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

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

2. Roll Call
   Plan Commissioners present: Mike Baker, Jerry Wiessinger, Daniel Gohmann, and Lori Djumadi. Commissioners Williams and Janczak were excused. Also present: Attorney Flanagan, Town Administrator Jami Gebert and Zoning Administrator Emily Zeddies. Troy Weichelt regarding items 7a & 10, 7b & 11, Leo Souder and Dean Ramsden regarding items 7c & 12, 7d & 13, Coco Collins. regarding items 7e & 14.

3. Certify Posting of Meeting
   Emily Zeddies certified the agenda was posted at the following locations:

   Rome Municipal Building at 2:27 p.m. on October 25, 2022
   Kwik Trip at 2:41 p.m. on October 25, 2022
   Nekoosa Port Edwards State Bank at 2:47 p.m. on October 25, 2022
   The agenda was emailed to the Wisconsin Rapids Daily Tribune on October 25, 2022 at 2:32 p.m.
   The agenda was emailed to Town web services at 2:35 p.m. on October 25, 2022
   The public hearing notice was printed in the Wisconsin Rapids Daily Tribune for publication in the legal section on October 25 and November 1, 2022.

4. Approve the Agenda
   Motion by Wiessinger/Gohmann to approve the agenda as printed. 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.

   Zoning Administrator Zeddies reported that Slice of Heaven Bakery at 1158 Snow Pass in the Rome Town Center will be re-painting their building an “antelope” color.

   Commissioner Djumadi invited the pubic to attend the Veterans ceremony scheduled for Friday, November 11, 2022 at 11:00 a.m. at the Spring Branch Cemetery

7. Open Public Hearing
There were 10 members of the public present.

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
The zoning change is from Forestry and Recreation to Single-family Residence District as well as 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. Zoning Administrator Zeddies indicated that commissioners were provided a zoning map in reference to the property in question along with a list of residents that are opposed to the zoning change to R-l. She also indicated that some of the residents listed would possibly be open to a zoning change to R-4. A letter received from a resident in opposition of the re-zoning was read to the commissioners. Commissioner Djumadi wanted to clarify that this agenda item was discussed at the previous Plan Commission meeting and was tabled at that time for additional discussion.
Troy Weichelt representing T & S Land Investments was in attendance to answer any questions.
Questions from commissioners and public as follows:
Q: What made you decide to go to R-1 rather than R-1C or R-4?
Zoning Administrator Zeddies stated that she provided T&S Land Investments with a document encompassing all the concerns discussed at the last meeting. At the end of that discussion, the suggestion was made to focus the re-zoning on R-1 or R-4 instead of R-2.
Troy stated that due to the concerns expressed to re-zone this property to R-2, they have decided to request re-zoning to R-1.
Commissioner Gohmann expressed concerns with conflicts regarding future land use maps. We are not expecting any high-density developments in the town from this point forward. This re-zoning request is not in alignment with what our sub-committee is thinking with regards to controlling future developments in the town as far as density is concerned.
In addressing the concerns of the Lake Arrowhead property owners whose properties abut your development (specifically south of Timber Line Court) is there something you would consider changing to address their concerns? Suggestion was made to combine Lots 1-3, and Lots 11 & 12.
A: Troy stated he wouldn't want to combine Lots 1-3 into one lot. He suggested combining them and dividing them into two lots. He also questioned combining Lots 11 & 12 since they are each almost 2 acres.
Tim Tschudy of 344 Blue Waters Tr. stated that he and several other residents are opposed to re-zoning this property. They would prefer this property remain zoned FR (forest & outdoor recreation) or possibly R-4.

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
Zoning Administrator Zeddies stated that commissioners received a Preliminary Plat of "Alpine Estates" and attached materials from Badger-land Survey, LLC in accordance with Town Code §326-14 Subdivision procedure. As a preliminary plat this item is a recommendation to Town Board, which will return to Plan Commission for a final plat review.
Attorney Flanagan stated that any discussion and questions regarding this agenda item were pretty much covered in item 7a. Discussion made to keep R-1 zoning while allowing less density by Lake Arrowhead. Suggestion to re-configure properties that abut Lake Arrowhead making each lot a minimum of 3 acres. Combine specifically Lots 1-3 into one lot and adjust lot lines for Lots 11, 12, & 19 to make properties along the Lake Arrowhead development 3 acre lots.

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

Leo Souder owner of Touzand Dollar Enterprises LLC is leasing the parcel #030-00790-0000 to Dean Ramsden for the purpose of constructing storage condos.
Dean Ramsden was in attendance to answer any questions. Dean stated that this construction is different from your traditional storage unit. Units are referred to as storage condos, which are 20'x50' and will be priced at $100,000 each. The units are individually owned not rented and would be regulated by covenants. He intends to construct eight buildings in four phases.
Questions from commissioners and public as follows:
Q: What is the term you are requesting for the Conditional Use Permit? You indicated on your application a term of 2 years. Is this what you intended?
A: No. My architect filled out the application. I would request the term to be indefinite. If marketing the condos for purchase doesn't work out I would go to rental.
Q: What do people do with these units?
A: My hope is that the people who fly into this area to golf at Sand Valley would want to store their sports cars, golf clubs, boats, etc., to be used as sort of a man cave. The front portion of the building would be utilized for office space. Zoning Administrator Zeddies pointed out that a man cave is considered habitable and would not be a part of this conditional use. This Conditional Use Permit would be for storage only. Attorney Flanagan stated that if the storage condo units were to be used for anything other than storage the property owner would have to return to the Plan Commission to amend the Conditional Use Permit. Commissioner Djumadi suggested the possibility of the CDA being involved in the discussion of this Conditional Use Permit since this proposed development is in the Gateway Overlay Corridor. Commissioner Gohmann stated that he felt the proposed buildings are nice looking and as long as they meet the requirements of the Gateway Overlay he sees no problem with it. He understands that there is a need for storage facilities in the area. The commission at this time is looking to issue the Conditional Use Permit for storage only. The buyers of the condo storage units would need to know that they are restricted to storage. If the use should change in the future, the owners would have to return to the commission to amend the Conditional Use Permit.
Roland Lockard, Dean's business partner stated this is considered light industrial storage, and will have a restrictive covenant in place. Attorney Flanagan suggested that the commission be provided a copy of the proposed covenant.

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
Zoning Administrator Zeddies indicated that this business would fall under the conditional use "Storage Rental Building" in B-1 Business District. They have completed the New Business Information checklist. Dean Ramsden was available to answer any questions.
Questions from commissioners and public as follows:
Q: Are the colors of the buildings pictured in the displays the colors you intend to use and do they meet the design standards of the Gateway Overlay Corridor?
Zoning Administrator Zeddies stated that they are using natural/earth tone colors which is the requirement.
Q: Does the stone on the building meet the proper percentage requirements?
Administrator Gebert advised the owners that 50% of the two front buildings facing the roadway are required to be stone or some other natural material i.e. rough wood.
Q: Is the roof on the office a standing seam roof?
A: 50% of the roof is standing seam.
Commissioner Gohmann stated, assuming the footprint of the building is within 200ft from centerline in the Gateway Overlay that would have to increase.

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
Zoning Administrator Zeddies stated this revision is to add clarity to the emphasis of low-density development throughout the Sand Valley, Mammoth Conservancy, and Sedge Village subdivisions. The PUD Project Plan included in commissioner packets notes all previous changes made. The specific change to be approved is under "Special Residential Area".
Coco Collins, Developer from Sand Valley was in attendance to answer any questions.
Attorney Flanagan stated he would like to further clarify the proposed PUD amendment. The language that you are adding is doing two different things, not just emphasizing density of development, but also asserting a split in lot sizes: one residence versus one or two residences on a lot which specifically wasn't in the previous request.
Questions from commissioners and public as follows:
Q: What size are the lots?
A: Lot sizes range from 5 to 30 acres. Design standards are communicated to owners that if they build a second home on the property it cannot exceed two bedroom/two bath. The goal is to preserve natural area.
Q: How many homes would be allowed on a 5-acre lot?
A: Currently, only two homes would be allowed on a lot, a main residence and a "guest" home.
Q: Would the 2 bedroom/2 bath apply to living space above a garage?
A: Yes. However, if more than two structures (i.e. detached garage, pool house) are approved on the property they cannot have livable space.
Q: How many lots are under one acre?
A: There are five lots in Sedge Village that are under one acre.

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

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

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

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
Commissioners further discussed the possibility of combining lots south of Timber Line Court, change zoning request from R-1 to R-4, and providing a covenant restricting campers.
Motion by Gohmann/Wiessinger to recommend to the town board the approval 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) and to approve the findings of fact and to include the following condition:
    a. The Comprehensive Plan map 9 amendment and the Zoning map are both contingent upon approval of preliminary subdivision plat.

Motion carried with Commissioner Djumadi opposed.

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
Agenda item tabled until an updated preliminary plat for the Alpine Estates subdivision can be presented. Configuring lots 1, 11, 12, and 19 to make properties along the Lake Arrowhead development 3 acre lots.

The re-zone agenda item #10 recommended to the town board for approval will be put on hold until preliminary plat is approved.

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
    Motion by Baker/Wiessinger to recommend to the Town Board approval of the Conditional Use Permit to construct storage units on the property owned by Touzand Dollar Enterprises LLC 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
        b. No additional outside storage
        c. Provide the Town a copy of the proposed covenant prior to a building permit being issued.
    Motion carried with Commissioner Djumadi opposed.

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
    Motion by Gohmann/Wiessinger to recommend to the Town Board approval of a site plan/plan of operation to construct storage units on the property owned by Touzand Dollar Enterprises LLC and to approve the findings of fact. The following conditions were placed on approval:
        a. No outdoor storage
        b. Compliance with Gateway Overlay Standards
        c. Compliance with Signage Ordinances
        d. No human habitation in condo storage units
        e. No water connections to individual condo storage units, water only to office area
    Motion carried with Commissioner Djumadi opposed.

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
    Motion by Gohmann/Wiessinger to recommend to the Town Board approval of the 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.
    Motion carried.

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
    Zoning Administrator Zeddies stated this agenda item is being discussed due to a concern with the change of color of the building's siding and roof as well as the sign put up without a permit and not complying with the Gateway Overlay Corridor sign ordinance. Commissioners were provided with a review of the project in question along with the minutes from the Plan Commission and Town Board meeting from when the project was approved and the original rendering of the building.
    Zoning Administrator Zeddies informed the property owner that there would be a discussion regarding The Boat Barn LLC at the November 8, 2022 Plan Commission meeting which he was welcome to attend. The property file for 1106 CTH D was reviewed and there was no documentation stating the change of exterior color. The property owner stated that it was mentioned verbally; no written documentation was provided. Also discussed with the property owner was the sign placement without a permit application and payment. The sign that was placed is a ground sign which is not permitted in the Gateway Overlay Corridor. Commissioners determined that the property owner would be notified that payment for his sign application needs to be satisfied. Since the Plan Commission is in the process of reviewing zoning district requirements regarding signs and billboards, determining the signage that would be in compliance for this property will be decided at a later date. After discussion, the Commission determined that since the color change to the

building's original site plan was not a substantial change, no further action needs to be taken. The change however would be filed in the property file.

16. Discussion and possible referral to future agenda – Review zoning district requirements regarding Roof Pitch
    Item #16 moved to next meeting agenda.

17. Discussion and possible referral to future agenda – Review zoning district requirements regarding Signs and Billboards
    Item #17 moved to next meeting agenda.

18. Discussion and possible referral to future agenda – Communicate Joint Sub-committee discussion on Canopies in relation to Accessory Structures
    Item #18 moved to next meeting agenda.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

19. Next agenda items
    a. Comprehensive Plan Amendment/ Rezone
    b. Site Plan/Plan of Operation
    c. Discussion and possible referral to future agenda – Review zoning district requirements regarding Roof Pitch
    d. Discussion and possible referral to future agenda – Review zoning district requirements regarding Signs and Billboards
    e. Discussion and possible referral to future agenda – Communicate Joint Sub-committee discussion on Canopies in relation to Accessory Structures
    f. 4 CUPS's for STR

20. Next meeting date and time: December 13, 2022 at 4:00 PM

ADJOURMENT

Motion by Chairman Baker to adjourn. Motion carried at 6:27 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.