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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING

TUESDAY, NOVEMBER 8, 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 the proposed Zoning Map amendment from FR (Forest & Outdoor Recreation) to R-1 (Single-Family 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
    b. Consideration of a preliminary plat for the Alpine Estates subdivision to be located on a 79-acre parcel 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
    c. Consideration of the issuance of a Conditional Use Permit for the following purpose: to construct Storage Units on the property Touzand Dollar Enterprises LLC for the property located at Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00790-0000
    d. Consideration of a site plan/plan of operation for Touzand Dollar Enterprises LLC for the property located at Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00790-0000
    e. Consideration of proposed Planned Unit Development Project Plan amendment – relating to property owned by Wisconsin Dunes LLC (Sand Valley Golf Resort) – Revision to clarify the density of development within subdivisions

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, October 11, 2022
10. Discussion and possible recommendation to the Town Board – Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Residential and Zoning Map amendment from FR (Forest & Outdoor Recreation) to R-1 (Single-Family 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
11. Discussion and possible recommendation to the Town Board - Consideration of a preliminary plat for the Alpine Estates subdivision to be located on a 79-acre parcel 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
12. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: to construct Storage Units on the property owned by Touzand Dollar Enterprises LLC for the property located at Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00790-0000
13. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Touzand Dollar Enterprises LLC for the property located at Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00790-0000
14. 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 Resort) – Revision to clarify the density of development within subdivisions
15. Discussion and possible action – Review of B-1 Business District and Gateway Overlay Corridor zoning district requirements and the Site Plan/Plan of Operation for The Boat Barn LLC
16. Discussion and possible referral to future agenda – Review zoning district requirements regarding Roof Pitch
17. Discussion and possible referral to future agenda – Review zoning district requirements regarding Signs and Billboards
18. Discussion and possible referral to future agenda – Communicate Joint Sub-committee discussion on Canopies in relation to Accessory Structures

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

19. Next agenda items
    a. Comprehensive Plan Amendment/ Rezone
    b. Site Plan/Plan of Operation
20. Next meeting date and time: December 13, 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.