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-2 (One- and Two-Family and Manufactured Dwelling Residence District) relating to the properties owned by T & S Land Investments, described as follows: Parcel numbers 030-00631-0000 and 030-00632-0000, all parcels also described as part of Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI, total area 79 acres
Zoning Administrator Zeddies indicated that this zoning amendment is also a Comprehensive Plan amendment from Forestry to Residential. The proposed use of the land is to create a subdivision with 25 lots; proposed lot sizes ranging from 1.5 acres to 9.66 acres. The town received three letters opposing the zoning amendment, which were read at the meeting.
Troy Weichelt representing T & S Land Investments was in attendance to answer any questions. Troy stated that he owns an excavating company in the area and has been approached by several people who have indicated a need for more housing in the area. He is looking to develop this property into a sub-division to consist of one- and two- family homes with the possibility of manufactured homes. He is looking to have the zoning map amended to R-2 to make it an easier selling point for multiple residential interests. He is not looking to have mobile homes in the sub-division. By manufactured homes we are looking at homes similar to Terrace or Stratford Homes. We do not intend to build any homes, we are just developing the sub-division, selling the lots, determining lot sizes and constructing the roads.
Questions from commissioners and public as follows:
Q: Has anyone reached out to you with concerns about losing the use of the trail development? Would you be open to maintaining the trails or would you be closing them?
A: Yes, we have given it some thought. On the south side of this property is the Lake Arrowhead walking trail. We wouldn't be opposed to continuing that trail around the perimeter of the property, since the homes would be in the center.
Q: Phil McLaughlin of 224 14th Ave asked what is the minimum lot size for this proposed zoning? He also pointed out the difference in the description of a manufactured home and a manufactured dwelling.
A: The minimum lot size is one acre. Zoning Administrator Zeddies clarified that the State Statute definition of a "manufactured home" is a structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development. Town of Rome ordinance for building width is minimum 16 feet.
Q: Keri Parmeter-Ebbe of 1134 W Queens Way asked, do you have any restrictive covenants for this sub-division? Would restrictive covenants help alleviate manufactured homes?
A: Zoning Administrator Zeddies stated that a HOA or covenants would add additional regulations on top of the zoning regulations. Troy indicated that they do not have covenants in place at this time.
Tim Tschudy of 344 Blue Waters Tr presented a letter signed by ten of his neighbors who also oppose this zoning amendment. They are concerned about losing forest and outdoor recreation land.
No further questions or comments.

b. Consideration of the issuance of a Conditional Use Permit for the following purpose: to construct a brewery on the property located at 304 Matterhorn Tr, owned by Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589*
CJ Dalton and Brandon Orr owners of the property were in attendance and available for questions.
Zoning Administrator Zeddies clarified that this agenda item is for the Conditional Use Permit only. The brewery was originally introduced at the June 8, 2021 Plan Commission meeting and minutes from that meeting were included in commissioners' packets.
Questions from commissioners and public as follows:
Q: According to the regulations for the Rome Town Center is this an allowable business?
A: Yes. This business would fall under the conditional use "Brewery" in Commercial "A" subdistrict of Rome Town Center.
No further questions or comments.

c. Consideration of a site plan/plan of operation for Up North Brewing Company c/o Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, for the property located at 304 Matterhorn Tr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589
Zoning Administrator Zeddies again stated that this business would fall under the conditional use "Brewery" in Commercial "A" subdistrict of Rome Town Center. There are no plans to have a free-standing sign; all signage will be mounted on the building. All dumpsters will be screened.
Again, CJ Dalton and Brandon Orr owners of the property were in attendance and available for questions.
Questions from commissioners and public as follows:
Q: What are your plans as far as your future operation is concerned?
A: We plan to have a tap room and manufacturing facility all in one building. We plan to have an extensive outdoor area, to include a beer garden, which would be family & pet friendly. Hops and orchards for educational purposes are also planned.
Q: The first set of facility pictures presented indicate the building to be a darker color and the second set appears lighter. Could you tell us what color plan you intend to use?
A: The pictures were just a couple variations of what the building might look like, nothing is in stone at this time. We are aware of the town codes and will comply with them. Town Administrator Gebert requested that the Plan Commission be made aware of final color selection before ordered.
Q: Your site plan indicates that your building has three sides exposed to the roadway. Will you be complying with the Rome Town Center design manual & codes?
A: Yes
Q: As far as the manufacturing side of the brewery, do you plan to manufacture beer for distribution?
A: Yes, that is in the plans for the future. However, in the first year, 100% of the products produced will be sold on the premise.
Q: Would you envision that future manufacturing distribution would take place at this facility?
A: Yes. This would be the manufacturing facility for anything sold off premise.
Q: Have you taken into consideration bringing trucks into the facility and loading docks?
A: On the site plan, there is a paved area. The loading dock could be located on the northside of the building.
Q: Your site plan indicates a stage complex for outside events. The plan looks more like a slab than an actual structure. Could you give a little more detail?
A: This is more than likely going to be in Phase Two of the project.
Q: Is there going to be any type of structure around the slab?
A: We have no intentions on it being a covered type structure.
Q: How many parking spots in your lot?
A: Ten, per town code.
Q: Would you be opposed to having fire tables instead of a fire pit?
A: We haven't given it much thought at this point.
Phil McLaughlin of 224 14th Ave questioned the aesthetics of being able to erect a tent type structure in the Rome Town Center. Zoning Administrator Zeddies stated that tents are allowed town wide as long as they are temporary.
Tom Gabriel of 1032 E Queens Way had concerns about the size of the parking (25'x40') that it would not accommodate ten vehicles, the positioning of the building on the lot, and the siding material. He feels that the building sides are more than 50% metal. Town Administrator Gebert showed site plan illustrations to commission members as to how the building is positioned on the property and the materials proposed for each side.
No further questions or comments.

d. Consideration of a site plan/plan of operation for Ebbe Realty c/o Randall J Ebbe Sr, for the property located at 384 State Road 13, also described as Lot 75 of Canterbury Addition to Lake Sherwood located in SW ¼, SE ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01950-0000
Zoning Administrator Zeddies stated that this business would fall under the permitted use "Real estate office" in the B-1 Business District. There is no new signage proposed, they will be using the existing sign.

Chad Statz of CMS Construction and Randall Ebbe, Sr. owner of the property were in attendance to answer any questions. Chad stated that he has been hired to re-construct Ebbe Realty. The former building was destroyed by a fire. The new building will be ADA compliant and have a better access. The drawings submitted show the use of natural stone, wainscoting, front entry with use of some timber, and a garage with steel exterior and roof. The septic system has been inspected and is compliant with Adams County regulations.
Questions from commissioners and public as follows:
Q: Just for clarification, there is no outdoor storage or refuse containers on site?
A: No there is not.
Q: Will this building be used for Ebbe Realty only and not additional leased professional space?
A: Yes
Q: Will the garage area be rented out for storage?
Randy Ebbe stated that the garage area will be used for personal storage and a workshop area. There is a possibility of leasing office space in the future.
Q: Are you asking for possible consideration to lease office space?
A: Not at this time.
Q: The parking lot is in pretty rough shape; do you have any plans to repair it?
A: It's a monetary question at this point. Would also have to work with Cal's Corner to find a solution.
No further questions or comments.

e. Consideration of a site plan/plan of operation for Joshua & Naomi Gottowske, for the property described as Lot 3 of Certified Survey Map 6696, located in SE ¼, NE ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00641-0030
Zoning Administrator Zeddies noted that there is not a specific use listed that would describe this plan of operation, but the use that was found most fitting was "Automobile, truck, motorcycle, camper, snowmobile, boat, ATV and trailer sales and service". This property's main use would be an outdoor only display lot for boat lifts and docks. No building plans or structures are a part of the site plan.
Joshua Gottowske owner of the property was in attendance to answer any questions. Joshua stated that he will possibly have building plans within the next year. Because he is required to have his property paved within 18 months, he is requesting to roll his paving expenses into his bank loan at that time.
Questions from commissioners and public as follows:
Q: If you were to build a structure in the future where would it be located on the property?
A: Behind the display area in compliance with town code.
Q: The only outdoor storage you are proposing is docks and boat lifts?
A: Yes
No further questions or comments.

f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 389 Cog Hill Ct., Unit 5, owned by Michael Welsh, also described as Unit #9 of Deer Run at Lake Arrowhead Condominium, located in SE ¼, SW ¼, Section 18, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02973-0608
Michael Welsh owner of the property was in attendance to answer any questions. Michael stated that he recently purchased this property and is requesting to include this property in Lodges of the Lakes as a short-term rental when not in personal use.
Questions from commissioners and public as follows:
Q: Would Fred Hegel be your property manager within 25 miles of the property?
A: That is correct.
No further questions or comments.

g. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1171 Arrowhead Tr., owned by 424 Investments LLC, also described as lot 106 of Setting Sun Addition to Lake Arrowhead, located in SE ¼, SW ¼, and SW ¼, SW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-04257-0000
Michelle Peterson property manager for 424 Investments LLC was in attendance and available to answer any questions.

Questions from commissioners and public as follows:
Q: As the property manager are you within the required 25 miles of the property?
A; Yes, I live on Rain Dance Tr.
No further questions or comments.

h. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 338 Hickory Tr., owned by Constance G McNamara & Cubick Living Trust, also described as lots 379-380 of Kingswood Addition to Lake Arrowhead, located in SW ¼, NE ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-03585-0000
Patrick McNamara one of the property owners was in attendance to answer any questions. Patrick stated that he and his wife and daughter own this property and are requesting to use it as a short-term rental. Stephanie Niles from Vacasa is the property manager.
Questions from commissioners and public as follows:
No questions or comments.

i. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1314 Bogey Tr., owned by David & Jacqueline Portz, also described as lot 8 of Bogey Addition to Lake Arrowhead, located in SE ¼, NE ¼, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02909-0507
David Portz owner of the property was in attendance to answer any questions. David stated that this is a new home which he would like to use as a short-term rental to provide affordable housing for visitors who want to stay in the Rome area.
Questions from commissioners and public as follows:
Q: Do you have a property manager within the required 25 miles of the property.
A: I am the property manager. I live at 486 A 13th Ave.
Q: Is this your primary residence?
A: No, it is not.
Town Administrator Gebert advised Mr. Portz that he would have to provide a property manager that would be available 24/7 and live within the required 25 miles of the property. He stated that he would make that happen and provide the information to the town.
Phil McLaughlin of 224 14th Ave questioned if septic system sizing was taken into consideration for short-term rental approvals.
Town Administrator Gebert stated that we have a qualification in our code of four people per bathroom or limited by square footage.
No further questions and comments.

8. Close Public Hearing
Motion by Williams/Gohmann to close the public hearing. Motion carried.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, September 11, 2022
Motion by Williams/Gohmann to approve the minutes as printed. Motion carried.

10. Discussion and possible action – Appointment of Plan Commission Secretary
Commissioner Djumadi made a motion that Jami Gebert be appointed as Plan Commission Secretary. No second to the motion. Motion died.
Chairman Baker asked for any volunteers for the position. Commissioner Williams volunteered to accept the appointment to Plan Commission Secretary.
Motion by Gohmann/Baker to appoint Commissioner Williams as Plan Commission Secretary. Motion carried.

11. Discussion and possible recommendation to the Town Board – Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-2 (One- and Two-Family and Manufactured Dwelling Residence District) relating to

the properties owned by T & S Land Investments, described as follows: Parcel numbers 030-00631-0000 and 030-00632-0000, all parcels also described as part of Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI, total area 79 acres
Commissioners discussed several issues that they have with this proposal: future land use map, buffer zones, manufactured and multi-family homes. R-2 District does allow 2 camping units, we would want to restrict to one unit. This restriction could be enforced if the sub-division developed covenants which the developer was not opposed to.
Commissioners not comfortable with approving the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-2 (One- and Two-Family and manufactured Dwelling Residence District). Would developer consider other options of R-1, or R-4? Developer stated that he would have to review the guidelines again to make a decision. Zoning Administrator Zeddies to provide developer with guidelines.
Motion by Williams/Janczak to table this agenda item for additional discussion.
Motion carried.

12. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: to construct a brewery on the property located at 304 Matterhorn Tr, owned by Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589*
    Motion by Gohmann/Williams to grant the request for conditional use permit to construct a brewery on the property located at 304 Matterhorn Tr and to approve the findings of fact.
    Motion carried.

13. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Up North Brewing Company c/o Clinton J & Heather L Dalton and Brandon D & Leslie M Orr, for the property located at 304 Matterhorn Tr, also described as Lot 2 of CSM 5041 located in SE ¼, SW ¼, Section 08, and NE ¼, NW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01136-0589
    Motion by Djumadi/Gohmann to recommend to the town board the approval of the site plan/plan of operation for Up North Brewing Company located at 304 Matterhorn Tr. and to approve the findings of fact and to include the following condition:
        a. Final site colors and materials to be approved by Zoning Administrator prior to ordering in compliance with Rome Town Center design plan and Commercial "A" subdistrict code.
    Motion carried.

14. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Ebbe Realty c/o Randall J Ebbe Sr, for the property located at 384 State Road 13, also described as Lot 75 of Canterbury Addition to Lake Sherwood located in SW ¼, SE ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01950-0000
    Motion by Gohmann/Williams to recommend to the town board the approval of the site plan/plan of operation for Ebbe Realty located at 384 State Road 13 and to approve the findings of fact, including the following conditions:
        a. No outside storage.
        b. No rental of storage space
        c. Possible lease of professional space

15. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Joshua & Naomi Gottowske, for the property described as Lot 3 of Certified Survey Map 6696, located in SE ¼, NE ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00641-0030
    Motion by Williams/Gohmann to recommend to the town board the approval of the site plan/plan of operation for Joshua & Naomi Gottowske for the property described as Lot 3 of Certified Survey Map 6696 and to approve the findings of fact, including the following condition:
        a. Driveway to be paved 200' from centerline within 18 months

b. Outdoor storage, outside of display, needs to be screened per Town Code.

Motion carried.

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 389 Cog Hill Ct., Unit 5, owned by Michael Welsh, also described as Unit #9 of Deer Run at Lake Arrowhead Condominium, located in SE ¼, SW ¼, Section 18, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02973-0608
    Motion by Djumadi/Baker to grant the request for conditional use permit for short-term rental at the address of 389 Cog Hill Ct., Unit 5 and to approve the findings of fact. The following term and conditions were placed on approval:
    a. The conditional use permit shall remain valid indefinitely provided the homeowner holds a short-term rental license from the Town of Rome.
    b. Maximum rental occupancy shall be set at twelve.
    c. Maximum number of vehicles shall be set at six. Vehicles to be parked on hard surfaces only.
    d. Property Manager within 25 miles of the property and contact information on file with the Town.

    Motion carried.

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 1171 Arrowhead Tr., owned by 424 Investments LLC, also described as lot 106 of Setting Sun Addition to Lake Arrowhead, located in SE ¼, SW ¼, and SW ¼, SW ¼, Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-04257-0000
    Motion by Djumadi/Williams to grant the request for conditional use permit for short-term rental at the address of 1171 Arrowhead Tr. and to approve the findings of fact. The following term and conditions were placed on approval:
    a. The conditional use permit shall remain valid indefinitely provided the homeowner holds a short-term rental license from the Town of Rome.
    b. Maximum rental occupancy shall be set at seven.
    c. Maximum number of vehicles shall be set at three. Vehicles to be parked on hard surfaces only.
    d. Property Manager within 25 miles of the property and contact information on file with the Town.

    Motion carried.

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 338 Hickory Tr., owned by Constance G McNamara & Cubick Living Trust, also described as lots 379-380 of Kingswood Addition to Lake Arrowhead, located in SW ¼, NE ¼, Section 14, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-03585-0000
    Motion by Williams/Janczak to grant the request for conditional use permit for short-term rental at the address of 338 Hickory Tr. and to approve the findings of fact. The following term and conditions were placed on approval:
    a. The conditional use permit shall remain valid indefinitely provided the homeowner holds a short-term rental license from the Town of Rome.
    b. Maximum rental occupancy shall be set at four.
    c. Maximum number of vehicles shall be set at two. Vehicles to be parked on hard surfaces only.
    d. Property Manager within 25 miles of the property and contact information on file with the Town.

    Motion carried.

19. 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 1314 Bogey Tr., owned by David & Jacqueline Portz, also described as lot 8 of Bogey Addition to Lake Arrowhead, located in SE ¼, NE ¼, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02909-0507
    Motion by Williams/Djumadi to grant the request for conditional use permit for short-term rental at the address of 1314 Bogey Tr. and to approve the findings of fact. The following term and conditions were placed on approval:

a. The conditional use permit shall remain valid indefinitely provided the homeowner holds a short-term rental license from the Town of Rome.
b. Maximum rental occupancy shall be set at eleven.
c. Maximum number of vehicles shall be set at five. Vehicles to be parked on hard surfaces only.
d. Property Manager within 25 miles of the property and contact information on file with the Town.

Motion carried.

20. Discussion and possible action – Review of zoning district requirements regarding Article XVII Rome Town Center §360-81.1 Commercial "A" Subdistrict
Commissioner Djumadi started the discussion stating that concerns were raised by local business owners and requested explanation of the interpretation included in the memo. Tom Gabriel reiterated that he would like clarification for the terms "street/entry" and "street and entry". Administrator Gebert states that conversation to determine the difference between the terms is needed. Tom Gabriel reiterates his concerns with elevation building materials again. Jeff Trott explains that construction is continuing and the stone is being installed on the front of the building. Zoning Administrator Zeddies and Administrator Gebert restate what was included in the memo regarding Rome Country Meats and Deli. Tim Mitchell recommended the addition of definitions to Town Code. Tom Gabriel reiterated his concerns with elevation building materials. Commissioner Gohmann stated that the Town will move forward to work on draft language for definitions to add to Town Code.

21. Discussion and possible referral to future agenda – Review zoning district requirements regarding Roof Pitch
Item #21 moved to next meeting agenda.

22. Discussion and possible referral to future agenda – Review zoning district requirements regarding Signs and Billboards
Item #22 moved to next meeting agenda.

23. Discussion and possible referral to future agenda – Communicate Joint Sub-committee discussion on Canopies in relation to Accessory Structures
Item #23 moved to next meeting agenda.

24. Discussion and possible referral to future agenda – Review the zoning code requirements regarding Short-term Rental Licensing Procedure
Item #24 moved to next meeting agenda.

*Amended Item

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

25. Next agenda items
    a. Preliminary Plat Review
    b. Discussion and possible referral to future agenda – Review zoning district requirements regarding Roof Pitch
    c. Discussion and possible referral to future agenda – Review zoning district requirements regarding Signs and Billboards
    d. Discussion and possible referral to future agenda – Communicate Joint Sub-committee discussion on Canopies in relation to Accessory Structures
    e. Discussion and possible referral to future agenda – Review the zoning code requirements regarding Short-term Rental Licensing Procedure
    f. Discussion regarding storage unit and personal business buildings in B-1 business district and Rome Town Center

26. Next meeting date and time: November 8, 2022 at 4:00 PM

ADJOURMENT

Motion by Chairman Baker to adjourn. Motion carried at 6:55 p.m.

"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.