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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING

TUESDAY, JUNE 13, 2023 **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 Comprehensive Plan map 9 amendment from Forestry to Rural Residence and zoning map amendment from FR (Forest and Outdoor Recreation District) to R-4 (Rural Residence District) relating to the property owned by Mark and Christina Stelzner, also described as Gov Lot 4, located in Section 3, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00524-0000; total area 40.0 acres
    b. Consideration of the issuance of a Conditional Use Permit for the following purpose: to allow for warehousing and self-storage on the property described as Lot 2 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 030-00641-0025; total area of 7.73 acres
    c. Consideration of the issuance of a Conditional Use Permit for the following purpose: to allow a storage rental building on the property located at 1163 Aniwa Ct, owned by Linda Gehrig, located in Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI; with a parcel number of 030-00788-0000; total area 3.000 acres
    d. Consideration of a final plat for Timberline Park, to be located at the property owned by Town of Rome, described as follows: parcel numbers 030-00654-0000 & 030-00656-0005, all parcels also described as part of Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI; total area 73.602 acres
    e. Consideration of a site plan/plan of operation for Heartland Custom Homes, Inc., for the property located at 1144 CTH D, also described as Lot 1 of CSM 5725, located in, SW ¼, NE ¼, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00637-0010; total area of 1.40 acres
    f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 470 Duffers Tr, owned by Kurt and Stacy Bergman, also

described as lot 5 of Arrowhead Green addition to Lake Arrowhead, located in SE ¼, SW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02695-0000

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, May 9, 2023
10. Discussion and possible recommendation to Town Board - Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residence and zoning map amendment from FR (Forest and Outdoor Recreation District) to R-4 (Rural Residence District) relating to the property owned by Mark and Christina Stelzner, also described as Gov Lot 4, located in Section 3, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00524-0000; total area 40.0 acres
11. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: to allow for warehousing and self-storage on the property described as Lot 2 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 030-00641-0025; total area of 7.73 acres
12. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: to allow a storage rental building on the property located at 1163 Aniwa Ct, owned by Linda Gehrig, located in Section 17, Town 20N, Range 06E, Town of Rome, Adams County, WI; with a parcel number of 030-00788-0000; total area 3.000 acres
13. Discussion and possible recommendation to the Town Board – Consideration of a final plat for Timberline Park, to be located at the property owned by Town of Rome, described as follows: parcel numbers 030-00654-0000 & 030-00656-0005, all parcels also described as part of Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI; total area 73.602 acres
14. Discussion and possible recommendation to the Town Board – Consideration of a site plan/plan of operation for Heartland Custom Homes, Inc., for the property located at 1144 CTH D, also described as Lot 1 of CSM 5725, located in, SW ¼, NE ¼, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00637-0010; total area of 1.40 acres
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 470 Duffers Tr, owned by Kurt and Stacy Bergman, also described as lot 5 of Arrowhead Green addition to Lake Arrowhead, located in SE ¼, SW ¼, Section 20, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02695-0000
16. Discussion and possible referral to a future agenda – Consideration of proposed amendments to Chapter 360 (Zoning), Article VIII R-2 One- and Two-Family and Manufactured Dwelling Residence District regarding manufactured and mobile homes
17. Discussion and possible referral to a future agenda – Discussion regarding permitted fence types in Rural Residential districts.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

18. Next agenda items:

19. Next meeting date and time: July 11, 2023

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.