



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

TOWN OF ROME BOARD MEETING MINUTES

THURSDAY, APRIL 16, 2026 5:00 P.M.

1. Call to Order

Chairman Carl Hasdal called the meeting to order at 5:00 p.m.

2. Roll Call

Present: Chairman Carl Hasdal; Supervisors Cheryl Evenson, Vito Giardino, Mark Samelstad and Tim Reppen; also present Clerk Wendy Newsom and Interim Administrator/Finance Director/Treasurer Robbie Schaub-Ruemler

3. Certify Posting of Meeting

Wendy Newsom certified that on Tuesday, April 14, 2026, the Amended Agenda for the Town of Rome Board meeting for Thursday, April 16, 2026 was posted at:

<i>Posted at the Rome Town Hall</i>	<i>2:05 p.m.</i>
<i>Posted at Kwik Trip, LLC</i>	<i>2:30 p.m.</i>
<i>Posted at Nekoosa Port Edwards State Bank</i>	<i>2:20 p.m.</i>
<i>Emailed to the Wisconsin Rapids Tribune</i>	<i>1:50 p.m.</i>

4. Approve the Agenda

Motion by Giardino/Reppen to approve the agenda. Motion carried.

5. Pledge of Allegiance

6. Citizen Comments – During the Citizen Comment period of the agenda the Town Board welcomes comments from any town resident, not a member of the Town Board, on any item not on the agenda. Please know that pursuant to State law the Board cannot engage in conversation with you but may ask questions. The Board may refer the item to staff, a standing committee or a future board 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 Clerk providing their name, address and topic for discussion

The board 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 board begins discussion on an agenda item no further comment will be allowed from the public on that issue

No citizen comments.

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

7. Information Updates, Meeting Recaps, Recent Correspondence, Current Events, Announcements

Reppen: On Saturday the Camelot Board will have their monthly meeting at 9:30 a.m.

Hasdal: Announced that this is Cheryl's last regular Board Meeting and thanked her for her service to the Town. Spoke to the flooding in the Town and warned people to use caution on certain roads.

8. Discussion only – Update from Sue Giardino on the Veteran's Walk Honor Banners and celebration

Sue Giardino spoke to the number of banners to be displayed in the Rome Town Center and in September, she will open the application period for new banners. This year's banners will be displayed by Memorial Day weekend and there will be a celebration on Sunday, May 24, 2026 from 12:00 p.m. to 3:00 p.m. in the Rome Town Center to honor the veterans.

Donna Hasdal, 241 Penhurst Way, thanked Sue for all her work on this project.

9. Department and Committee Reports

- | | |
|--|---|
| ☐ Administration | ☐ Rome Police Department |
| ☐ EMS District/Lifestar | ☐ Rome Public Works Department |
| ☐ Lester Public Library of Rome | ☐ Rome Water Utility and Utility Committee |
| ☐ Parks Committee | ☐ Community Development Authority |
| ☐ Police and Fire Commission | ☐ Visit Rome, WI |
| ☐ Rome Fire Department | ☐ Zoning Department |
| ☐ Town Clerk | ☐ Finance Director/Treasurer |

Chairman Hasdal asked about the kitchen and when the work will be done on that. The Public Works Director stated that he has reached out to a designer to get this done.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

10. Discussion and possible action – Approval of the April 2, 2026 meeting minutes

Motion by Evenson/Giardino to approve the April 2, 2026 meeting minutes. Motion carried.

11. Discussion and possible action – Checks, Vouchers, Receipts and Journal Entries - approve checks #50441 – 50517 totaling \$746,593.09; Auto-payments totaling \$94,232.52; State / Social Security / Medicare / Withholdings totaling \$40,860.10; Payroll Vouchers V25074 – V125193 totaling \$106,657.19 and checks 21707 - 21708 totaling \$1,481.65; Receipts #27241 - 27286 totaling \$130,753.74

Motion by Samelstad/Giardino to approve the financials as presented. Motion carried.

12. Discussion and possible action – Presentation from Greg Johnson from Ehler's on proposed 2026A General Obligation Promissory Notes

Greg Johnson from Ehler's presented the options for the 2026A General Obligation Promissory Notes that the Town is considering.

Motion by Giardino/Evenson to authorize Ehler's to proceed with option number two.

Discussion was had regarding the two options.

Motion failed.

Motion by Reppen/Samelstad to authorize Ehler's to proceed with option number one. Motion carried with Evenson and Giardino voting no.

13. Discussion and possible action – Approval of Resolution No. 26 – 03; A Resolution providing for the Sale of Approximately \$3,575,000 General Obligation Promissory Notes, Series 2026A

Motion by Reppen/Samelstad to approve Resolution No, 26 – 03; A Resolution providing for the Sale of Approximately \$3,575,000 General Obligation Promissory Notes, Series 2026A. Motion carried.

14. Discussion and possible action – Review the Brush and Timber Ordinance

Supervisor Giardino spoke regarding asking the Sheriff's Office and/or the Scouts to come help with the cleanup.

Mark Lubecke, 931 Sussex Ct, spoke regarding the community service aspect of getting help with cleanup and also having the local Boy Scouts help with this endeavor. It doesn't sound like this would be a feasible option for the Boy Scouts as this is a large project.

Tim Schumacher, 876 Prescott Ct, spoke about getting volunteers from the LCPOA and he has reached out to the DNR and there aren't any funds available from the DNR other than what we already get. Their funding was cut and therefore so was the funding for the Firewise project.

Chairman Hasdal reminded them that the Town's hands are tied regarding the private properties over five acres. The Town cannot go onto private property to clean up the property and can only ask those owners to clean up.

Tabled to the next meeting.

15. Discussion and possible action – Review the Wake Boat Ordinance

Chairman Hasdal stated that he is waiting to hear from the attorney on this ordinance.

16. Discussion and possible action – Approval of an Adams County Special Exception Permit for 846 Manchester Ct

Motion by Samelstad/Reppen to approve the Adams County Special Exception Permit for 846 Manchester Ct. Motion carried.

17. Discussion and possible action – Approval of recommendation from the Plan Commission on consideration of a site plan/plan of operation for John Olson for the construction of an office building at

the property located at 1398 Alpine Dr, also described as lot 1 of CSM 5918, located in SW ¼, NW ¼, Section 7, Town 20N, Range 6E, Town of Rome, Adams County, WI

Motion by Evenson/Samelstad to approve the recommendation from the Plan Commission on consideration of a site plan/plan of operation for John Olson for the construction of an office building at the property located at 1398 Alpine Dr, also described as lot 1 of CSM 5918, located in SW ¼, NW ¼, Section 7, Town 20N, Range 6E, Town of Rome, Adams County, WI. Motion carried

18. Discussion and possible action – Approval of recommendation from the Plan Commission on consideration of a final plat for Dyracuse Acres, to be located at the properties in Section 29, Town 20N, Range 6E, Town of Rome, Adams County, WI; with parcel numbers of 030-00989-0000 and 030-00991-0000; total area 77.77 acres

Motion by Samelstad/Hasdal to approve the recommendation from the Plan Commission on consideration of a final plat for Dyracuse Acres, to be located at the properties in Section 29, Town 20N, Range 6E, Town of Rome, Adams County, WI; with parcel numbers of 030-00989-0000 and 030-00991-0000; total area 77.77 acres. Motion carried.

19. Discussion and possible action – Approval of recommendation from the Plan Commission on consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort)

Motion by Reppen/Giardino to approve the recommendation from the Plan Commission on consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort). Motion carried.

20. Discussion and possible action – Approval of Ordinance No. 26 – 06; Recommendation from the Plan Commission on consideration of proposed Ordinance – Article XXXIII Entitled “Data Centers”

Motion by Samelstad/Giardino to approve Ordinance No. 26 – 06; Recommendation from the Plan Commission on consideration of proposed Ordinance – Article XXXIII Entitled “Data Centers” with the change from EIA to EIS. Motion carried.

21. Discussion and possible action – Approval of Temporary Class “B” and/or “Class B” Beer and Wine licenses for Visit Rome at the Bandshell in the Rome Town Center for the following dates:

Class “B” beer licenses:

- June 12, 2026 – 5:00 – 9:00 p.m. – Southbound Concert
- June 19, 2026 – 5:00 – 9:00 p.m. – Chris Kroeze Concert
- July 10, 2026 – 4:30 – 8:30 p.m. – Tanner Gomes Concert
- July 31, 2026 – 4:30 – 8:30 p.m. – Allen Brothers Concert
- August 7, 2026 – 4:00 – 8:00 p.m. – The Blue Notes Concert

“Class B” Beer license:

- August 21, 2026 – 4:00 – 8:00 p.m. – Art Stevenson and High Water Concert

Motion by Samelstad/Reppen to approve all the Temporary “Class B” and Class “B” licenses for the concerts at the Band Shell sponsored by Visit Rome, LLC. Motion carried.

22. The Board may go into closed session pursuant to Wis. Stat. Section 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – conferring with energy legal counsel who is rendering advice to the governmental body concerning strategy on a proposed large-scale solar project
23. The Board may go into closed session pursuant to Wis. Stat. Section 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility:

➤ Review Town Administrator applications and possible interviews

Motion by Samelstad/Evenson to table number 22 until the Annual meeting. Motion failed with a unanimous roll call vote.

Motion at 6:20 p.m. by Giardino/Evenson to enter into closed session pursuant to Wis. Stat. Section 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – conferring with energy legal counsel who is rendering advice to the governmental body concerning strategy on a proposed large-scale solar project

AND

The Board may go into closed session pursuant to Wis. Stat. Section 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility:

➤ Review Town Administrator applications and possible interviews

Motion carried by unanimous roll call vote.

The Board exited closed session at 7:25 p.m.

24. The Board reserves the right to enter into open session authorized by Wis. Stat. Section 19.85(2) to possibly take action from the closed session and continue with the agenda

Motion at 7:26 p.m. by Evenson/Giardino to enter into open session authorized by Wis. Stat. Section 19.85(2) to possibly take action from the closed session and continue with the agenda. Motion carried by unanimous roll call vote.

No action taken from closed session.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

25. Next agenda items

➤ Temporary “Class B” License for the Rome Sno-Bandits
➤ Presentation by Kyle Gulya for Board Member training
➤ Dyracuse Grant Resolution
➤ Brush and Timber
➤ Solar Farm
➤ Wake Boat Ordinance

➤ *Public Fire Protection – Discussion only*

26. Next meeting date and time

May 7, 2026 – 5:00 p.m.

ADJOURNMENT

Motion by Evenson/Reppen to adjourn the meeting at 7:29 p.m. Motion carried.

Respectfully submitted,

Wendy Newsom

Wendy Newsom
Town of Rome Clerk

DRAFT



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

TOWN OF ROME BOARD MEETING MINUTES

TUESDAY, APRIL 28, 2026

2:00 P.M.

1. Call to Order

Chairman Carl Hasdal called the meeting to order at 2:00 p.m.

2. Roll Call

Present: Chairman Carl Hasdal; Supervisors Cyndee Lewis and Mark Samelstad; also present Clerk Wendy Newsom; excused: Supervisors Tim Reppen and Vito Giardino

3. Certify Posting of Meeting

Wendy Newsom certified that on, Friday, April 24, 2026, the Agenda for the Town of Rome Board meeting for April 28, 2026 was posted at:

<i>Posted at the Rome Town Hall</i>	<i>12:20 p.m.</i>
<i>Posted at Kwik Trip, LLC</i>	<i>12:30 p.m.</i>
<i>Posted at Nekoosa Port Edwards State Bank</i>	<i>12:35 p.m.</i>
<i>Emailed to the Wisconsin Rapids Tribune</i>	<i>12:25 p.m.</i>

4. Approve the Agenda

Motion by Samelstad/Lewis to approve the agenda. Motion carried.

5. Pledge of Allegiance

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

6. The Town Board may go into closed session pursuant to Wis. Stat. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; and (f) considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges specific persons except where par; for purposes of discussing employment matters involving the Town Administrator. Discussion with recruiting professional Shawn Murphy.

Motion at 2:03 p.m. by Samelstad/Lewis to go into closed session pursuant to Wis. Stat. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; and (f) considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges specific persons except where par; for purposes of discussing employment matters involving the Town Administrator. Discussion with recruiting professional Shawn Murphy. Motion carried by unanimous roll call vote.

The Board exited closed session at 3:15 p.m.

7. The Town Board reserves the right to enter into open session authorized by Wis. Stat. 19.83(2) to possibly take action from the closed Session and continue with the agenda.

Motion at 3:15 p.m. by Samelstad/Lewis to enter into open session authorized by Wis. Stat. 19.83(2) to possibly take action from the closed Session and continue with the agenda. Motion carried by unanimous roll call vote.

No action taken.

ADJOURNMENT

Motion by Lewis/Samelstad to adjourn the meeting at 3:17 p.m. Motion carried.

Respectfully submitted,

Wendy Newsom

Wendy Newsom
Clerk

Chapter 287. Property Maintenance

Article III. Restrictions on Dead Timber and Brush

[Adopted as Sec. 9.10 of the prior Code; amended in its entirety 6-20-2019 by Ord. No. 19-09]

§ 287-14. Purpose.

The Town of Rome is heavily wooded. The combination of woodlands and high-density housing make homes in the Town particularly vulnerable to wildfires. The effects of such wildfires would be devastating to both persons and property. Dead trees and brush are highly combustible and represent an ideal fuel for the start and spread of a wildfire. The Town has determined that dead trees and brush constitute a safety hazard and a public nuisance and that it is therefore necessary to regulate them.

§ 287-15. Dead trees and brush prohibited in managed areas.

[Amended 6-3-2021 by Ord. No. 21-11; 9-2-2021 by Ord. No. 21-15]

Every owner of a parcel(s) of land that is two acres or less, with or without a permanent building on it, shall be subject to these restrictions on their entire property. Every owner of a parcel that is greater than two acres in size shall be subject to these restrictions within 100 feet of a building.

A. The managed area shall be kept free of:

- (1) Dead trees, standing or fallen, that are six inches or greater in diameter at the base of the tree;
- (2) Dead brush and trees limbs on the ground greater than three inches in diameter on the larger end;
- (3) Brush piles greater than three feet by three feet by three feet or one cubic yard.

B. In an attempt to prevent the spread of oak wilt, property owners shall avoid cutting or injuring standing oak trees during the period of April 1 through July 15 of each year, except in the case of natural disasters, where this can be suspended for a time to be determined by the Town Board. Dead wood that is already on the ground can be cut and piled regardless of the time of year.

§ 287-16. Procedure.

Whenever the Town Board's designee shall determine that a property owner is in violation of this article, the Town Board's designee shall send a notice of the violation to the property owner. The notice shall include a description of what constitutes the violation and shall set forth a deadline for the violation to be remedied not to exceed 12 months. If the violation is not remedied by the deadline, the property owner may be issued a citation by the Police Department for the violation. In addition, the Town may abate the nuisance pursuant to the normal procedure for the abatement of a nuisance.

§ 287-17. Violations and penalties.

Any owner of property convicted of a violation of this article shall be subject to a fine of not more than \$200 plus costs. Each day that the subject property remains in violation of this article shall constitute a separate violation.

§ 287-18. Definitions.

As used in this article, the following terms shall have the meanings indicated:

BUILDING

Any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind, and which is permanently affixed to the land. When any portion thereof is completely separated from every other portion by masonry or fire wall without any window, which wall extends from the ground to the roof, then such portion shall be deemed to be a separate building.

[Added 9-2-2021 by Ord. No. 21-15]

DWELLING

Any building which has the primary purpose of human habitation and which contains one or two dwelling units.

FINE

Shall be the equivalent of the word "forfeiture," and vice versa.

OWNER

Includes the plural as well as the singular and may mean either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, or combination of these who shall hold title to a building, structure or property, or who shall be in actual possession of, or have charge, or control of building, structure, or property as agent of the title holder, or who shall be trustee or guardian of the estate or person of the title holder.

PARCEL

The area within the boundary lines of a lot or outlot.

[Added 9-2-2021 by Ord. No. 21-15]

PERSON

Includes a corporation, firm partnership, association, organization and any other group acting as a unit as well as individuals, including a personal representative, receiver or other representative appointed according to law. Whenever the term "person" is used in any section of this article prescribing a penalty or fine, as to partnerships or associations, the word shall include the partners or members thereof, and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such section.

PUBLIC NUISANCE

A thing, act, occupation, condition or use of property, which shall continue for such length of time as to substantially annoy, injure or endanger the comfort, health, repose or safety of the public; in any way render the public insecure in life or in the use of property; greatly offend the public morals or decency; unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way or the use of public property.

TOWN

The Town of Rome, Adams County, Wisconsin, or any duly appointed designate thereof, including, but not limited to, the Town Board and Town committees.

TOWN BOARD or BOARD

The present governing body of the Town or any successors to the legislative power of said body, or any duly appointed designate thereof.

VEHICLE

A motor vehicle, trailer, semitrailer or mobile home, whether or not such vehicle is registered under Wisconsin Law.

Scope of Work



Project Name | Town of Rome Threatened and Endangered Species Survey
To / Contact info | Carl Hasdal
Cc / Contact info |
From / Contact info | Jay Michels, Maria Ciotola, Drew Harry
Regarding | Rare Species Survey

Date | April 22, 2026

The Consultant (EOR) shall be responsible for the Scope of Work identified as follows:

Task 1: DESKTOP REVIEW

A preliminary assessment of publicly available data will aid determination of current due diligence on threatened and endangered (T&E) species, potential survey or methodological shortcomings, and targeted areas to survey to potentially reveal these shortcomings in 1-3 days of field surveys. Desktop review will include:

1. Site information, including:
 - Parcel data
 - Public access information
 - Topography
 - Crop history
 - Aerial photos
 - Current and historic land cover
 - Potential T&E habitat
 - Review of all documents related to T&E species on the Public Service Commission (PSC) of Wisconsin's Electronic Records Filing System.
 - Review of geodata provided to PSC
 - Review of NHI data, if authorized
2. Preparation of GIS polygons of targeted survey areas with potential for T&E species to be documented during site surveys.
3. Preparation of survey methodologies for multiple species according to WDNR and/or USFWS protocols.
4. Preparation of geodata collection layers with sub-meter accuracy for field surveys, including tape recordings and digital cameras to provide documentation of findings.
5. Attempt to contact local species experts familiar with the flora and fauna of the area to discern potential T&E species presence, abundance, and historical trends.

Assumptions:

- Survey areas are to be determined by consultant and will be targeted. Surveys will not cover the entire Project Area. EOR will not survey private lands that are not publicly accessible.
- No coordination with WDNR or USFWS is proposed.
- All data provided to PSC such as project boundaries are assumed to be current and accurate.
- Coordination with consultant who previously conducted T&E review is not provided; document review is assumed.

Task 2: FIELD SURVEYS

Field surveys will be conducted within the Project Area, likely in May. Based on initial review of the Endangered Resources and Wildlife Management Plan (ERWMP), three federally or state-listed species have recommended or required avoidance actions for the developer. These species include, in all likelihood (though redacted from the ERWMP), Kirtland's Warbler, Karner Blue Butterfly, and Slender Glass Lizard. These species are likely to be the subject of targeted surveys by the consultant. Additional species will be included on a list to monitor but will not be the subject of targeted surveys.

Assumptions:

- No building located within the Project Area will be entered; no private property will be entered
- Surveys will be conducted to state or federal standards, if possible. Limitations may include time of year, intensity of survey, or methods used. Animal handling and plant specimen vouchering (physically taking plants or animals) is not proposed. Documentation will occur through field notes, audio recordings, and photographs. Animal playback recordings will not be used under any circumstances.
- Surveys are to be primarily conducted along public roads, either on foot or via vehicle.
- Surveys do not constitute official WDNR or USFWS surveys.

Deliverables:

- The final deliverable will include a memo summarizing desktop review, project understanding, survey routes, and habitat and species assessments including relevant data from field notes, with corresponding geodata and audio or visual evidence of species occurrences.
- Figures will be provided for survey routes and rare species occurrences.
- Shapefiles will be provided for both survey routes and observations.

AGENCY COORDINATION

Not proposed

Assumptions:

- Coordination, consultation, or discussions with WDNR, USFWS, or other agencies is not proposed. Data will be collected in a standardized, scientific manner to document current conditions within the Project Area.
- Monitoring of any construction by the developer is not proposed, but observations may be included in field notes if relevant.
- Consultant will not appear in court or provide testimony regarding findings.

COST ESTIMATE & SCHEDULE

Costs include desktop review and mobilization for two (2) staff over the course of three (3) separate days, since survey windows are likely different for all three targeted species. Field surveys will be completed by June 30, 2026. Memo and corresponding data will be submitted to client via a shared, secure folder by July 15, 2026. EOR will complete the work on a time and materials basis at a not to exceed cost of \$14,175 without written permission from the client.

Task	Type	Timeline	Fees
1	Desktop Review	Mid-late May	\$2,175
2	Field Surveys	Late June-Mid-July	\$12,000
Total			\$14,175

Contacts

Town of Rome Carl Hasdal– Town of Rome Chair

P: 612.751.4778

uffdcmh@gmail.com

EOR Project Manager: Jay Michels—CPESC, Senior Project Manager

Office: 651.261.4546

jmichels@eorinc.com

Emmons & Olivier Resources, Inc.

By: _____

(Signature)

Jay Michels Project Manager

(Printed Name)

(Title)

Dated: _____

Town of Rome

By: _____

(Signature)

Carl Hasdal Town of Rome Chair

(Printed Name)

(Title)

Dated: _____



WELLHEAD PROTECTION PLAN

April, 2026



Prepared for the Wisconsin Trapshooting Association

DNR Public Water Supply ID: 70103671 (Range) 70103660 (Campground)

By: Wisconsin Rural Water Association

Sourcewater Protection Program

Andrew Aslesen, Sourcewater Specialist, Aaslesen@wrwa.org



WI Trapshooting Association Wellhead Protection Plan – April, 2026

WI Trapshooting Association Wellhead Protection Plan – April, 2026

Table of Contents

BACKGROUND	1
WATER SUPPLY	1
HYDROGEOLOGIC SETTING	2
AQUIFER CHARACTERISTICS	2
GROUNDWATER FLOW DIRECTION	3
ZONE OF INFLUENCE.....	3
ZONE OF CONTRIBUTION (RECHARGE AREA).....	4
POTENTIAL CONTAMINANT SOURCES	5
Other Threats	6
WELLHEAD PROTECTION AREAS.....	7
MANAGEMENT STRATEGY	7
CONTINGENCY PLANNING	8
REFERENCES	14

Figures

Figure 1 – Town of Rome Municipal Well Locations	9
Figure 2 – Groundwater Flow	10
Figure 3 – Zone of Contribution.....	11
Figure 4 – Potential Contaminant Sources	12
Figure 5 – Wellhead Protection Area	13

Appendices

- Appendix A – Potential Contaminant Source Inventory, Setbacks & List of Abbreviations
- Appendix B – Lithologic Logs And Well Construction Details

BACKGROUND

The Wisconsin Trapshooters Association (hereafter WTA) located in the Town of Rome, Adams County has prepared this wellhead protection plan for the purpose of minimizing the risk of contamination to their two public supply wells. Wellhead protection is a preventative program designed to protect public water supplies by managing land use in the area surrounding public wells. The wellhead protection process identifies and establishes protection areas around each public supply well. These areas are designated for special protective measures intended to minimize the risk of groundwater feeding the wells from becoming contaminated. The wellhead protection areas are established based on a hydrologic study which determines the land area that directly contributes groundwater to each well. Recent Nitrate contamination of two municipal wells serving the Rome Water Utility has emphasized the vulnerability of the groundwater aquifer in the Town of Rome and the importance of protecting public water supplies within the town. This plan is prepared in accordance with the Wisconsin Administrative Code, Chapter NR 811.12(6) for wellhead protection planning.

WATER SUPPLY

WTA has two Transient, Non-Community public water systems at their home facility, one that serves the trap shooting range (PWS ID:70103671) and one that serves the campground (PWS ID:70103660). The water systems serve an annual transient population of around 20,000 people who visit the WTA Shooting Complex throughout the trapshooting season, typically May through October.

Table 1

Well	WI Unique Well ID#	Year Constructed	Total Depth (ft)	Casing Depth (ft)	Open Interval (ft)	Well Diameter (in)	Capacity (gpm)
Trap Range	YJ322	2013	119	104	15	8	75
Trap Camp	YJ327	2013	119	104	15	8	120

Raw water pumped from the Range well services the main learning center building and the campground well serves 104 full-service campsites. Water from both wells is sampled regularly for Bacteria and Nitrate by the Wood County Health Department. Locations of the wells are shown in Figure 1. Lithologic logs and construction details are included in Appendix B.

Trap Range Well – YJ322

The trap range well is located just south of the main building near the center of the grounds on the north side of Akron Drive in the north-central part of the Town of Rome. The facility is surrounded primarily by forest crop land; however, there is currently a proposal to build several hundred acres of solar development around the facility.

Campground Well – YJ327

The trap range well is located near the center of the campground in the southwest part of the facility.

HYDROGEOLOGIC SETTING

The Town of Rome is located in northwest Adams County in north central part of the state. The area is part of Wisconsin's Central Plain Physiographic Region (Martin, 1965). The geography is characterized by Pleistocene age offshore sediments of sand, silt and clay deposited on the bottom of glacial Lake Wisconsin which once covered much of the county. These are overlain by a thin layer of postglacial windblown sand. The unconsolidated deposits typically range in thickness from around 60-120 ft. Underlying the unconsolidated material is Cambrian age sandstone bedrock of the Mt. Simon Formation (Clayton, 1987) and (Hadley and Pelham, 1976). The sandstone aquifer has been used for nearby municipal wells in the past; however, water quality from the sandstone aquifer often contains elevated levels of Iron and Manganese, which would require additional treatment. Below the unconsolidated glacial deposits lies Pre-Cambrian age crystalline bedrock that is effectively impermeable (Kammerer, 1998). Both of WTA's wells are constructed in the unconsolidated sand and gravel aquifer.

AQUIFER CHARACTERISTICS

The source of all groundwater is precipitation which infiltrates and recharges the aquifer. The rate at which groundwater flows in the aquifer is determined by the hydraulic parameters of the aquifer. Important hydraulic parameters are described below and given in Table 2:

- Aquifer Thickness – Vertical thickness of water bearing porous medium.
- Effective Porosity – The ratio of void volume to the total volume of material (estimate)
- Hydraulic Gradient – The change in water table elevation (hydraulic head), divided by the change in distance in a given direction (calculation shown in Figure 2)
- Storage Coefficient – The volume of water that an aquifer releases from storage, per unit surface area of the aquifer, per unit change in head. Estimated for unconfined aquifers (Driscoll 1986, pp. 737).
- Transmissivity – The rate at which water is transmitted through a unit width of the aquifer under a unit hydraulic gradient. It is estimated using pump test data, and the "T-Guess" computer solution (Bradbury and Rothschild, 1985).
- Hydraulic Conductivity – The ease with which flow takes place through a porous medium. It is calculated by dividing transmissivity by the aquifer thickness.

Table 2

Aquifer Hydrologic Parameters	Trap Range: YJ322	Campground: YJ327
Aquifer Thickness (ft)	87	91
Effective Porosity	0.2	0.2
Hydraulic Gradient	0.0065	0.0065
Storage Coefficient	0.1	0.1
Transmissivity (ft ² /sec)	0.021	0.031
Hydraulic Conductivity (ft/day)	20.86	29.43

WI Trapshooting Association Wellhead Protection Plan – April, 2026

The Aquifer hydraulic parameters are estimated using a pump test, which is conducted at the time of well construction, and can be found on the well construction report. A pump test provides an estimate of how much water an aquifer can yield and how good the well performs, also known as the wells specific capacity. This is done by measuring drawdown, which is the difference between the static (pre-pumping) water levels and water levels after pumping the well at a given rate for a given period of time. The pumping test results are as follows:

Table 3

Pump Test	Trap Range: YJ322	Campground: YJ327
Pumping Rate (gpm)	75	120
Duration (hours)	1	1
Static Water Level (ft)	32	28
Pumping Water Level (ft)	60	60
Drawdown (ft)	28	32
Specific Capacity (gpm/ft)	2.7	3.8

GROUNDWATER FLOW DIRECTION

In a groundwater flow system, groundwater moves continuously from areas of recharge to areas of groundwater discharge. The direction of groundwater flow may be inferred from the regional topography and the slope of the water table. The water table is the upper limit of the aquifer and is measured in "head" or elevation above sea level. The water table is estimated by looking at water levels in wells that have a screened interval within the aquifer. Wells provide a point of measurement of the water table elevation. The best available water table map for the area was published by the Wisconsin Geological and Natural History Survey (Lippelt, 1981). A local portion of the water table map is shown in Figure 2. The water table is shown as contour lines of equal head with a 20 ft contour interval. Groundwater flows approximately at right angles to the contour lines of equal head in the direction of decreasing head. Near Rome, groundwater originates in the slightly higher elevation areas to the east and flows generally west towards the municipal wells and the Wisconsin River.

ZONE OF INFLUENCE

The Theis Equation is used to calculate the Zone of Influence (ZOI), which is a circle around each well that represents a cone of depression in the water table defined by a drawdown of 1 foot that would develop after 30 days of continuous pumping at full capacity, with no recharge to the groundwater. It assumes that the aquifer is homogeneous (the aquifer is equally permeable in all places and in all directions), the well fully penetrates the aquifer and drawdown is small compared to the saturated thickness. It simulates theoretical worst-case condition. Since the formula uses continuous pumping at full capacity and does not consider recharge to the aquifer, the calculation may be artificially large. When recharge is considered the ZOI becomes an elliptical shape extending farther upgradient and less downgradient.

WI Trapshooting Association Wellhead Protection Plan – April, 2026

Theis Equation:

$$W(\mu) = \frac{sT}{114.6 \cdot Q}$$

$$r^2 = \frac{Tt\mu}{1.87S}$$

Where:

$W(\mu)$ = Well Function

s = Drawdown (1 ft)

Q = Maximum Pumping Capacity

T = Transmissivity (gpd/ft)

S = Storativity

μ = From lookup table based on $W(\mu)$

t = 30 days continuous pumping

R = Radius of the cone of depression

Zone of Influence (ZOI) Calculations:

Trap Range: YJ322	$W(\mu) =$	$\frac{1 \times 13,566}{114.6 \times 75}$	$W(\mu) = 1.5784$
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$r =$	$\sqrt{\left(\frac{13,566 \times 30 \times 1.4}{1.87 \times 0.1} \right)}$	$\mu = 1.4$	
		$\text{ZOI radius} =$	1,746 feet

Campground: YJ327	$W(\mu) =$	$\frac{1 \times 20,026}{114.6 \times 120}$	$W(\mu) = 1.4562$
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$r =$	$\sqrt{\left(\frac{20,026 \times 30 \times 0.9}{1.87 \times 0.1} \right)}$	$\mu = 0.9$	
		$\text{ZOI radius} =$	1,700 feet

ZONE OF CONTRIBUTION (RECHARGE AREA)

In order to protect the groundwater reaching WI Trapshooting Assn's public wells, it is important to determine where that groundwater is coming from. The land area that contributes water to a well is known as the "Zone of Contribution" (ZOC) or recharge area. Several methods can be used to delineate recharge areas ranging from a simple calculated fixed radius to the use of complex computer models. Groundwater flow in the central sands was modeled by the US Geologic Survey and Wisconsin Geological and Natural History Survey (WGNHS) (Fienen et. al, 2022 & Baker et. al., 2025). Model results were built into a web application by the WGNHS (Hart, 2026) that can be used to visualize contributing zones. The model uses particle tracking to estimate groundwater flow lines from to their origination point to where they intersect the pumping well. The model shows groundwater captured by WTA's wells coming from the east and flowing west with a slight northwest bend to the public wells. The modeled ZOCs are mapped in Figure 3.

POTENTIAL CONTAMINANT SOURCES

In order to design the most appropriate management strategy, it is necessary to know what possible sources of contaminants are present around each well. These are locations where human activity or land use has created the potential to release contaminants into the groundwater aquifer. Potential contaminant sources within ½ mile of each well were identified by records review and field reconnaissance.

Contaminants released on the land surface are subject to a series of physical, chemical and biological processes that impede, destroy or bind up contaminants moving through the soil and unconsolidated surficial deposits toward the groundwater. Soil grain size & organic matter along with any layers of silt & clay work to reduce the susceptibility of the aquifer. Soils in the Town of Rome are primarily sand which has a very limited potential to attenuate pollutants due to large grain size and low organic matter content (USDA, 2025), making the aquifer particularly vulnerable to contamination from the land surface. The primary risks to the aquifer are described and discussed below and potential contaminant sources within ½ mile of each well are mapped in Figure 4. Appendix A contains a comprehensive inventory with distances and direction from the nearest well.

Domestic Wastewater

Domestic wastewater can come from sanitary sewers or septic systems. Sewage from leaking sanitary sewers and septic systems can contain both domestic and industrial wastewater. While industrial wastewater can have many types of pollutants, the contaminants of most concern in domestic wastewater are pathogens and nitrate. Pathogens (primarily bacteria and viruses) are filtered somewhat as they move through the ground and are viable for a limited time. Pathogens are treated most effectively using continuous disinfection. Continuous disinfection using liquid chlorine is currently utilized by the utility. Nitrate from domestic wastewater is a concern of secondary importance but typically only becomes an issue when there is a high density of septic systems or a major sewer leak near a well. The area is not served by a municipal sewer system, however the only development in the area is the WI Trapshooting Association's facility and a single private residence across Akron Drive to the south. The low number of septic systems within ½ mile of the wells mean the wells are considered minimally vulnerable to contamination from domestic wastewater.

Agriculture and Agricultural Chemicals

The primary risk from agriculture is nitrate from fertilizers and manure. Nitrate travels easily in groundwater with little attenuation. Nitrate concentrations in drinking water must remain below the drinking water standard of 10 mg/L to be considered safe. There is no row crop agriculture near the public wells and regular compliance sampling shows Nitrate levels of 0 mg/L. The wells are still considered to have a moderate susceptibility to Nitrate contamination due to the speed with which Nitrate can move through the aquifer and the history of Nitrate contamination in the nearby Rome Water Utilities Wells #1 & #2. Preventing potential Nitrate sources in the wellhead protection area is an important protective measure.

Volatile Organic Compounds (VOCs)

VOCs can be released from a variety of sources, including petroleum storage & transport, auto repair shops, dry cleaners & industrial operations that use chemicals & solvents. Some VOCs are heavy and readily move downward through the aquifer. Heavy VOCs consist primarily of chlorinated solvents used in dry cleaning, parts washing, general de-greasing and brake cleaning. There are currently no known potential VOC sources within ½ mile of the wells. The wells are still considered to have a moderate susceptibility to VOC contamination due to the speed with which contaminants can move through the sandy aquifer. Protecting the wells from spills, illicit discharges or development that would bring potential VOC sources to the area are important protective measures.

Private Wells

Water can move through a private well that is unused or in disrepair. These wells can be a direct conduit for contaminants to move quickly from the surface to the groundwater. Damaged or missing well caps provide a direct path for vermin, insect and other organisms to contaminate the aquifer. There is only one known private wells within ½ mile of the municipal well at the residents to the south across Akron Dr. Any new private wells drilled in the area should meet construction code to ensure protection of groundwater.

Changing Land Use

Current land use around the facility is currently forest crop land. Forest land is one of the best land uses for water quality. This is recognized by the US Forest Service with their Forest to Faucet Initiative. Any change in land use could bring potential sources of contamination into the wellhead protection area. The Town of Rome has a wellhead protection ordinance which works to regulate land use in Wellhead Protection Areas for public wells in the town. It is critically important that any land use change be carefully evaluated for it's potential to increase the vulnerability of the public wells to contamination.

Other Threats

It is important that any proposed changes to land use near the municipal wells are carefully evaluated for any potential threat to groundwater. Regulatory controls and zoning practices are important tools for managing land use. Land use is best managed through zoning. The town has a wellhead protection zoning ordinance that institutes land use controls within the wellhead protection area.

Contaminants of emerging concern are chemicals that may pose a risk to human health, but that risk is not fully understood or has not been fully evaluated. This can include things like pharmaceuticals, personal care products or per/polyfluoroalkyl substances (PFAS). As more information becomes available on these potential contaminants, they should be evaluated and addressed as needed. The emerging contaminant of most concern right now is PFAS. PFAS is a broad group of durable chemicals and materials used in a wide variety of applications including firefighting foam, food wrappers and Teflon. PFAS compounds of most concern are PFOS and PFOA. Effective August 1st 2022, Wisconsin implemented a drinking water standard for

municipal wells for several PFAS compounds, however there is currently no PFAS standards for other categories of public wells. Due to the surrounding land use, and no known potential source of PFAS in the area, the vulnerability to PFAS compounds is considered low.

WELLHEAD PROTECTION AREAS

A Wellhead Protection Area (WHPA) is defined by the federal Safe Drinking Water Act as the "surface and subsurface area surrounding a water well or well field, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water or well field". In practical terms, the WHPA is a legally-defined area including all or part of the Zone of Contribution and within which zoning practices or other land-use controls can be implemented to help protect groundwater from contamination (Bradbury et. al., 1999). The WHPA is established to clearly define the area most critical for protecting Wisconsin Trapshooting Association's wells from contamination. They should be the primary focus of efforts to protect the Utilities' water supply.

The WHPA is established based on the modeled zones of contribution. The DNR suggests the boundary of a WHPA be extended to a minimum distance of 1,200 ft around public wells. With the high rate of speed with which groundwater moves in the Town of Rome, the zone of contribution extends only a short distance down-gradient from the wells. The WHPA has been extended 1,200 feet down gradient. Due to the vulnerability of the unconsolidated aquifer and the uncertainty associated with groundwater modeling, the same 1,200 foot down-gradient buffer was applied to the entire ZOC to create a conservative WHPA. The WHPA is mapped in Figure 5.

MANAGEMENT STRATEGY

The management strategy outlines the Utilities' plan to implement the wellhead protection plan. "Implementation" means taking specific actions to protect the Utilities' water supply wells. This includes addressing specific issues and solutions identified in the wellhead protection plan or by the steering committee. The implementation plan lays out specific actions along with the party responsible and a timeline for completion.

Because the primary land use surrounding the facility is forest land which is highly protective of groundwater, the biggest threat to the wells would be any changes to the surrounding land use that would introduce potential sources of contamination into the wellhead protection area. The Town of Rome recently adopted a wellhead protection ordinance that regulates land use in the areas surrounding public wells within the town that have been designated as wellhead protection areas. The town ordinance allows for any public supply well with a wellhead protection plan to be included in the town ordinance. Wisconsin Trap Shooting Association will request the wellhead protection areas designated in this plan be included in the town

WI Trapshooting Association Wellhead Protection Plan – April, 2026

ordinance. Additionally, Wisconsin Trap Shooting Association will cooperate with the town on efforts to protect groundwater quality within the town's wellhead protection areas.

STEERING COMMITTEE

A steering committee has been formed to oversee implementation of the elements of this plan. The committee consists of the following individuals:

- John Atkielski, President, Wisconsin Trapshooting Association
- Carl Hasdal, Town Board Chair, Town of Rome
- Cody Knoblock, Operator In Charge, Rome Utility
- Andrew Aslesen, Source Water Specialist, Wisconsin Rural Water Association

Local governmental entities that have jurisdiction in the planning area are the Town of Rome and Adams County. Cooperation will be sought with these entities in implementing this plan.

CONTINGENCY PLANNING

Contingency planning is done to minimize the disruption of water service in the event of emergencies. In the event that WTA's wells becomes contaminated or otherwise interrupted, trucked or bottled water would need to be brought in to supply the facility for events.

A list of emergency contacts is included below.

<u>EMERGENCY CONTACT</u>	<u>PHONE NUMBERS</u>
Local:	
WTA President, John Atkielski	414-581-1222
WI Trapshooting Association	888-704-6588
Fire/EMS – Rome Fire Dept.	911 or 715-547-6170
DNR Representative-Peggy Neitzel	715-315-1564
County and Regional:	
Wood County Health Dept Contact	715-421-8911
Adams County Public Health Department	608-339-4505
Adams County Sheriff	911 or 608-339-3304
Adams County Emergency Management	608-339-4248
DNR-Regional Spill Coordinator-West Central Region	920-413-1390
State:	
DNR-State Spill Response	800-943-0003
State Lab of Hygiene	608-263-3280

Figure 1 – Town of Rome Municipal Well Locations

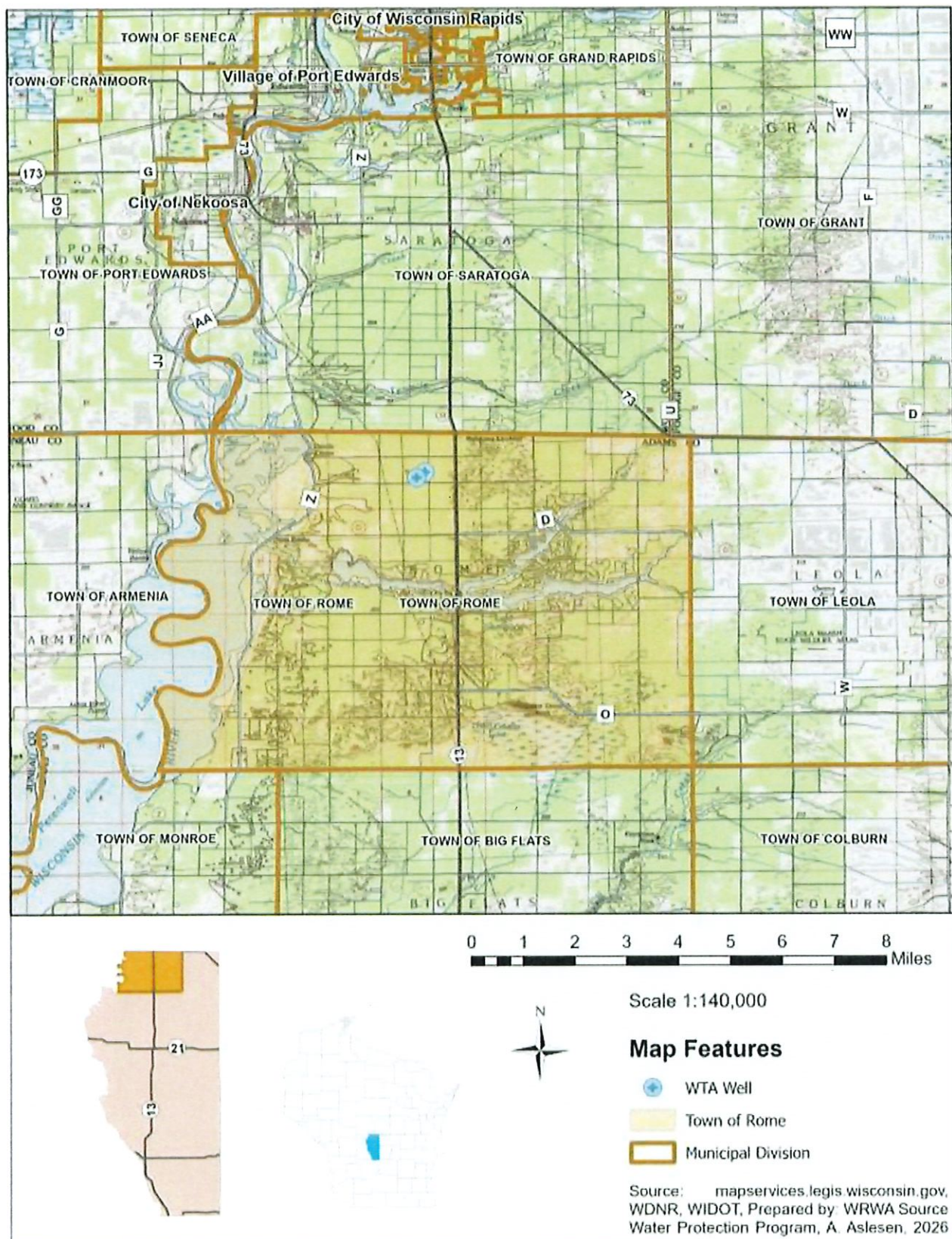


Figure 2 – Groundwater Flow

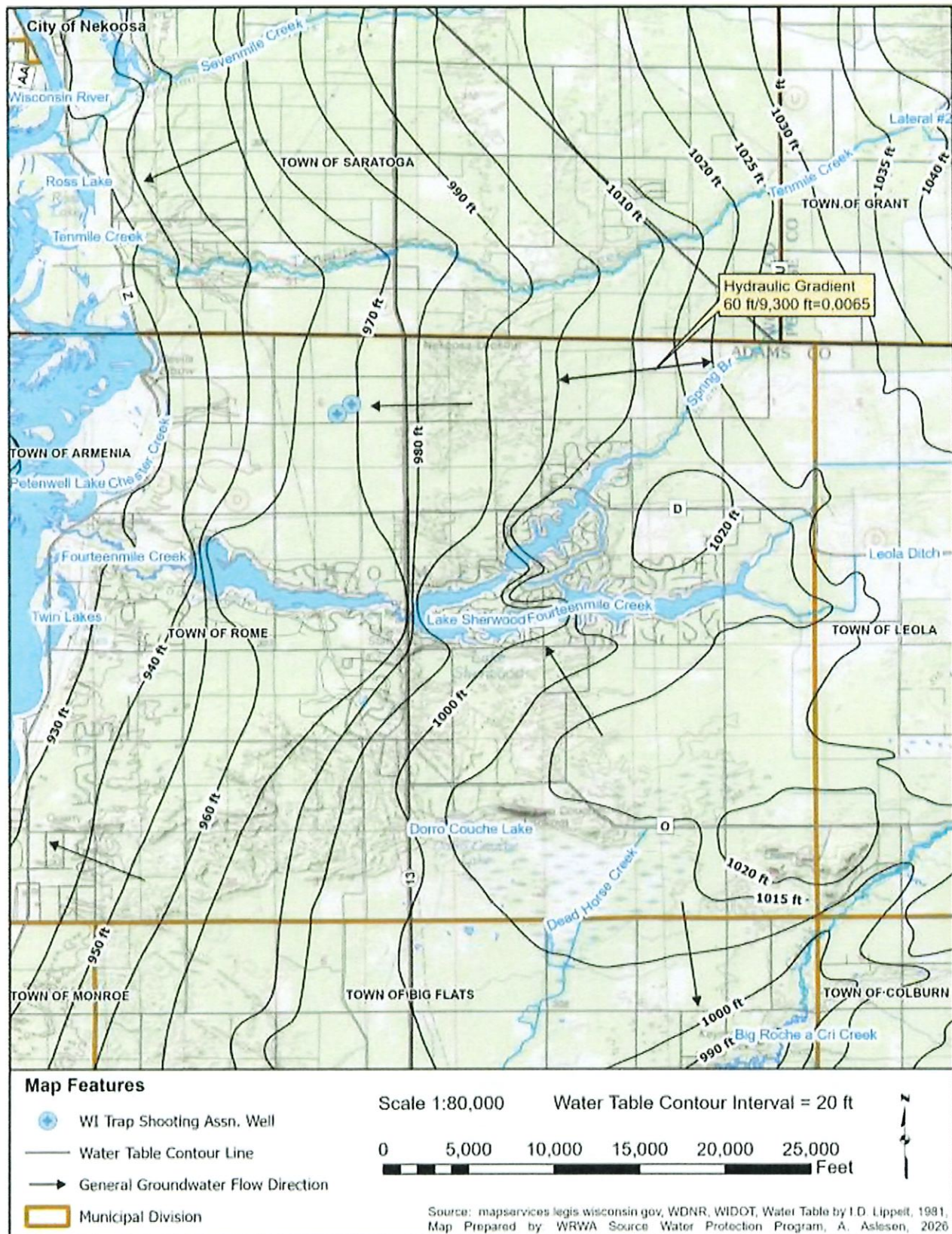


Figure 3 – Zone of Contribution

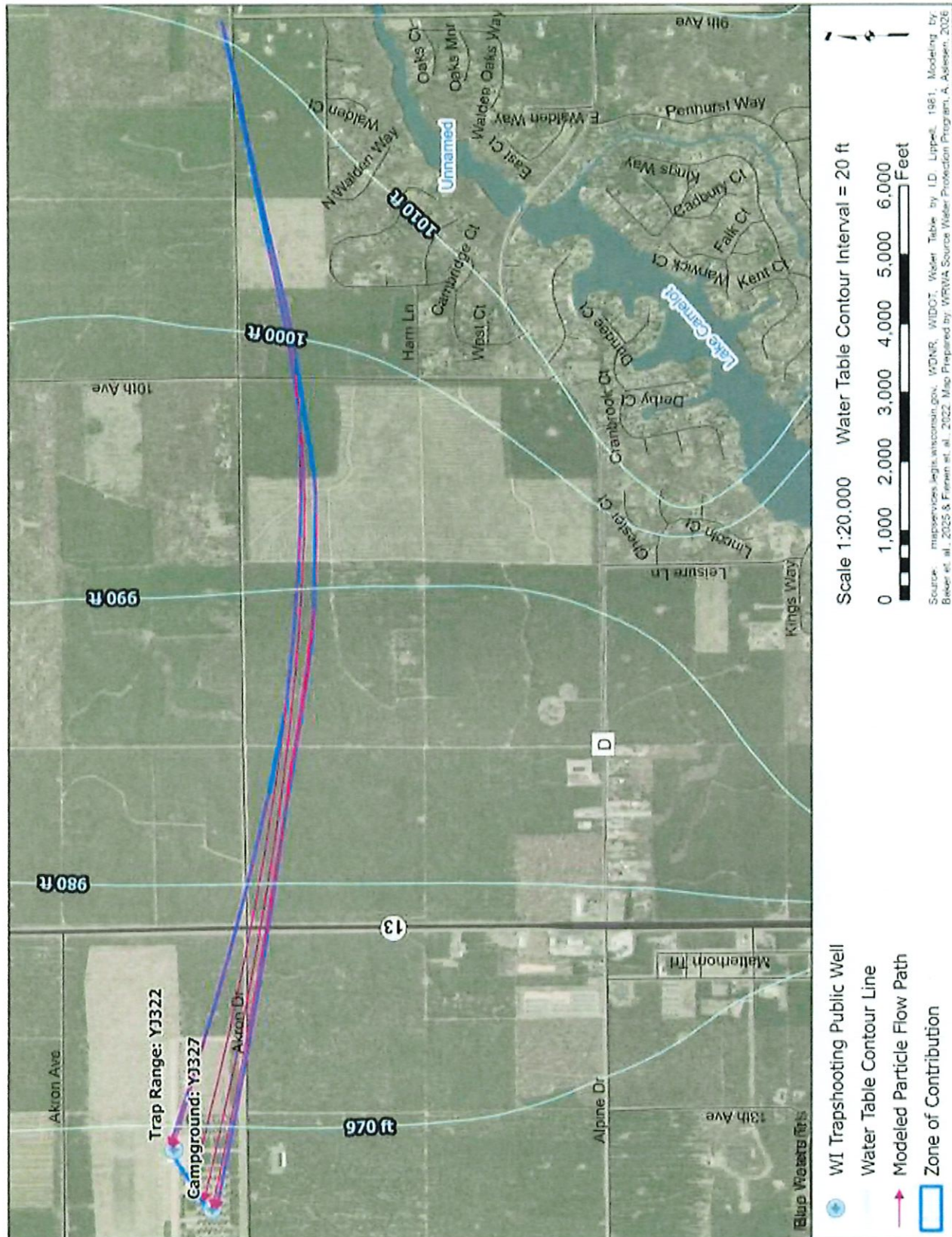


Figure 4 – Potential Contaminant Sources

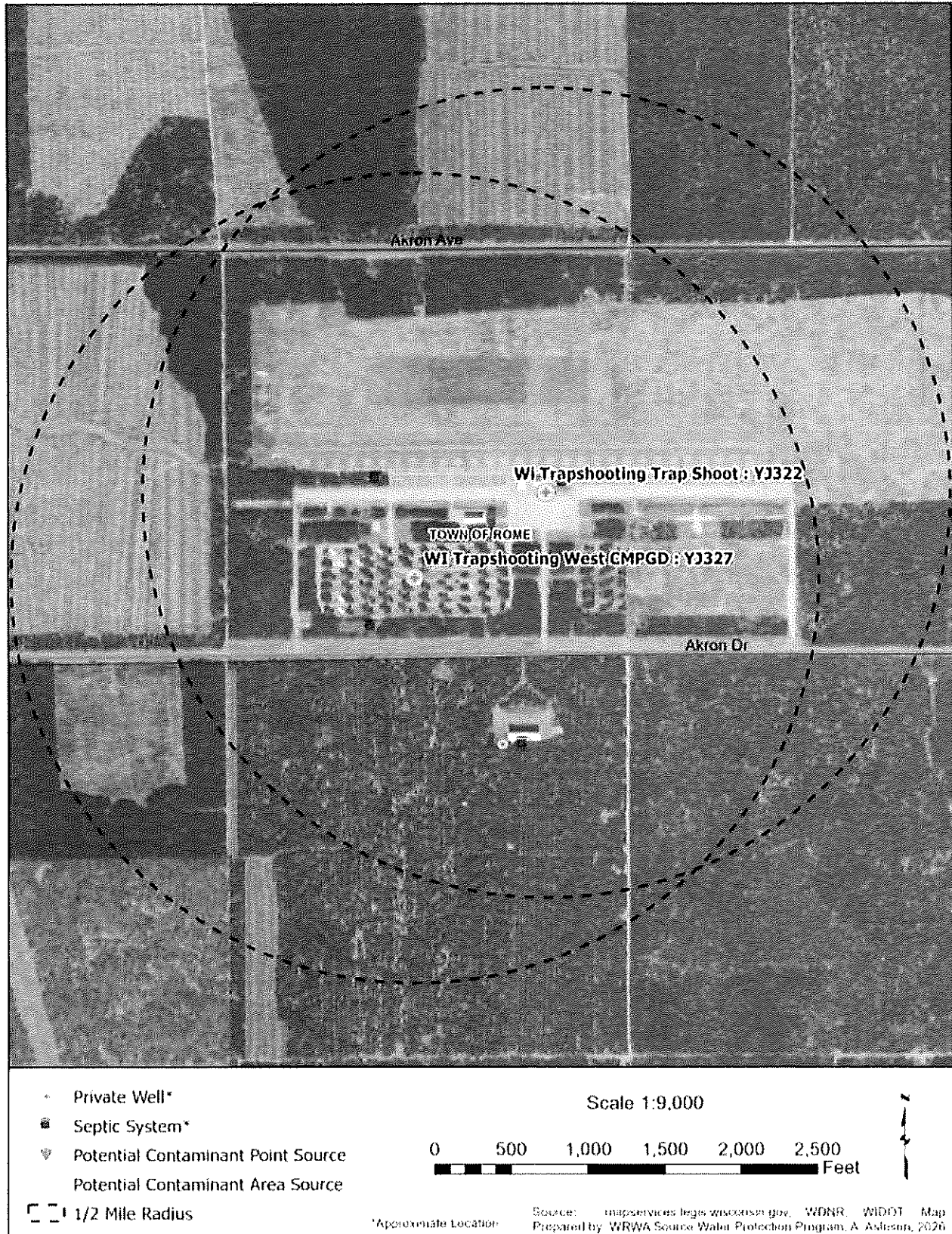
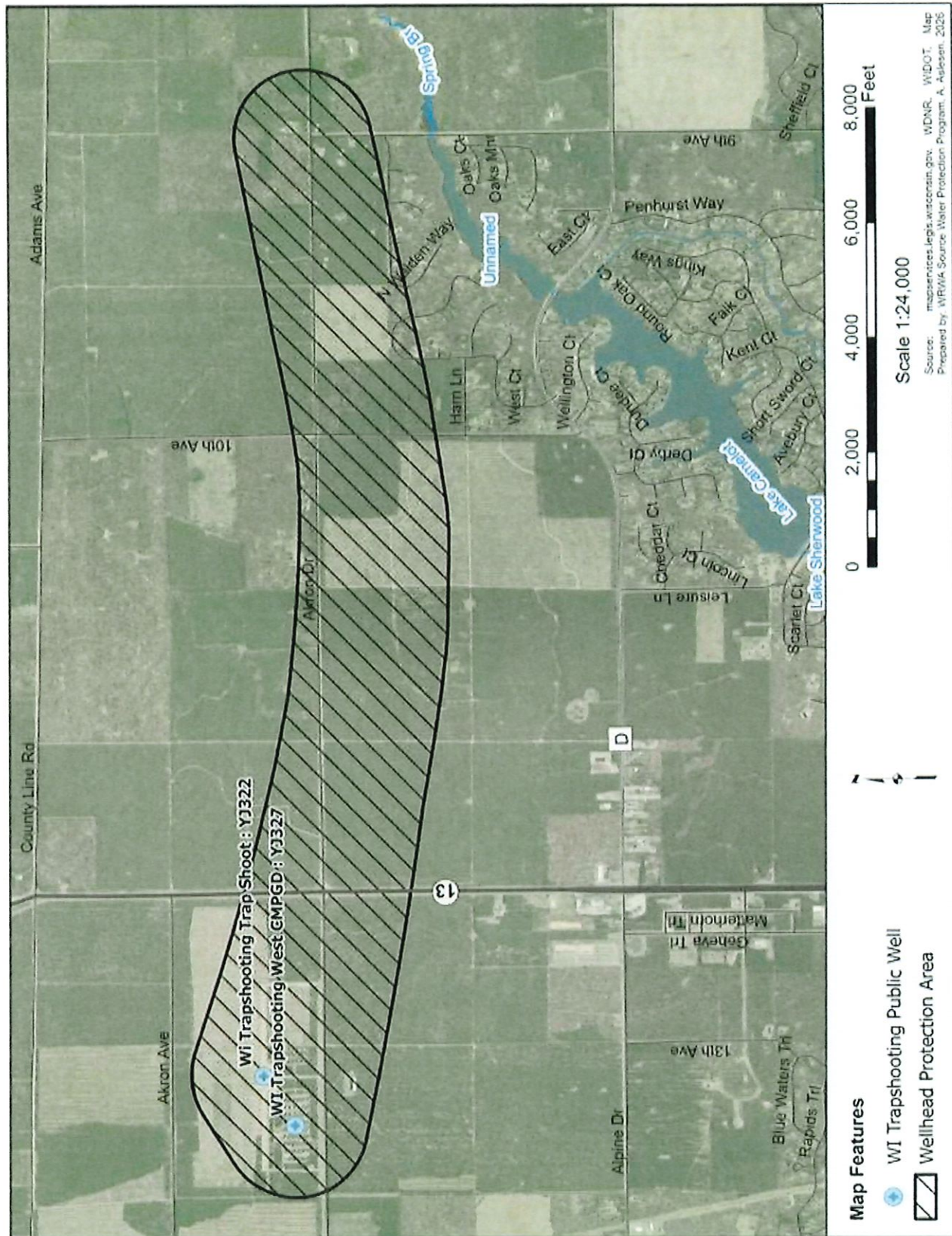


Figure 5 – Wellhead Protection Area



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WI Trapshooting Association Wellhead Protection Plan – April, 2026

Appendix A – Potential Contaminant Source Inventory, Setbacks & List of Abbreviations

Potential Contaminant Sources Within ½ Mile of the Trap Range Well #YJ322

See Figure 4

	Code	Potential Contaminant Sources	Distance (ft)	Direction	Name/Owner
1	GSA	Septic System	80	NE	WI Trap Shooting Range
2	GSA	Septic System	1,100	W	WI Trap Shooting Northwest Drainfield
3	GSA	Septic System	1,450	SW	WI Trap Shooting Campground
4	GSA	Septic System	1,650	S	Greg Meinholz, 1315 Akron Drive
5	GWA	Private Well	1,650	S	Greg Meinholz, 1315 Akron Drive

Potential Contaminant Sources Within ½ Mile of the Campground Well #YJ327

See Figure 4

	Code	Potential Contaminant Sources	Distance (ft)	Direction	Name/Owner
1	GSA	Septic System	400	SW	WI Trap Shooting Campground
2	GSA	Septic System	700	N/NW	WI Trap Shooting Northwest Drainfield
3	GSA	Septic System	1,150	NE	WI Trap Shooting Range
4	GSA	Septic System	1,200	SE	Greg Meinholz, 1315 Akron Drive
5	GWA	Private Well	1,250	SE	Greg Meinholz, 1315 Akron Drive

WI Trapshooting Association Wellhead Protection Plan – April, 2026

CONT CODE	CONTAMINANT SOURCE	DESCRIPTION	SPECIFIC CONTAMINANTS
AAH	Animal housing		Livestock sewage wastes, nitrates, phosphates, chloride, chemical sprays and dips for controlling insect, bacterial, viral, and fungal pests, coliform bacteria, viruses
AFA	Animal Feedlot		Livestock sewage wastes, nitrates, phosphates, chloride, chemical sprays and dips for controlling insect, bacterial, viral, and fungal pests, coliform bacteria, viruses
AFP	Agricultural Farming	Active farming operations	Pesticides, fertilizers
AIA	Irrigation system	Agricultural irrigation	Pesticides, fertilizers
AMH	Agriculture milkhouse		Livestock sewage wastes, nitrates, phosphates, chloride, chemical sprays and dips for controlling insect, bacterial, viral, and fungal pests, coliform bacteria, viruses, acids
AMS	Manure storage	Lined and unlined manure storage facilities	Livestock sewage wastes, nitrates, phosphates, chloride, chemical sprays and dips for controlling insect, bacterial, viral, and fungal pests, coliform bacteria, viruses
BCT	Chemical storage	500 gallon or more	Specific to chemical product stored at site
BFS	Fertilizer storage/mixing	Feed mill, agricultural co-op	Nitrates
BFT	Petroleum storage	500 gallon or more	Specific to petroleum product stored at site
BGS	Grain storage site		Fungicides
BPS	Pesticide storage / mixing / load	Feed mill, agricultural co-op	Herbicides, insecticides, rodenticides, fungicides, avicides
BSS	Road salt storage	Bulk storage sites	Sodium chloride, calcium chloride, waste oil
CAI	Airport		Jet fuels, deicers, batteries, diesel fuel, chlorinated solvents, automobile wastes, heating oil, building wastes
CBS	Auto body shop		Paints, solvents
CBY	Boat yard		Diesel fuels, batteries, oils, septage from boat waste disposal areas, wood preservatives, paints, waxes, varnishes, automotive wastes
CCE	Cemetery		Leachate (formaldehyde), lawn and maintenance chemicals
CCW	Car wash	Car washes in unserved areas	Soaps, detergents, waxes, miscellaneous chemicals
CDC	Dry cleaning		Solvents (tetrachloroethylene, petroleum solvents, freon), spotting chemicals (trichloroethane, ammonia, rust removers)
CLD	Laundromat	Laundromats in unserved areas	Detergents, bleaches, fabric dyes
CMP	Plating facility	Jewelry and metal plating	Cyanide, heavy metals
CMW	Machine / metal working shop		Solvents, metals, organics, sludges, cutting oils, degreasers
CPH	Photo processing	Only include processing facilities, don't include photo drop off sites	Cyanides, biosludges, silver sludges
CPR	Printing		Solvents, inks, dyes, oils, organics, chemicals
CPS	Paint shop		Paint, paint thinner, solvents
CRT	Railroad track		Spills
CRY	Rail yard		Spills
CSP	Seed production plant		Fumigants
CSS	Gas service station		Gasoline, oils, solvents, miscellaneous wastes
CSY	Scrap/yard		Oil, gasoline, antifreeze, PCB contaminated soils, lead acids batteries
CVR	Motor vehicle repair shop		Waste oils, solvents, acids, paints, automotive wastes,
GFA	Fuel storage tank - above ground	Non-service station tanks	Gasoline, diesel fuel, other petroleum products
GFB	Fuel storage tank - underground	Non-service station tanks	Gasoline, diesel fuel, other petroleum products
GSA	Sewage absorption area	Drainfields, mounds, dry wells	"
GSI	Sewer line (municipal)	Municipal sewer lines	Septage, coliform bacteria, viruses, nitrates
GSN	Sewer line (non-municipal)	Non-municipal sewer lines	"
GST	Sewage tank	Holding tanks, septic tanks, sumps	Septage, coliform bacteria, viruses, nitrates, heavy metals, synthetic detergents, cooking and motor oil, bleach, pesticides, paints, paint thinner, photographic chemicals, septic tank cleaner chemicals, chlorides, sulfate, calcium, magnesium, potassium, phosphate
GWA	Water well (active production)		Potential conduit
GW1	Water well (unused or improperly abandoned)		Potential conduit
IAS	Asphalt plant		Petroleum derivatives
ICM	Chemical production	Industrial chemical production facilities	Chemicals
IEE	Electrical and electronic products		Cyanides, metal sludges, caustics, solvents, oils, acids, alkalis,

WI Trapshooting Association Wellhead Protection Plan – April, 2026

	manufacturing		paints, methylene chloride, tetrachloroethylene, trichloroethane, acetone, toluene, PCB's
IES	Electroplating / metal finishing facility		Acids, alkaline solutions, cyanide, metallic salts, solvents, cyanide, heavy metal contaminated wastewater
IFM	Furniture or wood manufacturing / refinishing / stripping		Paints, solvents (toluene, methylene chloride), degreasing sludges
IFW	Foundry / smelting plant		Cyanides, sulfides
IGS	Gravel and Sand pits		Spills, miscellaneous chemicals, bacteria
IMQ	Mining / Mine waste		Cyanide, sulfides, metals, acids drainage
IPC	Plastics manufacturer / molder		Solvents, oils, organics and inorganics, paint wastes, cyanides, acids, alkalis, sludges, esters, surfactants, glycols, phenols, formaldehyde, peroxides
IPM	Paper mill		Metals, acids, minerals, sulfides, chemicals, sludges, chlorine, hypochlorite, chlorine dioxide, hydrogen peroxide
IPP	Pipeline (petro/chemical)		Petroleum, chemicals
ISQ	Stone quarries		Spills, miscellaneous chemicals, potential conduit, bacteria
ITP	Textile / polyester manufacturer		Chemicals
IWT	Wood preserving facility		Treated wood residue, preservatives (pentachlorophenol, chromate, copper arsenate, etc.), tanner gas, paint sludges, solvents, creosote, coating wastes
MFT	Fire training facility		Chemicals
MGC	Golf course		Fertilizers, herbicides, pesticides for controlling mosquitoes, ticks, ants, gypsy moths, and other pests, automotive wastes
MGP	Manufactured gas plant / gasification plant		Petroleum VOC's, Benz(a)pyrene, PAH's, cyanide
MLA	Laboratory (college, medical, school, private, etc.)		Biological wastes, disinfectants, acids, formaldehyde, miscellaneous chemicals
MMI	Military installation		
MBP	Medical installation (e.g. Hospital)		X-ray developers and fixers, infectious wastes, radiological wastes, biological wastes, disinfectants, asbestos, beryllium, acids, formaldehyde, miscellaneous chemicals
MOT	Other (specify)		
WDR	Class V injection well	Any well, drilled or dug hole, used to inject fluids into the subsoil	Chlorides, pathogens, petroleum products, pesticides
WHG	Hazardous waste generator (SARA Title III) / RCRA authority clean-ups	Any facility listed on the SARA Title III list thought to pose a threat to the well / RCRA clean-ups	Hazardous waste
WIN	Incinerator (municipal)		Metals, combustion by-products
WLA	Landfill	Solid and hazardous waste sites listed in the DNR "Registry of Waste Disposal Sites in Wisconsin"	Leachate
WLS	Leaking underground storage tank (LUST)	LUST Sites included in the DNR "Leaking Underground Storage Tank List"	Gasoline, diesel fuel, other petroleum products
WRF	Recycling facility		Petroleum products, chemicals
WRP	ERRP Site	Sites on the DNR "Emergency and Remedial Response" list	Spills
WSI	Wastewater Spray Irrigation		Coliform bacteria, nitrate, chloride, pathogens, viruses
WSS	Sludge spreading	Municipal wastewater sludge, paper mill sludge	Viruses, coliform bacteria, heavy metals, dioxins
WSW	Storm water retention pond		Metals, petroleum products
WTS	Solid waste transfer station		Miscellaneous chemicals
WUC	Superfund site	Sites listed in the DNR "Superfund Sites in Wisconsin"	Miscellaneous contaminants
WWL	Wastewater lagoon	Treatment and/or storage lagoons	Coliform bacteria, viruses
WWO	Wastewater discharge to surface water	Surface water outfall	Coliform bacteria, viruses
WWP	Wastewater treatment plant		
WWS	Wastewater discharge to groundwater	Absorption and seepage cells, spray irrigation, subsurface systems, etc.	Coliform bacteria, viruses

WI Trapshooting Association Wellhead Protection Plan – April, 2026

NR 811.12(5) Required Setback Distances From Community Water Supply Wells and Potential Sources of Contamination

Potential Contaminant Source	Minimum Setback Distance (ft)
Emergency Power System Operated by The Same Facility Operating Well And Has a Double Wall Above Ground Storage Tank With Continuous Electronic Interstitial Leak Monitoring	10
Storm Sewer Main or Sanitary Sewer Main Constructed of Water Main Class Material	50
Sanitary Sewer Main Not Constructed of Water Main Class Materials	200
Lift Station	
One or Two Family Residential Fuel Oil UST ¹ or AST ²	
POWTS Treatment Tank or Holding Tank	
Any farm UST ¹ system or other UST ¹ system with double wall and with electronic interstitial monitoring for the system, any farm AST ² with double wall, or single wall tank with other secondary containment and under a canopy; other AST ² system with double wall, or single wall tank with secondary containment and under a canopy and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure*	300 ¹
Septic Tank (<12,000 gpd)	400
Cemetery	
Storm Water Retention or Detention Pond	
Farm UST ¹ system or other UST ¹ system with double wall and with electronic interstitial monitoring for the system, any farm AST ² with double wall, or single wall tank with other secondary containment and under a canopy or other AST ² system with double wall, or single wall tank with secondary containment and under a canopy; and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure*	600 ⁶
Land Application of Municipal, Commercial, or Industrial Waste	1,000
The Boundary of a Land Spreading Facility for Spreading of Petroleum-Contaminated Soil Regulated Under ch. NR 718 While Facility is in Operation	
Industrial, Commercial, or Municipal Wastewater Treatment Plant Treatment Units, Lagoons, or Storage Structures	
Manure Stacks or Storage Structures	
Septic Tank (>12,000 gpd)	1,200
Solid Waste Storage, Transportation, Transfer, Incineration, Air Curtain Destructor, Processing, Wood Burning, One Time Disposal or Small Demolition Facility	
Sanitary Landfill	
Any Property With Residual Groundwater Contamination That Exceeds CH. NR140 Enforcement	
Coal Storage Area	
Salt or Deicing Material Storage Area	
Single Wall Farm UST or Single Wall Farm AST or Other Single Wall UST or AST That Has or Has Not Received Written Approval From The Department of Commerce or Its Designated Local Program Operator*	
Bulk Fuel Storage Facilities	
Bulk Pesticide or Fertilizer Handling or Storage Facilities	

Footnotes On Page 2

WI Trapshooting Association Wellhead Protection Plan – April, 2026

* These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, or other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substance

¹ UST-Underground Storage Tank

² AST-Above Ground Storage Tank

³ These installations shall meet the most restrictive installation requirements of s. Comm 10.260 and receive written approval from the department of commerce or its designated Local Program Operator under s. Comm 10.110

⁴ For USTs s. Comm 10.260 states the 600ft setback distance may be reduced by 50% if all of the following features are provided and maintained in addition to the features in the tank-type column: tank system construction of corrosion-resistant material, such as fiber-reinforced plastic, or steel with a fiber-reinforced plastic wrap or jacket; non-discriminating sump sensors; testable secondary containment spill bucket; continuous electronic liquid-filled, pressure, or vacuum interstitial monitoring with automatic system shut-down; audible and visual high-level alarm at 90% full, and automatic shut-off at 95%; all fueling area protected by canopy; and downspouts for drainage of rainwater do not discharge into a fueling area.

⁵ For ASTs s. Comm 10.260 states the 600ft setback distance may be reduced by 50% if all of the following features are provided and maintained in addition to the features in the tank-type column: either continuous non-discriminating electronic interstitial monitoring for double wall, or continuous non-discriminating electronic sensor for other secondary containment; audible and visual high-level alarm at 90% full, and either automatic shut-off at 95% or no latch-open device is used with any manual-shutoff nozzle; all dispensing by suction pump fuel transfer; all motor vehicle fueling limited to private or fleet use; all fueling area protected by canopy; and downspouts for drainage of rainwater do not discharge into a fueling area.

⁶ These installations shall meet the standard double wall tank or single wall tank secondary containment installation requirements of s. Comm 10.260 and receive written approval from the department of commerce or its designated Local Program Operator under s. Comm 10.110

WI Trapshooting Association Wellhead Protection Plan – April, 2026

Appendix B – Lithologic Logs and Well Construction Details

WISCONSIN UNIQUE WELL NUMBER Source: ELECTRONICALLY				YJ322		State of Wi-Private Water Systems-DG/2 Department Of Natural Resources, Box 7921 Madison, WI 53707		Form 3300-77A (Rev 02/02)bw	
Property Owner WISCONSIN TRAPSHOOTING ASSOCIATION				Telephone Number - -		Depth 119 FT			
Mailing Address W5863 MUSKELLUNGE LAKE RD						T=Town C=City V=Village T of ROME			
City TOMAHAWK		State WI		Zip Code 54487		Street Address or Road Name and Number EVENT CENTER WELL #2			
County of Well Location 1 ADAMS		Co Well Permit No W		Well Completion Date June 29, 2013		Subdivision Name		Lot#	
Well Constructor SAM'S WELL DRILLING INC		License # 370		Facility ID (Public) 701036710		Gov't Lot or SE 1/4 of NE 1/4 of			
Address PO BOX 150				Public Well Plan Approval# 0160-036		Section 6 T 20 N R 6 E			
City RANDOLPH		State WI		Zip Code 53956		2. Well Type 1 (See item 12 below)			
Date Of Approval 6/18/2013						1=New 2=Replacement 3=Reconstruction			
Hicap Permanent Well # 73041		Common Well # 002		Specific Capacity 2.7 gpm/ft		of previous unique well # _____ constructed in _____			
3. Well Serves # of homes and or EVENT CENTER						Reason for replaced or reconstructed Well?			
N (eg: barn, restaurant, church, school, industry, etc.)						High Capacity: Well? Y			
M=Music O=OTM N=NonCom P=Private Z=Other X=NonPot A=Asode L=Loop H=Drillhole						Property? Y			
4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties? Y									
Well located in floodplain? N									
Distance in feet from well to nearest: (including proposed)									
1. Landfill									
2. Building Overhang									
3. 1=Septic 2= Holding Tank									
4. Sewage Absorption Unit									
5. Nonconforming Pit									
6. Buried Home Heating Oil Tank									
7. Buried Petroleum Tank									
8. 1=Shoreline 2= Swimming Pool									
9. Downspout/ Yard Hydrant									
10. Privy									
11. Foundation Drain to Clearwater									
12. Foundation Drain to Sewer									
13. Building Drain									
1=Cast Iron or Plastic 2=Other									
14. Building Sewer 1=Gravity 2=Pressure									
1=Cast Iron or Plastic 2=Other									
15. Collector Sewer: ___ units ___ in. diam.									
16. Clearwater Sump									
17. Wastewater Sump									
18. Paved Animal Barn Pen									
19. Animal Yard or Shelter									
20. Silo									
21. Barn Gutter									
22. Manure Pipe 1=Gravity 2=Pressure									
1=Cast iron or Plastic 2=Other									
23. Other manure Storage									
24. Ditch									
25. Other NR 812 Waste Source									
5. Drillhole Dimensions and Construction Method									
From To Upper Enlarged Drillhole Lower Open Bedrock									
Dia. (in.) (ft) (ft)									
12.0 surface 60									
8.0 60 119									
-- 1. Rotary - Mud Circulation -----									
-- 2. Rotary - Air -----									
-- 3. Rotary - Air and Foam -----									
-- 4. Drill-Through Casing Hammer									
-- 5. Reverse Rotary									
-- 6. Cable-tool Bit ___ n. dia -----									
X -- 7. Temp. Outer Casing ___ 12 in. dia. ___ 60 depth ft.									
Removed? X									
Other									
6. Casing Liner Screen Material, Weight, Specification From To									
Dia. (in.) Manufacturer & Method of Assembly (ft) (ft)									
8.0 STD BLK. PIPE, .322 WALL, P.E., A53B surface 105									
DONGBU									
9. Static Water Level									
32.0 feet B ground surface									
A=Above B=Below									
10. Pump Test									
Pumping level 60.0 ft. below surface									
Pumping at 75.0 GP M 1.0 Hrs									
11. Well Is: 20 in. A Grade									
Developed? Y A=Above									
Disinfected? Y B=Below									
Capped? Y									
12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property?									
If no, explain									
13. Initials of Well Constructor or Supervisory Driller Date Signed									
JVG 6/29/13									
Initials of Drill Rig Operator (Mandatory unless same as above) Date Signed									
SVG 6/29/13									
7. Grout or Other Sealing Material									
Method Tremie Pipe - Pumped From To #									
Kind of Sealing Material (ft) (ft) Sacks									
Neat cement grout surface 60.0 36 S									
Additional Comments? YJ3 Variance Issued? N									
Owner Sent Label? Y More Geology?									
Batch 88888888									

WI Trapshooting Association Wellhead Protection Plan – April, 2026

WISCONSIN UNIQUE WELL NUMBER Source: ELECTRONICALLY YJ327				State of Wi-Private Water Systems-DG/2 Department Of Natural Resources, Box 7921 Madison, WI 53707		Form 3300-77A (Rev 02/02)bw	
Property Owner WISCONSIN TRAPSHOOTING ASSOCIATION		Telephone Number - -		1. Well Location		Depth 119 FT	
Mailing Address W5863 MUSKELLUNGE LAKE RD				T=Town C=City V=Village T of ROME		Fire#	
City TOMAHAWK		State WI		Zip Code 54487		Street Address or Road Name and Number WEST CAMPGROUND WELL #1	
County of Well Location 1 ADAMS		Co Well Permit No W		Well Completion Date July 2, 2013		Subdivision Name Lot# Block #	
Well Constructor SAM'S WELL DRILLING INC		License # 370		Facility ID (Public) 701036600		Gov't Lot or SE 1/4 of NE 1/4 of	
Address PO BOX 150		Public Well Plan Approval# 0160-036		Section 6 T 20 N R 6 E		2. Well Type 1 (See item 12 below)	
City RANDOLPH		State WI Zip Code 53956		Date Of Approval 6/18/2013		1=New 2=Replacement 3=Reconstruction	
Hicap Permanent Well # 73040		Common Well # 001		Specific Capacity 3.8 gpm/ft		of previous unique well # _____ constructed in _____	
3. Well Serves # of homes and or WEST CAMPGROUND N (eg: barn, restaurant, church, school, industry, etc.)				High Capacity: Well? Y Property? Y		Reason for replaced or reconstructed Well? 1 1=Drilled 2=Driven Point 3=Jetted 4=Other	
M=Music O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole							
4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties? Y Well located in floodplain? N Distance in feet from well to nearest: (including proposed)							
1. Landfill		2. Building Overhang		3. 1=Septic 2= Holding Tank		4. Sewage Absorption Unit	
5. Nonconforming Pit		6. Buried Home Heating Oil Tank		7. Buried Petroleum Tank		8. 1=Shoreline 2= Swimming Pool	
9. Downspout/ Yard Hydrant		10. Privy		11. Foundation Drain to Clearwater		12. Foundation Drain to Sewer	
13. Building Drain 1=Cast Iron or Plastic 2=Other		14. Building Sewer 1=Gravity 2=Pressure 1=Cast Iron or Plastic 2=Other		15. Collector Sewer: ___ units ___ in. diam.		16. Clearwater Sump	
17. Wastewater Sump		18. Paved Animal Barn Pen		19. Animal Yard or Shelter		20. Silo	
21. Barn Gutter		22. Manure Pipe 1=Gravity 2=Pressure 1=Cast iron or Plastic 2=Other		23. Other manure Storage		24. Ditch	
25. Other NR 812 Waste Source							
5. Drillhole Dimensions and Construction Method				8. Geology			
From To Dia.(in.) (ft) (ft)		Upper Enlarged Drillhole -- 1. Rotary - Mud Circulation ----- -- 2. Rotary - Air ----- -- 3. Rotary - Air and Foam ----- -- 4. Drill-Through Casing Hammer -- 5. Reverse Rotary -- 6. Cable-tool Bit ___ n. dia ----- X -- 7. Temp. Outer Casing ___ 12 in. dia. ___ 60 depth ft. Removed? X Other		Geology Codes Type, Caving/Noncaving, Color, Hardness, etc		From To (ft) (ft)	
12.0 surface 60				___ F ___ Fill 0 2			
8.0 60 119				___ Y ___ Sand & Gravel 2 38			
				___ NSM ___ Fine, Sand, Silty 38 48			
				___ Y ___ Sand & Gravel 48 119			
6. Casing Liner Screen Material, Weight, Specification From To Dia. (in.) Manufacturer & Method of Assembly (ft) (ft)				9. Static Water Level			
8.0 STD BLK. PIPE, .322 WALL, P.E., A53B DONGBU		surface 104		28.0 feet B ground surface A=Above B=Below		11. Well Is: 24 in. A Grade A=Above B=Below	
Dia.(in.) Screen type, material & slot size 8.0 #10 SLOTTED STAINLESS		From To (ft) (ft)		10. Pump Test		Developed? Y Disinfected? Y Capped? Y	
		103 119		Pumping level 60.0 ft. below surface Pumping at 120.0 GP M 1.0 Hrs			
7. Grout or Other Sealing Material				12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property? If no, explain			
Method Tremie Pipe - Pumped		From To (ft) (ft)		13. Initials of Well Constructor or Supervisory Driller		Date Signed 7/2/13	
Kind of Sealing Material Neat cement grout		surface 60.0 38 S		Initials of Drill Rig Operator (Mandatory unless same as above) SI		Date Signed 7/2/13	
Additional Comments? YJ3 Variance Issued? N Owner Sent Label? Y More Geology?							
Batch 888888888							

TOWN OF ROME, ADAMS COUNTY, WISCONSIN
AN ORDINANCE AMENDING SECTION 360 OF THE ZONING CODE ENTITLED
“WELLHEAD PROTECTION DISTRICT”

The Town Board of the Town of Rome, Adams County, Wisconsin, do ordain as follows:

SECTION 1: Section 360 of the Zoning Code of the Town of Rome, Adams County, Wisconsin entitled Wellhead Protection District is hereby amended as set forth on the attached Exhibit A.

SECTION 2: If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is found invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 3: All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall take effect and be in full force and effect from and after its passage and publication or posting as required by law.

SECTION 360
Wellhead Protection District § 360-156

§ 360-151. Purpose & Authority.

This district is intended to protect from contamination the groundwater recharge zone of the Town's existing and planned groundwater wells that serve a public water system, which wells supply potable water to many residential, businesses, institutional, and other customers. This district is necessary because the wells by geological necessity must draw water from the ground levels lying closest to the surface, which grounds contain soil types that rapidly transmit pollutants, thereby threatening the entire groundwater supply being drawn upon by the wellhead. Accordingly, the purpose of this Ordinance is to institute land use regulations that protect the public water system(s) and well field(s), as well as protect and promote the public health, safety and general welfare of the residents of the Town. This Ordinance is adopted under and pursuant to the authority of Wis. Stats. §§ 60.61(1), (2)(g), and 60.62.

§ 360-152. Application.

1. The regulations specified in this Wellhead Protection Overlay District shall apply within the Town corporate boundary limits and within the area surrounding any groundwater well that serves a public water system that has been designated as a “Wellhead Protection Area” in a wellhead protection plan as defined by Wis. Adm. Code § NR811.12(6). The regulations herein are in addition to the requirements in the underlying zoning district.
2. Any public water system as defined in Wis. Adm. Code § NR 811.02(56) within the Town of Rome may request that the Town include the wellhead protection area for its water system to be included in this ordinance and added to the official zoning map. A request must be made in writing to the Town Board and include a copy of a wellhead protection plan that meets the requirements

§ 360-156

§ 360-3

of Wis. Adm. Code § NR 811.12(6) and includes a wellhead protection area map. Subject to the approval of the Town Board, the wellhead protection area for the public water system may then be added to the wellhead protection district on the town's official zoning map.

§ 360-153. Supremacy of district.

The regulations of an overlay district will apply in addition to all other regulations which apply to the same geographic area except when the provisions of this district are more stringent. The provisions of any zoning districts that underlay this overlay district will apply except when the provisions of this district are more stringent.

§ 360-154. Permitted uses by right.

A. The following uses are permitted uses within this overlay district.

1. Parks, provided there is no on-site waste disposal or fuel storage tank facility associated with the use.
2. Playgrounds.
3. Wildlife areas.
4. Non-motorized trails, such as bike, skiing, nature and fitness trails.
5. Subject to the provisions of § 360-153 hereinabove, agricultural, residential, commercial and industrial establishments that meet the required setback distance in § 360-154(B) and whose *Aggregate of Hazardous Chemicals* in use, storage, handling and/or production may not exceed 20 gallons or 160 pounds at any time, with the exception for those uses listed as "permitted by conditional grant" in § 360-155. Uses (Hazardous chemicals are identified by OSHA under 29 CFR 1910.1200(c) and by OSHA under 40 CFR Part 370).

B. Setback requirements. The following uses, if permitted by the underlying zoning district, are allowed conditioned upon satisfaction of the following setback standards found in Wis. Adm. Code § NR811.12(5)(d):

1. Ten feet between a well and an emergency or standby power system that is operated by the same facility which operates the well and that has a double wall above ground storage tank with continuous electronic interstitial leakage monitoring. These facilities shall meet the installation requirements of Wis. Adm. Code § [ATCP 93.260](#) and receive written approval from the department of safety and professional services or its designated Local Program Operator under Wis. Adm. Code § [ATCP 93.110](#).
2. Fifty feet (50') between a well and a storm sewer main or a sanitary sewer main where the sanitary sewer main is constructed of water main class materials and joints. Gravity sanitary sewers shall be successfully air pressure tested in place. The air pressure test shall meet or exceed the requirements of the 4 psi low pressure air test for plastic gravity sewer lines found in the latest edition of Standard Specifications for Sewer & Water Construction in Wisconsin. Force mains shall be successfully pressure tested with water to meet the AWWA C600 pressure and leakage testing requirements for one hour at 125% of the pump shut-off head.

3. Two hundred feet (200') between a well field and any sanitary sewer main not constructed of water main class materials, sanitary sewer manhole, lift station, one or two family residential heating fuel oil underground storage tank or above ground storage tank or private onsite wastewater treatment system (POWTS) treatment tank or holding tank component and associated piping.
4. Three hundred feet (300') between a well field and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system, which means the tank and any piping connected to it. These installations shall meet the most restrictive installation requirements of Wis. Adm. Code § ATCP 93.260 and receive written approval from the department of safety and professional services or its designated Local Program Operator under Wis. Adm. Code § ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
5. Three hundred feet (300') between a well field and any farm above ground storage tank with double wall, or single wall tank with other secondary containment and under a canopy; other above ground storage tank system with double wall, or single wall tank with secondary containment and under a canopy and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the most restrictive installation requirements of Wis. Adm. Code § ATCP 93.260, and receive written approval from the department of commerce or its designated Local Program Operator under Wis. Adm. Code § ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
6. Four hundred feet (400') between a well field and a POWTS dispersal component with a design capacity of less than 12,000 gallons per day, a cemetery or a storm water retention or detention pond.
7. Six hundred feet (600') between a well field and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system, which means the tank and any piping connected to it; any farm above ground storage tank with double wall, or single wall tank with other secondary containment and under a canopy or other above ground storage tank system with double wall, or single wall tank with secondary containment and under a canopy; and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the standard double wall tank or single wall tank secondary containment installation requirements of Wis. Adm. Code § ATCP 93.260 and receive written approval from the department of safety and professional services or its designated Local Program Operator under Wis. Adm. Code § ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
8. One thousand feet (100') between a well field and land application of municipal, commercial, or industrial waste; the boundaries of a land spreading facility for spreading of petroleum-contaminated soil regulated under state administrative regulations while that facility is in operation; agricultural, industrial, commercial or municipal waste water treatment plant treatment

§ 360-156

§ 360-5

units, lagoons, or storage structures; manure stacks or storage structures; or POWTS dispersal component with a design capacity of 12,000 gallons per day or more.

9. Twelve hundred feet (1,200') between a well field and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one time disposal or small demolition facility; sanitary landfill; any property with residual groundwater contamination that exceeds Wis. Adm Code Ch. [NR 140](#) enforcement standards; coal storage area; salt or deicing material storage area; any single wall farm underground storage tank or single wall farm above ground storage tank or other single wall underground storage tank or above ground storage tank that has or has not received written approval from the department of safety and professional services or its designated Local Program Operator under Wis. Adm. Code § ATCP 93.110, for a single wall tank installation. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances; and bulk pesticide or fertilizer handling or storage facilities.

§ 360-155. Uses permitted by conditional grant.

A. The following uses may be permitted on a case-by-case basis, after consideration of providing adequate groundwater protection and monitoring measures, as recommended by the Plan Commission and Rome Water Utility and determined by the Town Board as set forth herein.

1. Animal waste storage areas and facilities
2. Asphalt ingredients storage or processing plants Car/truck-washing facilities
3. Cheese factory, dairies and milk processing plants
4. Cemeteries
5. Chemical storage, sales, processing or manufacturing plants Dry-cleaning establishments
6. Electronic circuit manufacture or assembly plants
7. Electroplating operations
8. Exterminating supply, storage or application shops
9. Fertilizer manufacturing or storage operations Foundries and other forge plants
10. Fuel storage or sales
11. Garages for repair and servicing of motor vehicles, including body repair, painting or engine rebuilding if not on municipal sewer and water systems
12. Industrial liquid waste storage areas
13. Junk/recycling yards, motor vehicle salvage yards
14. Landfills, areas for dumping or disposal of garbage, refuse, trash, construction or demolition material
15. Metal reduction and refinement plants
16. Mining operations, including sand and gravel
17. Motor and machinery service and assembly shops if not on municipal water and sewer systems
18. Motor freight terminal
19. Paint products manufacturing

§ 360-156

20. Petroleum products storage or processing
21. Photography studios involving the developing of film or pictures
22. Plastics manufacturing
23. Printing and publishing establishments Salt storage
24. Pulp and paper manufacturing
25. Septage and sewage sludge storage and disposal sites
26. Solar farms such as utility-scale solar farms or photovoltaic power stations
27. Storage, manufacturing or disposal of toxic or hazardous materials as defined in § 100.37, Wis. Stats.
28. Underground petroleum products storage tanks for industrial, commercial, residential or other uses
29. Woodworking, wood products manufacturing and wood finishing

B. Prior to consideration of the requested permit, the Town Board shall forward the application for a permit to the Plan Commission and the Rome Water Utility for review and recommendation as to approval or disapproval, together with reasons for such recommendation and conditions of approval, if any. The Plan Commission and Rome Water Utility shall have 60 days in which to make such recommendation. Failure to make such recommendation to the Board within the time frame established, unless extended by agreement of the Commission, Utility and applicant, shall be deemed a negative recommendation to the Town Board.

C. Within 40 days of the receipt of the recommendations of the Plan Commission and Rome Water Utility, the Plan Commission shall hold a public hearing on the request.

D. Within 30 days of receipt of the recommendations of the Plan Commission and Water Utility, the Town Board shall approve, approve with amendments, or disapprove the application. The Town Board shall not approve the application unless it determines, by clear and convincing evidence, that the proposed use will not be contrary to the interests of public health and safety and that all applicable state and local standards [including setback requirements set forth in Wis. Adm. Code § NR 811.12(5)(d)] have been satisfied.

§ 360-156. Prohibited uses.

Any use or activity not permitted or conditionally granted as identified hereinabove is prohibited. This method of regulation is employed to provide the greatest assurance that inadvertent discharge of pollutants into the groundwater supply will not occur, since groundwater cleanup is often prohibitively expensive, and liability for such cleanup is often difficult or impossible to establish.

§ 360-157. Exemptions & Waivers.

- A. Individuals and/or facilities may request the Town in writing, to permit additional land uses in the District.
- B. All requests shall be in writing, in substantial compliance with forms to be provided by the Town and may require an environmental assessment report prepared by a licensed environmental engineer. Said report shall be forwarded to the Town and/or designee(s) for recommendation and

final decision by the Town Board.

- C. The individual/facility shall reimburse the Town for all consultant fees associated with this review at the invoiced amount plus administrative costs.
- D. Any exemptions granted shall be conditional and may include required environmental and safety monitoring consistent with local, state and federal requirements, and/or bonds and/or securities satisfactory to the Town.

§ 360-158. Existing Facilities.

- A. Existing facilities shall provide additional copies of all federal, state and local facility operation approvals or certificate and on-going environmental monitoring results to the Town.
- B. Existing facilities shall provide additional environmental or safety structures/monitoring as deemed necessary by the Town, which may include but is not limited to stormwater runoff management and monitoring.
- C. Existing facilities shall replace equipment or expand in a manner that improves the existing environmental and safety technologies already in existence.
- D. Existing facilities shall have the responsibility of devising and filing with the Town a contingency plan satisfactory of the Town for the immediate notification of Town officials in the event of an emergency.

§ 360-159. Penalties & Enforcement.

- A. In the event that an individual and/or facility causes the release of any contaminants which endanger the District, the individual and/or facility causing said release shall immediately stop the release and clean up the release to the satisfaction of the Town.
- B. The individual/facility shall be responsible for all costs of cleanup, including all of the following:
 - 1. Town consultant fees at the invoice amount plus administrative costs for oversight, review and documentation.
 - 2. The cost of Town employees' time associated in any way with cleanup based on the hourly rate paid to the employee multiplied by a factor determined by the Town representing the Town's cost for expenses, benefits, insurance, sick leave, holidays, overtime, vacation, and similar benefits.
 - 3. The cost of Town equipment employed.
 - 4. The cost of mileage reimbursed to Town employees attributed to the cleanup.
- C. Following any such discharge the Town may require additional test monitoring and/or bonds/securities.
- D. Penalties and enforcement for violations of this Ordinance or shall be as provided in § 1-5 of the Town of Rome General Code of Ordinances.

May __, 2026

Lt. Bob Kneeland
Local Government Recreation Administrator-Conservation Warden
WI Department of Natural Resources
101 S. Webster St.
Box 7921
Madison, WI 53707-7921

BY SIMULTANEOUS US MAIL AND EMAIL TO: robert.kneeland@wisconsin.gov

Dear Lt. Kneeland:

Subject—Proposed enhanced wake boating ordinance for lakes in the Town of Rome.

Attached is a proposed enhanced wake boating ordinance for lakes within the Town of Rome, Adams County. We request DNR review pursuant to Wis Stats. 30.77(3)(d). We also attach a Condition Report for the ordinance.

Please note:

- We understand that there is no requirement for a public hearing under Wis. Stats. 30.77(3)(aw), or any other statute. This is because we are proceeding under Wis. Stats. 30.77(3)(ac)(1) for lakes wholly within the Town of Rome.

We look forward to receiving the DNR review letter regarding the proposed ordinance and the condition report.

With appreciation,

Town Clerk, Town of Rome

CONDITION REPORT TO SUPPORT AN ORDINANCE RESTRICTING ARTIFICIALLY ENHANCED WAKES IN THE WATERS OF THE TOWN OF ROME, ADAMS COUNTY

Introduction

Wisconsin's inland lakes are among the state's most critical natural resources and have incalculable aesthetic, environmental and economic value. In the interest of public health, safety, and welfare, including the public's interest in preserving natural resources, and protection of the environment and outdoor recreation it is important to protect lakes and their users from the very large wakes, downward prop wash and other negative impacts of artificially enhanced wakes.

The Town of Rome ("Town") has the authority to enact ordinances covering waters within its jurisdiction, if the ordinances are not contrary to or inconsistent with Chapter 30, Wis. Stats., and they relate to the equipment, use, or operation of boats or to any activity regulated by Wis. Stat. §§ 30.60 to 30.71 and 30.77 (3)(a).

The Town has three flowage lakes that are located entirely within its borders: Lake Arrowhead, Lake Camelot, and Lake Sherwood (the "Tri-Lakes"). Almost all of the shoreline on the Tri-Lakes has been heavily developed for residential, commercial, or recreational use, providing significant economic value to the Town and Adams County. Each of the lakes has issues related to aquatic invasive species ("AIS") and/or impaired water quality. The Tri-Lakes also experience considerable recreational use from a spectrum of water-related activities leading to conflicts between users. Due to the documented impacts of artificially enhanced wakes on these lakes, it is in interest of public health, safety, and welfare, as well as the preservation and protection of natural resources, the environment, and outdoor recreation, to enact an ordinance restricting artificially enhanced wakes in these three lakes.

This Condition Report is submitted to the Department of Natural Resources ("DNR") in accordance with Wis. Stat. § 30.77(3)(d), along with a draft of the proposed Ordinance No. 2026-__, Town of Rome, Adams County, Wisconsin, entitled "An Ordinance Creating Section 137-8, Restricting Certain Artificial Wake Enhancement, and Section 137-9, Penalties, of the Town of Rome Code of Ordinances" (the "Ordinance").

Purpose and Summary of the Ordinance

The purpose of the Ordinance is to:

- 1) Protect public safety and all users of the lakes from impacts caused by the large waves and limited forward vision of boats employing devices, equipment, and operations that enhance wakes.

- 2) Prevent the environmental degradation caused by artificially enhanced wakes and downward propeller wash generated by boats equipped or operated to produce artificially enhanced wakes;
- 3) Prevent property damage and environmental degradation caused by artificially enhanced and uncontrolled wakes hitting privately owned and public shoreline, docks, shoreline structures and boats.
- 4) Prevent the transfer of aquatic invasive species through ballast water intake and discharge between lakes caused by the use of ballast tanks and ballast bags;
- 5) Prevent the environmental degradation caused by artificially enhanced wakes and downward propeller wash generated by boats for enhanced wake sports such as wake surfing prevent property damage from enhanced wakes hitting privately owned shoreline, docks, shoreline structures and boats;
- 6) Prevent activities utilizing enhanced wakes from endangering or driving off the lakes other water sports and water users;
- 7) Protect wildlife nesting and fish spawning sites;
- 8) Protect water quality and prevent enhanced algae blooms; and
- 9) Protect investments in projects supporting the improvement of water quality within the lakes;

Specifically, the Ordinance would ban the use of ballast tanks, ballast bags, or fins to cause a boat to operate in a bow-high manner or which increase or enhance a boat's wake. It also would prohibit operating a boat in an artificially bow-high manner having the effect of increasing the boat's wake; this would include prohibiting wake enhancement using ballast tanks, ballast bags, fins, or continuous operation at transition speed (the speed below planing speed in which a boat is operating in plowing mode). The Ordinance defines "continuous operation" to mean "operation that is not acceleration for the purpose of achieving a state of planning."

The Ordinance also provides that in no event would any of the following operations be deemed a violation of the Ordinance, provided such operations do not use ballast tanks, ballast bags or fins: 1) water skiing, 2) tubing, 3) wakeboarding using a tow rope, 4) brief transition operation to empty a boat of bilge water, or 5) brief transition operation of a boat accelerating into a planing condition. Moreover, nothing in the proposed Ordinance would preclude the use of wake boats, provided the ballast tanks and other features intended to create enhanced wakes or cause the boat to operate in a bow-up stern-down orientation are not deployed. These boats could continue to be used for

cruising, water skiing and other activities provided the ballast tanks and other wave-enhancing features are not deployed.

Studies Related to Impacts of Enhanced Wakes

Various studies and surveys (see Appendix 1) have been conducted that reveal the negative effects of enhanced wakes on inland lakes, including lakes similar to the Tri-Lakes.

By increasing displacement of the boat and equipped with very powerful engines, wake boats impart very large quantities of energy in the form of unusually large waves. The energy of these waves increases with the square of their amplitude, such that a two-fold increase in wave height generates four times more energy and a three-fold increase in wave height generates nine times more energy.¹ Most of this wave energy is conserved until it encounters shallow water, concentrating energy on all materials or objects present, including the shoreline, lake bottom, wildlife habitat, docks, moored boats, swim rafts and other lake recreators. When wake boats are operating in a bow-up stern-down manner, the propeller wash may scour the lake bottom to depths of more than 25 feet, destroying aquatic vegetation and fish spawning beds, and churning the sediment into the water column, degrading the water quality.

Artificially enhanced wakes can cause irreversible damage to shorelines, lake beds, moored boats, and shoreline structures. Enhanced wakes and the associated propeller wash can uproot aquatic plants and resuspend the lake sediment. This churning action can increase phosphorus levels in the water column that lead to algae blooms. Any toxic substances that may be present in the sediment reenter the water column, degrading water quality and posing additional risks to aquatic wildlife and plants.

The results of the studies reviewed by the Town suggest that negative effects on lake bottom and shorelines may largely be avoided if the lake size is more than 1,500 acres, the enhanced wake boating activity is at least 700 feet from the shoreline or other lake users, and the enhanced wake boating activity is in water depths greater than 25 feet. Some studies conclude that enhanced wakes should be done only in areas that are 600 feet from any shoreline and in water at least 20 feet deep. Negative impacts to other users can also be mitigated on larger lakes where users can maintain sufficient distance from boats creating artificially enhanced wakes as artificially enhanced wakes have been found to impact smaller boats 500 feet or more away.

The Town is aware of studies provided by proponents of wake sports, and in some cases conducted or financed by the wakes sports industry, which suggest less stringent

¹ Formulas for Boat Wakes, webpage <http://boatwakes.homestead.com/files/form.htm>

distances and depths. However, the Town has not found these studies to be persuasive in light of the studies and surveys referenced in Appendix 1.

Local Conditions Necessitating the Ordinance

In recent years, there has been an increase in boats equipped to generate artificially enhanced wakes on Wisconsin lakes, including the Tri-Lakes. More lake residents and recreators are expressing concern about the effects of enhanced wakes and downward prop wash on their environment and on public safety. The Wisconsin DNR's Spring 2023 Survey and Spring 2024 Survey results indicate that both Adams County residents and those who recreate in Adams County are overwhelmingly in favor of legislation that would prohibit the operation of boats in a manner that creates artificially enhanced wakes.² In 2023, the Town of Rome conducted a survey ("Rome Survey") where 82% of the respondents agreed that an ordinance regarding wake manipulation devices should be enacted. (See Attachment "2023 Rome Wake Boat Survey").

The conditions that can minimize the impacts of artificially enhanced lakes are not generally present on the Tri-Lakes (see Appendix 2). The characteristics and conditions of the Tri-Lakes disfavor the allowance of equipment and operations that artificially enhance wakes. These characteristics are summarized as follows and explained in more detail below.

- In most cases, the Tri-Lakes are less than 20 feet deep with the average depth at around 12 feet for each lake.
- The lakes are irregular shaped and long and narrow, with the widest parts generally being closest to the dams creating the lakes.
- Limiting equipment or operation of boats creating artificially enhanced wakes to portions of the lakes that are greater than 500 feet from shore or piers and docks and in locations with depths greater than 20 feet either do not exist on the lakes or would permit wake activity in only small circular patterns near each dam, which would put the dam structures in peril and be less safe for boaters.
- Two of the three lakes are designated by the WIDNR as "Impaired." The local Wis. Stat. 33 public inland protection and rehabilitation district, the Tri-Lakes Management District, has begun implementation of a pilot project to address some of the impairments.

² Wisconsin DNR Spring Surveys, 2023 and 2024, https://dnr.wisconsin.gov/sites/default/files/topic/About/WCC/2023/SpringHearing/2023_CountyResults.pdf and https://dnr.wisconsin.gov/sites/default/files/topic/About/WCC/2024/SpringHearing/2024_StatewideResultsByCounty.pdf

- The Tri-Lakes are heavily developed and experience significant use for all types of water-related recreational activities. The shoreline properties and recreational uses suffer significant negative impacts, including personal and property damage and injury, from artificially enhanced wakes on the Tri-Lakes.

Effect on shoreline and water quality. Maintaining water quality is in the best interest of all property owners and the public at large relative to the use of the lakes. Not only for recreational activities such as boating, skiing, and tubing, but also for fishing and swimming. Increased sedimentation which can reduce light penetration and inhibit primary production, abrade, and clog fish gills, and prevent feeding by sight feeders, will negatively alter fish populations. While shoreline erosion can be reversed with much cost and effort within years, changes to water quality by disturbance of the lake beds can be even more difficult to remedy. Disturbances of the lake-bed can release nutrients such as phosphorus that took decades to accumulate. Once released and resuspended, it can take decades for a lake to return to its former status. Phosphorus is the limiting nutrient for enhanced growth of algae and its associated detrimental impacts, including killing fish and making the lake unsafe for swimming. Furthermore, without adequate protections, erosion and sedimentation will accelerate lake eutrophication with a negative impact on all who use these water resources. (See Appendix 1).

The Tri-Lakes suffer from water quality issues, with two of the three officially listed as Impaired Waters by the DNR. (See Appendix 2). The impairments are due to low dissolved oxygen, eutrophication and poor water quality, with high phosphorus levels being identified as driving those impairments. This has led to an increase in algae blooms that, when decomposing, consume large amounts of dissolved oxygen. Sediment may also be an issue. In 2024, a SOD (sediment oxygen demand) study was done on the three lakes which confirmed that the lakes have a high demand for dissolved oxygen. Additionally, later that summer, suspicious blooms were tested and blue green algae was detected on the Tri-Lakes which impeded the ability to enjoy the use of the lakes until those blooms dissipated. The documented impact of enhanced wake activity jeopardizes phosphorous management efforts and, thereby, the health and safety of lake users as well as the wildlife that rely on the lake.

In a groundbreaking test, the Tri-Lakes Management District, working with the WDNR, has committed several million dollars towards the purchase, installation and maintenance of 11 Nanobubble units to increase dissolved oxygen, mitigate nutrients and algae, reduce muck sedimentation, improve water clarity, reduce odors and enhance fish and aquatic habitat. The Tri-Lakes District is currently in discussion with the Wisconsin DNR to add up to an additional 28 units to help restore our three lakes, which will have the added benefit of enhancing downstream waterways as well.

Citizens are very concerned that if this activity is not regulated that wake sports creating enhanced wakes will become more popular, too late to regulate and ultimately cause permanent damage the Town's lakes. Common concerns heard from residents of the

Town of Rome include the long-term effects on the lakes from wake-surfing, especially related to damage to the lake-bed, damage to fishery and increased sediment with phosphorus being stirred up by the downward prop wash. (See Attachment, Rome Survey).

Ballast system threats to AIS spread. Ballast systems are impossible to empty completely, thereby increasing the risk of carrying aquatic invasive species (AIS) from one lake to another. Ballast tanks contain an average of 8 and up to nearly 23 gallons of residual water, according to a University of Wisconsin study. New and existing AIS can upset lake ecosystems, kill food sources needed for a healthy fish habitat, damage property and equipment, and impact the value of shoreline property and the safety of lake users. The Tri-Lakes already experience issues with AIS. Ballast tanks can result in the transfer of new AIS to the Tri-Lakes, or the transfer of existing AIS in the Tri-Lakes to other areas of the Tri-Lakes, to other water bodies in the Town, and to other water bodies outside of the Town. The Town has heard from lake residents who have expressed significant concerns about these existing conditions and possibilities.

- All three lakes have zebra mussels, capable of spreading elsewhere through ballast water. The likelihood of transporting zebra mussel veligers through ballast systems is known to be high, with a 97% chance of a ballast tank containing at least 1 veliger and a 71% chance of it containing 100 veligers, according to a University of Minnesota report, studying this on Minnesota lakes with zebra mussel infestations.
- All three lakes have curly-leaf pondweed and Eurasian water milfoil (EWM). EWM reproduces via fragmentation, meaning a single stem fragment can take root and establish a new population. Wake boats in wake sport mode (bow-high, stern down) pose an added threat in uprooting and cutting the plant, encouraging it to spread or transferring it to other areas of the lake or other lakes within the Town through ballast water.
 - As example, the Tri-Lakes Management District has been proactive in its efforts to protect and preserve the three lakes and combat AIS. To this end, it typically spends approximately \$335,000 annually weed harvesting. Lake residents are concerned that enhanced wake activity runs counter to the efforts and investments they are making in managing AIS.
- Furthermore, lake residents are concerned boats using ballasts are a threat to introducing other AIS to the Tri-Lakes or other town lakes:
 - For example, none of the Town lakes have spiny water fleas, however, all three lakes are considered suitable for spiny water fleas. Studies have found that the spiny water flea has a dormant resting egg viable after years and capable of surviving long periods of time in residual ballast water. Spiny water fleas can upset the entire lake ecosystem and lead to murky water.

- Now, with the discovery of quagga mussels in Geneva Lake in 2024 (just less than three hours south of the Town's lakes), lake residents have another devastating concern. Described as the “bigger, badder” cousin of the zebra mussel, quagga mussels appear less sensitive to water chemistry and there is no viable option for eradicating them once introduced to a lake, according to the DNR.³
- Currently, there also is no readily available way in Wisconsin to clean and decontaminate ballast systems, which require flushing with water heated to at least 120 degrees for several minutes.⁴
- Ballast tanks retain and transport a significant amount of water even when “empty.” For example, the MasterCraft owner's manual instructs the owner to add 2 gallons of antifreeze to each ballast tank. Given that there are between 4 and 7 ballast tanks in each wake surf boat, this shows that considerable water is transferred as the wake surf boats move between lakes. The discharge of the antifreeze in the spring, presents an additional hazard if done so in the lake. (See Appendix 3)
- The use of ballast and wake-enhancing fins, vanes, shapers, or other such devices puts the boat in a bow-up stern-down position. This may obstruct the driver's view, increased safety risks for others on the lake: anglers, kayakers, paddleboarders, and swimmers. There have been various reports of close-call encounters between wake boats and other water sport enthusiasts.

Impacts on property owners and lake recreators (see Appendix 4 and Attachment Rome Survey). The Town has received a number of comments from residents who complained about the impacts of artificially enhanced wakes, including but not limited to:

- Damage to docks, piers, seawalls, and boats as well as moored boats breaking their ties due to enhanced wakes
- Shoreline damage, severe erosion and high turbidity with clear lakes turning murky as sediment re-enters the water column
- Fish and habitat damage, including significant amounts of weed floating on the water and washing up on shore

³'Deeply disturbing news.' Invasive quagga mussels documented in Geneva Lake; first finding in Wisconsin inland lake, Paul Smith, Milwaukee Journal Sentinel, <https://www.jsonline.com/story/sports/outdoors/2024/08/27/quagga-mussels-found-in-geneva-lake-first-in-a-wisconsin-inland-lake/74964798007/>

⁴ Ballast Tank Decontamination, Pacific States Marine Fisheries Commission, <https://www.youtube.com/watch?v=aITMHclwwZk>

- Injury to other users of the lakes caused directly or indirectly by artificially enhanced wakes, including to skiers, fishermen,

Lake users also report they are unable to use the Tri-Lakes out of concerns for safety, even where this is only one or two boats creating artificially enhanced wakes. These numerous complaints include but are not limited to:

- Kayakers and paddlers not going out on lake when wake surfing activity is occurring
- Boats towing skiers or tubers returning to their docks out of safety concerns
- Anglers having to move to other areas of the lake to ensure they can safely fish; and often having to leave the lake entirely
- Pontoon boats getting swamped or completely re-routing to avoid entire areas of the lake when a wake boat is generating enhanced wakes
- Young children not being able to play in the shallows or go onto boats given the wave energy from a wake boat's enhanced wakes

How a Town Ordinance Would Solve the Above Issues for the Town of Rome

Compliance with a Town ordinance prohibiting boats from generating artificially enhanced wakes would result in the following benefits for the Town:

- The negative environmental impacts and property damage associated with boats generating artificially enhanced wakes, described above, would be prevented.
- The safety risks associated with boats generating artificially enhanced wakes, noted above, would be eliminated.
- Other lake recreators would not be driven off the lake due to the presence of artificially enhanced wakes.
- The likelihood of ballast tanks used by these boats transferring aquatic invasive species from one lake to another would be reduced or eliminated.
- Damage to shoreline, shore structure, and moored boats would be eliminated by prohibiting artificially enhanced wakes.
- Negative impacts from artificial enhanced wakes to water quality and efforts to address water impairment would be eliminated.

Upon adopting the proposed ordinance, appropriate signage would be placed at all public landings, in accordance with Wisconsin law. Based on the experiences of other Wisconsin municipalities that have adopted ordinances regulating the creation of enhanced wakes, such signage and general education regarding the ordinance will help

ensure compliance. Furthermore, the Town of Rome has a police force and two patrol boats to monitor compliance and issue citations.

Possible Negative Effects of Adopting the Ordinance

The Town has not identified any negative impacts to the public health, safety, and general welfare, or the preservation and protection of natural resources, the environment, and outdoor recreation not utilizing artificially enhanced wakes resulting from the adoption of the Ordinance. The Ordinance does not forbid the use of the boats, so ballasted boats can continue to be used for skiing, tubing, and tethered wakeboarding, provided that the boat is not operated using the wake-enhancing features or wake-enhancing methods of operation.

The Town believes that the benefits from the Ordinance outweigh the impacts of prohibiting artificially enhanced wakes. The Town notes that Tri-Lakes are conveniently located near numerous other large water bodies, including Petenwell Flowage and Castle Rock Flowage, that permit wake surfing and are large and deep enough for it to be done without the negative impacts observed on the Tri-Lakes (provided the ballast tanks are always wholly emptied or sterilized between lakes).

Public Engagement Before the Town

The Town has supported public engagement and input prior to preparing this Condition Report. The following Town Board meetings have included an agenda item related to the regulation of artificially enhanced wakes:

- Thursday, June 16, 2022
- Thursday, July 7, 2022
- Thursday, July 21, 2022
- Thursday, August 18, 2022
- Thursday, September 1, 2022
- Thursday, December 15, 2022
- Thursday, January 5, 2023
- Thursday, January 19, 2023
- Thursday, February 2, 2023
- Thursday, February 16, 2023
- Thursday, May 18, 2023
- Thursday, June 15, 2023
- Thursday, August 17, 2023
- Thursday, October 19, 2023
- Thursday, December 7, 2023
- Wednesday, December 20, 2023
- Thursday, January 4, 2024
- Wednesday, January 17, 2024

- Thursday, March 7, 2024
- Thursday, March 21, 2024
- Thursday, April 4, 2024
- Thursday, May 2, 2024
- Thursday, June 20, 2024
- Thursday, October 3, 2024
- Thursday, October 10, 2024
- Thursday, January 16, 2025
- Thursday, February 6, 2025
- Thursday, February 20, 2025
- Thursday, May 1, 2025
- Thursday, June 19, 2025
- Thursday, August 7, 2025
- Saturday meeting, August 23, 2025, at 10:00, with The Last Wilderness Alliance
- Thursday, September 4, 2025
- Thursday, September 18, 2025
- Saturday meeting, September 20, 2025, at 10:00, for the Rome Watersports Club
- Thursday, October 2, 2025
- Thursday, November 20, 2025
- Thursday, January 15, 2026
- Thursday, February 19, 2026
- Thursday, March 5, 2026
- Thursday, March 19, 2026
- Thursday, April 2, 2026
- Thursday, April 16, 2026

The Town has also solicited public comments and feedback related to the potential regulation of artificially enhanced wakes. In addition to Appendix 4 and the Rome Survey, the Town has received the following public comments:

- May 12, 2025, Letter to Town Chairman from Gayle Casey
- May 12, 2025, Letter to Town Chairman from Randy Richter
- May 14, 2025, letter to Town Board from Dan Karls
- June 19, 2025, Letter to Town Chairman from Julie Reynolds
- August 6, 2025, letter from Attorney Anders B. Helquist, on behalf of the Rome Watersports Club, Inc., to Town Attorney
- September 22, 2025, letter from Attorney Anders B. Helquist, on behalf of the Rome Watersports Club, Inc., to Town Clerk
- August 24, 2025, letter to Town Board from Jeff Lauer
- September 23, 2025, Letter to Town Chairman from Melanie Tiedt
- September 24, 2026, Letter to Town Chairman from Nicholas Tomsyck
- October 9, 2025, letter to Town Chairman from Don Ystad
- January 15, 2026, letter to Town Board from Alissa O'Brien, Weld Riley

- February 13, 2026, letter to Town Board from Curt Johnson
- March 20, 2026, Letter to Town Chairman, Dan Karls

Summary of and Responses to the Arguments of Those Opposed to the Ordinance

The Town is aware that certain individuals and organizations are opposed to the Ordinance and, in some cases, any regulation of artificially enhanced wakes. Opponents have proposed alternatives to the Ordinance, including restricting wake surfing hours, setbacks of 200 feet (without any depth requirement), designated routes near the middle of the lakes, and exemptions from prohibitions related to ballast water for riparian owners who dock their boats. Opponents have suggested that self-enforcement without an Ordinance may be sufficient. Opponents also suggest that regulation of artificially enhanced wakes will lead to bans on uses.

As set out in earlier sections of this Condition Report, the Town has found that the proposed alternatives do not sufficiently address the impacts of artificially enhanced wakes on Tri-Lakes. Self-enforcement has not proven to be effective, as there remain significant concerns among Town residents and lake users over the demonstrated impacts of artificially enhanced wakes on the Tri-Lakes. The Town also is not proposing regulation beyond what is set out in the Ordinance, making any hypotheticals unpersuasive.

Opponents claim that any regulation of enhanced wakes would be a violation of the Public Trust Doctrine. The Town notes that this issue has been addressed by the Wisconsin Legislative Council (the nonpartisan state agency charged with responsibility for providing legal advice to the Legislature). The Wisconsin Legislative Council issued a Dec 6, 2023 legal memo concluding that any challenge under the public trust doctrine would be unlikely to succeed.

Other opponents claim that existing state laws are enough. As artificially enhanced wakes have resulted in the documented issues on Tri-Lakes even in light of existing state laws, the Town is not persuaded by this argument. The Town finds that existing state laws are insufficient to protect the public health, safety, and welfare on the Tri-Lakes from the impacts of artificially enhanced wakes.

- Wis. Admin. Code § NR 19.055 requires all boats that take in water from a lake to drain that water before leaving the boat launch, and NR 40 makes it illegal to possess, transport, transfer or introduce certain invasive species. Some opponents to regulation claim that ballast tanks of wake surf boats are no more likely to transfer invasives than live wells and bait buckets. But live wells and bait buckets can be fully emptied and are easily inspected. As set out above, ballast tanks cannot be fully emptied and cannot be inspected, as they are sealed within the hull of the boat.

- Wis. Stats. § 30.66(3)(a) requires slow no-wake for all motorboats within 100 feet of any shoreline, dock, pier or buoyed restricted area and Wis. Stat. § 30.68(4)(a) prohibits the operation of a boat so as to “approach or pass” another boat in a manner which creates a hazardous wake or wash. While slow no-wake restrictions may provide some benefits from regular wakes, as set out above, this distance is insufficient for boats creating artificially enhanced wakes. Boats creating artificially enhanced wakes can make waves 20 inches high a full 100 feet from the track of the boat and 13 inches high a full 300 feet from the boat. These impacts have been detailed in at least one wake boat industry study.⁵
- Wis. Stats. § 30.68(4)(b) provides an apparent remedy for injury to people and damage to property (e.g., docks and shoreline), but this requires a civil lawsuit against a specific actor. The impacts from artificially enhanced wakes on Tri-Lakes may occur when an owner is unable to identify, or not present to identify, what artificially enhanced wake caused the damage. This individual remedy is insufficient to protect the Town’s interests, and the public health, safety, and welfare, related to the impacts of artificially enhanced wakes.
- The Town also finds that these laws do not address the impacts of artificially enhanced wakes to the shorelines, lakebeds, and water quality on Tri-Lakes.

Conclusion

After reviewing science-based studies, the characteristics of the Tri-Lakes, the experiences of lake users, and public input, the Town of Rome concludes that the proposed Ordinance is necessary to protect the public health, safety, and welfare, and the public’s interest in preserving the state’s natural resources, on the Tri-Lakes. The Town respectfully submits the Ordinance and this Condition Report to the DNR for its advisory review.

⁵ Water Sports Industry Association, “Characterization of Wake-Sport Wakes,” Nov. 2015, https://www.wsia.net/wp-content/uploads/2020/03/WSIA_draft_report_Rev_II.pdf

Appendix 1

Relevant Research Studies and Surveys

Several studies contributing to the facts in this condition report were completed a few years ago. Since that time, boats generating enhanced wakes have gotten more powerful, added more ballast, and are capable of generating bigger wakes and more powerful downward prop wash. Therefore, the figures cited in this report are likely conservative. More studies are underway and in review.

Ballast tank water retention and invasive species: "Volume and contents of residual water in recreational watercraft ballast systems," Management of Biological Invasions (2016) Volume 7, Issue 3: 281-286, first published online 04/18/2016, https://www.reabic.net/journals/mbi/2016/3/MBI_2016_Campbell_etal.pdf and "Occurrence and Survival of Zebra Mussel (*Dreissena polymorpha*) Veliger Larvae in Residual Water Transported by Recreational Watercraft," University of Minnesota thesis, Adam Doll, Dec. 2018, <https://conservancy.umn.edu/handle/11299/202094>.

Wave height, power, and energy: "A field study of maximum wave height, total wave energy, and maximum wave power produced by four recreational boats on a freshwater lake," St. Anthony Falls Laboratory, College of Science & Engineering, University of Minnesota, SAFL Project Report No. 600, 02/02/2022, <https://conservancy.umn.edu/handle/11299/226190>.

Wave energy, propeller downwash and sediment disturbance: "Lake Waramaug Wave Impact Study Final Report," Prepared for the Lake Waramaug Inter-Local Commission, Terra Vigilis Environmental Services Group, 11/15/2024, https://www.warrenct.gov/sites/g/files/vyhlif3991/f/uploads/lake_waramaug_final_report.pdf.

Wave size, power, and turbidity: "A phased study of the water quality and wave propagation dynamics currently impacting a small southeast Wisconsin freshwater lake: Waukesha," Terra Vigilis Group, as contained in Responsible Wakes for Vermont Lakes (see pp 16-37 of linked presentation where study is embedded), <https://dec.vermont.gov/sites/dec/files/wsm/lakes/docs/Additional%20supporting%20Information%20submitted%2007292022.pdf>.

Public support for restricting enhanced wakes to lakes greater than 1500 acres and 700 feet from shore, Adams County: "2023 Spring Hearing Statewide Results by County," Wisconsin Conservation Congress and Department of Natural Resources, 4/20/23, <https://dnr.wisconsin.gov/sites/default/files/topic/About/WCC/2023/SpringHearing/2023CountyResults.pdf>

Public support for restricting enhanced wakes to lakes greater than 1,500 acres, 700+ feet from shore, 20+ feet of depth; and prohibiting use of ballast systems on Wisconsin lakes and rivers, Adams County: “2024 Spring Hearing and Statewide Results by County,” Wisconsin Conservation Congress and Department of Natural Resources, 4/26/2024,

<https://dnr.wisconsin.gov/sites/default/files/topic/About/WCC/2024/SpringHearing/2024StatewideResultsByCounty.pdf>.

Extensive review of literature: Wisconsin’s GreenFire – “The Effect of Wake Boats on Lake Ecosystem Health,” May 2024, https://wigreenfire.org/2019/wp-content/uploads/2024/05/WakeBoatsLakeEcosystemHealth_WGF-May2024_Final.pdf.

The Industry’s own study showing that a surf boat operating in 20’ water depths makes a wave 20” high at 100’ from the boat, 16” high at 200’ from the boat and a wave 13” high a full 300’ from the boat – “Characterization of Wake-Sport Wakes and their Potential impact on Shorelines,” November 2015, commissioned and paid for by the Water Sports Industry Association, https://www.wsia.net/wp-content/uploads/2020/03/WSIA_draft_report_Rev_II.pdf.

The St. Anthony Falls Laboratory - A Field Study of Recreational Powerboat Hydrodynamics and Their Impacts on the Water Column and Lakebed - August, 2025, <https://drive.google.com/file/d/1ZjqWP4GdaK1GKzoYUYgPkswD6xwAa-4d/view?usp=sharing>

Appendix 2

Lake Descriptions

The Town of Rome, Adams County, has wholly within its boundaries three named lakes exceeding 50 acres in size: Lakes Arrowhead, Camelot, and Sherwood. (See Wisconsin DNR's *Find A Lake*, available at <https://apps.dnr.wi.gov/lakes/lakepages/>)

Lake Name	Surface Area (acres)	Max. Depth (ft)	Mean Depth (ft) (where known)	Shoreline	Public Boat Landings	WBIC (WDNR Water Body Index Code)	Comments
Arrowhead	295	25.2	17	6.9 miles	1	1377700	15.5 acres = 5.2% is over 20' in depth. Drainage, flowage, Eutrophic, CLP, HWM, Zebra mussels, Mystery snails present – Designated IMPAIRED WATERS
Camelot	445	24	9	18	1	1378100	12 acres = 3% is over 20' in depth. Average width is 590'. Drainage, flowage, Eutrophic, CLP, HWM, Zebra mussels, Mystery snails present
Sherwood	216	27	10	8.1	1	1377900	17 acres = 8% is over 20' in depth. Average width is 650'. Drainage, flowage, Eutrophic, CLP, HWM, Zebra mussels, Mystery snails present. Designated IMPAIRED WATERS

Appendix 3

From Mastercraft Wake Boat Manual⁶

Ballast tanks, pumps, hoses and fittings must be properly winterized to prevent freezing damage during winter storage. Because of the complexity of preparing a ballast system for winter storage, as well as the possibility of extreme damage to the ballast system if a preparation error is made, MasterCraft recommends scheduling an appointment with an authorized dealer's service department to have a certified technician to perform all winterization procedures, including ballast winterization. MasterCraft uses a -50 F RV type, nontoxic, propylene glycol-based antifreeze to winterize every boat built at the factory. Any antifreeze meeting these requirements is acceptable for MasterCraft engine, ballast, and freshwater system winterization. Be aware that colder climates may require antifreeze with a -100 F temperature rating.

Winterization Process

1. Completely empty all ballast tanks and bags of any water that may be in the ballast system.
2. With all bags still hooked up to the system, identify the ballast thru-hull vents (see guide to each model in this Owner's Manual).
3. Add two gallons of -50 F RV type nontoxic propylene glycol-based antifreeze to each of the thru-hull vents. Colder climates may require antifreeze with a -100 F temperature rating. (A boat with 4 ballast tanks will require 8 gallons of antifreeze)
4. Once the antifreeze is in all ballast zones, use the manual ballast switches in the helm area to drain the antifreeze through the system. This will push antifreeze through the ballast system, across all pumps, hoses, fittings and intake valves.
5. Be cautious while using the ballast switches as antifreeze will be pumped out of the intakes mounted to the bottom of the boat. Once antifreeze begins to pump out of the boat through the 4 ballast intakes (three aft, one forward), turn the pumps off.

⁶ <https://mastercraft-wake.com/knowledge-center/ballast-system-winterization/#:~:text=Ballast%20tanks%2C%20pumps%2C%20hoses%20and,bags%20in%20a%20dry%20place.>

Appendix 4

Citizen Comments

- 1) Personal Safety, we have had a few cases of personal injury and near injury due to the large wake affecting other boaters, swimmers and others. One report was a fractured leg when a wave hit the boat broadside and knocked the occupant from her seat. We've also heard from others who have had their children hit with waves on the shore knocking them over. We've heard from people whose pets were pulled under or knocked off boats and piers. This activity has caused several pontoon boats to have their entire decks washed over with wakes that they have encountered. We have paddle boards and kayaks using our waters and the distance in some cases is relatively small when a wake boat reaches the end of a lake and must turn around. We have reports of kayaks overturned as well as paddleboards getting swamped and becoming unstable.
- 2) Property Damage, several reports have been made concerning damage caused by large wakes rocking and causing boats to hit piers, boat lifts and other boats.



Sheet metal is bent in from a wave from a wake boat. Took wave slightly above idle at 45 degree angle. Oversize pontoons so not low to the waterline.

Another report of a boat owner working on his uncovered engine when a wave crashed over the engine getting water in the engine compartment.

- 3) Shoreline erosion, as noted in the studies, the wave action from a wake induced boat requires a substantial increase in distance to become benign and non-threatening. All 3 lakes are narrow bodies of water that are very poor candidates for the constant pounding of water on the shorelines and a Town police officer witnessed a wave from a wake boat continue to shore and erode a 10' length of shoreline when it hit. This picture is an example of erosion on Lake Camelot, although we cannot confirm it's the source that caused the erosion.



- 4) Lake Bottom Scouring: as explained above, we have sediment in our lakes containing several nutrients and chemicals that are unleashed through scouring that will induce additional plant life, algae blooms and cause additional harm to our aquatic life. We have already observed a reduction in reproduction of various species of fish and reduced habitat for nesting.
- 5) Several different invasive species have been introduced to our lakes and the inability of a wake boat to fully empty their bladders will surely allow for the introduction of more destructive invasive species.

The relative size of our 3 lakes and the fact that the width of each is quite narrow, it is reasonable to request that wake boats or any other boats equipped as such, are not allowed to use their ballast, wake manipulation devices and must be on plane within a reasonable distance to avoid the waves created by their slow speed, hull design and any manipulation of the waves. We would also suggest that the form of riding a wave without a tow rope not be allowed.

“Wake boats scour bottom sediments harming plant life and spawning grounds, stir up sediments creating murkier water and reintroducing phosphorous and other nutrients into the water promoting algal blooms, the waves erode shorelines, impact anglers and kayakers and pontoon boats, and on and on. Rather than continue with all the reasons why wake boat activities should be banned from all but our very largest and deepest lakes”.

ORDINANCE NO. 2026- __

TOWN OF ROME, ADAMS COUNTY, WISCONSIN

**AN ORDINANCE CREATING SECTION 137-8, RESTRICTING CERTAIN ARTIFICIAL WAKE
ENHANCEMENT, AND SECTION 137-9, PENALTIES, OF THE TOWN OF ROME CODE OF
ORDINANCES**

WHEREAS, in the interest of public health, safety, and welfare, including the public's interest in preserving natural resources, the Town of Rome ("Town") has the authority to enact ordinances covering waters within its jurisdiction if the ordinances are not contrary to or inconsistent with Chapter 30, Wis. Stats., and they relate to the equipment, use, or operation of boats or to any activity regulated by Sections. 30.60 to 30.71, Wis. Stats.; and

WHEREAS, Lake Arrowhead, Lake Camelot, and Lake Sherwood exist wholly within the Town; and

WHEREAS, artificially enhanced wakes can cause environmental damage to lakes and lakeshore, including resuspension of sediment adding nutrients to the water and increased risk of algal blooms, turbidity, shoreline erosion, and threats to aquatic life and waterfowl; and

WHEREAS, boats with ballast systems increase the likelihood of aquatic invasive species being introduced and spread on lakes; and

WHEREAS, artificially enhanced wakes can damage shoreline, lake bottom, moored boats, and shoreline structures including docks; and

WHEREAS, operating boats in a stern down manner creates downward prop wash, disturbing the lake bottom far below the wave zone, 25 feet and more below the surface; and

WHEREAS, artificially enhanced wakes can endanger swimmers, anglers, and other watercraft; and

WHEREAS, the use of ballast and wake enhancing fins can cause unsafe operation by causing the bow to rise obscuring vision forward; and

WHEREAS, the Town submitted a draft of this ordinance to the Wisconsin DNR for advisory review at least 60 days prior to passage, pursuant to 30.77(3)(d), Wis. Stats.; and

WHEREAS, the Town Board, after considering public comments and any DNR suggestions, determines that adopting this Ordinance is consistent with all other ordinances of the Town and would promote the public health, safety and welfare, including the public's interest in preserving natural resources; and

WHEREAS, Article I of Chapter 137 of the Town of Rome Code of Ordinances provides for Town regulations related to Water Traffic, Boating, and Water Sports on the waters of Lake Sherwood, Lake Camelot, and Lake Arrowhead;

NOW, THEREFORE, the Board of Supervisors of the Town of Rome, Adams County, Wisconsin, does hereby ordain as follows:

SECTION 1: Section No. 137-8 of the Code of Ordinances of the Town of Rome, is hereby created to provide as follows:

§ 137-8 Certain artificial wake enhancement prohibited

A. No person may use or employ ballast tanks, ballast bags, or fins to cause a boat to operate in a bow-high manner, or which increases or enhances a boat's wake.

B. No person may operate a boat in an artificially bow-high manner having the effect of increasing the boat's wake. Such prohibited operation includes wake enhancement by use of ballast tanks, ballast bags, or fins, or continuous operation at transition speed (the speed below planing speed in which a boat is operating in plowing mode) and similar methods. For the purpose of this paragraph, "continuous operation" means "operation that is not acceleration for the purpose of achieving a state of planing."

C. In no event shall any of the following operations be deemed a violation of this section, provided such operations do not use or employ ballast tanks, ballast bags or wake enhancing fins: i) water skiing, ii) tubing, iii) wake boarding employing a tow rope; iv) brief transition operation to empty a boat of bilge water, or v) brief transition operation of a boat accelerating into a planing condition.

SECTION 2: Section No. 137-9 of the Code of Ordinances of the Town of Rome, is hereby created to provide as follows:

§ 137-9 Penalties

A. Wisconsin state boating penalties as found in s. 30.80, Wis. Stats., and deposits established in the Uniform Deposit and Bail Schedule established by the Wisconsin Judicial Conferences, are hereby adopted by reference, except all references to fines are amended to forfeitures and all references to imprisonment are deleted.

B. To the extent that the penalty for any violation of this article is not provided under Wisconsin state boating penalties as found in s. 30.80, Wis. Stats., any person violating this article shall forfeit \$500 for the first offense and shall forfeit \$1000 for the second and subsequent offenses within one year. Deposits established in the WISCONSIN CIRCUIT COURT FEE, FORFEITURE, FINE AND SURCHARGE TABLES shall also apply to any violation.

SECTION 3: Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is found invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 4: Effective Date. This Ordinance shall take effect and be in full force and effect from and after its passage and publication or posting as required by law.

Adopted this ____ day of _____, 2026

TOWN OF ROME

By _____

Carl Hasdal, Town Chair

ATTEST:

Wendy Newson, Clerk

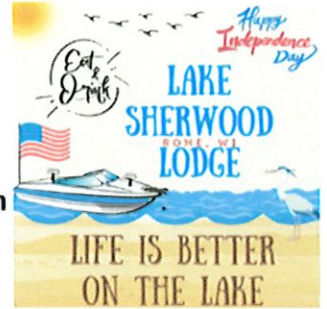
Adopted: _____

Published: _____

DRAFT

To Whom It May Concern,

We hope you're doing well! We are working on this year's Lake Sherwood Lodge Independence Day Celebration and a HUGE Fireworks Show to be held on Saturday, July 4th, 2026. It has been a long-standing Lake Sherwood Property Owners Association tradition to host this celebration. This is a big celebration for our community and surrounding areas where thousands attend every year!



We are a non-profit homeowners association with limited funds available, so we are looking for Partners to help defray the fireworks' cost and cover the Shermalot Ski Team Show! Each year, LSPOA's total cost exceeds \$12,000.00 to provide an amazing fireworks display launched from the middle of Lake Sherwood, music, and a performance from the Shermalot Ski Team.

Our Recreation committee is raising funds for this event with our partnership form which you will find attached. We hope we can count on your company/business to help light up the sky in the community for this Independence Day Celebration.

We will also be accepting raffle baskets or basket items! All items are welcome!

Please email sherwoodlodg@solarus.net to arrange for pick up call the Lodge at 715-325-2636.

You are welcome to drop it off at the Lodge too. Please have a business card or your name on the item or basket. All proceeds go towards the Fireworks, Ski Show, and the Live Music South Bound Band.

This is a large community event and would be a great way for your business to get involved and promote yourselves at a great community tradition and crowd! The event is geared towards everyone's entertainment. We have activities for kids, adult games, a boat parade, a corn hole tournament, food, a beer tent, refreshments, a variety of music for everyone's enjoyment, a live band at night, a ski show, and of course, a great Fireworks show at dusk and more!

As a FIRECRACKER Sponsor of this event, your business will be included on all publications, websites, print and radio advertising and prominently displayed at the event as a major sponsor. Your business will be announced numerous times throughout the event along with your banner on display. If you can't be a FIRECRACKER Sponsor, please consider being a Red, White, or Blue Sponsor, these are great opportunities too!

On behalf of the Association, we appreciate your time, and we are appealing to you for your support! We appreciate and love our community and would sincerely appreciate your help in continuing to make this community event a HUGE Success! Without businesses like yours, we wouldn't be able to do this!

Thank you!

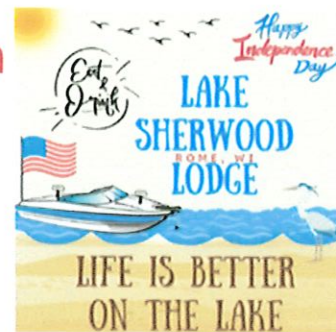
Lake Sherwood Recreation Committee
715-325-2636

Please Check one and include payment or choose the invoice option.

Please make payable to:

Lake Sherwood Property Owners Association
1146 West Queens Way
Nekoosa, WI 54457

Lake Sherwood Property Owner's Association Independence Day Celebration Partnership Opportunities



FIRECRACKER Sponsor \$1,000

- Business name printed on all Print Advertising, Websites, Facebook Event
- Business name mentioned on Radio Advertising
- Signage a Beer Tent
- During Live Music business name will be announced twice.

RED Sponsor \$500

- Business name printed on all Print Advertising, Websites, Facebook Event
- Business name mentioned on Radio Advertising
- Signage a Beer Tent

White Sponsor \$250

- Business name printed on all Print Advertising, Websites, Facebook Event
- Signage at Beer Tent

BLUE Sponsor \$100

- Business name printed on all posters advertising.



• SPARKLER Sponsor (Community Supporter – You Decide the Amount)

SPONSORSHIP LEVELS

FIRECRACKER - \$1,000 _____ **RED - \$500** _____ **WHITE - \$250** _____ **BLUE - \$100** _____

SPARKLER \$ _____ **(COMMUNITY SUPPORTER – YOU DECIDE)**

RAFFLE BASKET/ITEM Yes ____ **No** ____ **(Due by June 21st)**

Business Name: _____

Owners Name/Contact: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____ **Phone:** _____

Facebook Page: _____ **Website:** _____

Enclosed \$ _____

(Due by June 4th for advertising. Some advertising will start in early June.)

Questions?
Please call
715-325-2636

Please make
Checks payable to:
Lake Sherwood
Property Owners
Association (LSPOA)
1146 West
Queens Way
Nekoosa, WI 54457

Please email logo to sherwoodlodge@solarus.net for use on print advertising for \$500 and up, otherwise it will be wording. We look forward to partnering with you and appreciate your support. Thank you! Happy independence day.

ORDINANCE NO. 26 - _____

**AMENDMENT TO THE TOWN OF ROME CODE
CHAPTER 314 SOLID WASTE**

SECTION 314-2 REQUIREMENTS AND PROHIBITIONS

The Town Board of the Town of Rome, Adams County, Wisconsin, hereby amends the Town of Rome Code of Ordinances as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. The amendment shall be published or posted pursuant to section 60.80 Wis. Stats. and shall take effect the day after such posting or publication.

Adopted this _____ day of _____, _____

Approved: _____
Carl Hasdal, Chairman

Attested: _____
Wendy Newsom, Town Clerk

§ 314-1. Purpose.

- A. The purpose of this article is to regulate the disposal of waste, garbage, refuse, putrescible animal/vegetable matter or sludge upon public and private properties in the Town by individuals, corporations, and municipalities. Any such disposal in violation of the terms and provisions contained in this article is hereby declared to be a public nuisance.
- B. Environmental and health hazards may result if heavy metals, toxic substances and hazardous materials are deposited on land in the Town. The Town Board is aware of guidelines and administrative rules that have been established by the Department of Natural Resources for the land spreading of certain waste materials upon properties in Wisconsin. However, in many instances landowners and permittees are allowed to conduct land-spreading operations by voluntarily following the Department's guidelines due to the insufficiency of the Department's staff to actually monitor land-spreading operations as they occur. The Town Board, therefore, deems it necessary for the protection of the health, general welfare and environment of the Town of Rome that regulations be adopted to provide additional adequate protection for its inhabitants, wild and domestic animals, its water supplies, its wetlands and other natural resources. In addition, adequate remedies for any violations of such regulations are necessary without intending to prohibit the application of land spreading in the Town of Rome or to abrogate, annul, impair, or interfere with any existing rules, regulations or permits previously adopted or issued pursuant to law. The purpose of this article is to provide those additional regulations and protections.
- C. The following are not within the scope or meaning of this article:
 - (1) Sites used for the disposal of waste, garbage, or refuse from a single family or household, a member of which is the owner, occupant, or lessee of the property; provided, however, that such waste, garbage, or refuse is placed in suitable containers or stored in such other way as not to cause a public or private nuisance.
 - (2) The use of sanitary privies and public and private sewerage disposal systems, which conform to state statutes and regulations and any applicable ordinances of Adams County and the Town of Rome.
 - (3) Animal waste regulated under Ch. NR 243, Wisconsin Administrative Code, liquid manure applied in accordance with sound agricultural practices and farms on which only animal wastes resulting from the operation of the farm are disposed.
 - (4) Any waste disposal operation conducted under the ownership, direction and control of the Town.

§ 314-2. Requirements and prohibitions.

Except as expressly permitted in Subsection F herein, no person, corporation, or municipality shall dispose of waste, garbage, refuse, putrescible animals/vegetable matter or sludge within the Town of Rome unless a permit to engage in such dumping or disposal is first obtained from the Town under the conditions prescribed herein. Persons or municipalities permitted to engage in disposal operations in the Town are subject to the following regulations:

- A. The disposal operations must be conducted in such a way as not to constitute a public or

private nuisance.

B. All refuse placed out for collection shall be contained in collection cans/carts that are in good working order. Cans/carts shall have covers/lids in place to contain all refuse. Cans/carts shall not be placed out for collection prior to 24 hours before the scheduled collection time, and shall be removed within 24 hours of collection.

C. Dumpsters on residential properties are permitted for a maximum of 10 consecutive days or when there is an active building permit issued for the property.

B.D. Permittees engaged in dumping or disposal operations must conduct the operations in such a way that odors or dust, dirt, debris, or other materials or substances will not be carried by wind or water across the boundary of the parcel of land being used for the operations.

C.E. A covering, which meets standards established by the Wisconsin Department of Natural Resources, shall be placed over all of the area used for the disposal operation within a reasonable time, not to exceed 24 hours, after the disposal occurs. The covering must be applied so as to make the area covered compatible with the surrounding and adjacent property and in such a manner as to not substantially depreciate property values within the immediate area unless property owners have been previously compensated for the loss.

D.F. Such disposal operations must not be in violation of any applicable zoning regulations and must not violate any deed restriction or covenant, which would prohibit or restrict such use of the land.

E.G. The information submitted with the application for a permit as specified under § 314-3, together with any additional information received at the public hearing by the Town Board must be sufficient so as to enable the Town Board in its discretion to determine that the purposes for which this article was enacted will not be compromised or in any way violated by the issuance of a permit.

F.H. A permit under this article shall not be effective unless there is on file with the Town Clerk/Treasurer a cash bond or a bond with a corporate surety duly licensed in the State of Wisconsin in the amount of \$100,000. The bond is to assure that the applicant will comply with all the provisions of this article and will save harmless, indemnify, and defend the Town, its officers, its representatives, and its agents from any expenses or costs incurred through action of the applicant with regard to the operation.

G.I. If the article is violated or if the disposal plan is not carried out, the Town shall have the right to revoke the disposal permit after a public hearing upon a published Class 1 notice and, if necessary, to obtain a court order terminating such operation. If the owner of the land does not cover the disposal area in accordance with the disposal plan, the Town Board shall have the right to correct the violation and to charge the expense against the bond.

H.J. The applicant for a disposal permit in making the application, grants to the Town the right to go on the land for necessary inspections at any time and to carry out the disposal plan if the owner or occupant of the land fails to do so after reasonable notice is given.

I.K. Nothing contained herein shall be deemed to limit or restrict the application of any state law or administrative regulation of any state agency regulating the subject of this article.

§ 314-3. Permit.

§ 314-3

§ 314-3

An application for a permit for a solid waste facility shall be filed with the Zoning Administrator in writing at least 30 days before a public hearing is held. The initial application fee of \$5,000 shall accompany the application, unless waived or reduced by the Town Board. In addition, the Town Board may charge the applicant an additional fee to reimburse the Town for appropriate and necessary costs and expenses incurred by the Town for attorneys' fees and experts' fees related to

the application process. The total application fees, both initial and subsequent, shall not exceed \$20,000 for any application. The application for a permit shall be processed within 90 days of the receipt of a completed application accompanied by full documentation and required bond. A sworn statement that they are true and factual shall follow the application and accompanying information. The information to be provided shall include:

- A. Name, address, and telephone number of the applicant.
- B. Location, current owners, and legal description of the site of the proposed facility.
- C. Names, addresses, and telephone numbers of any persons who will represent the applicant.
- D. Copies of available site reports, feasibility reports, engineering plans, or other documents filed or to be filed with the Department of Natural Resources, or the United States EPA, that are related to the proposed facility.
- E. A plan for construction, operation, maintenance, closure, and long-term care of the proposed facility that describes the size, capacity, and other features of the site and its proposed future.
- F. A plan for financial, legal, and environmental protection of the Town government, its employees and agents, and for current and future residents living within one mile of the facility.
- G. Proposed traffic patterns to and from the proposed facility and for roadway usage for access to the site.
- H. Copies of current financial statements or other financial information.

§ 314-4. Hearing.

A public hearing will be held at which the Plan Commission will invite all interested parties from the Town and the applicant to provide information as to the need for the permit, positive and negative potential effects of the proposed facility on the Town and its residents, and the probability of reasonable compliance by the applicant with the regulations of this article. The hearing will be of an informational nature for the Town Board. The hearing will be held under the following conditions:

- A. A Class 3 notice as prescribed by statute will be given.
- B. The cost of publication of such notice will be deposited in advance by the applicant.
- C. The hearing will be held on the date specified in the notice or on any adjourned date.

§ 314-5. Approval or denial.

The Plan Commission shall review the application and make a recommendation in writing to the Town Board regarding approval, approval with conditions or denial of the application. The Town Board shall then decide whether to issue the permit.

§ 314-6. Violations and penalties.

Any person, firm, company, or corporation who violates any provision of this article or fails to comply with any of its requirements shall be subject to a forfeiture for each offense of not less than \$200 nor more than \$2,000 for each violation and, in addition, shall pay all costs and expenses involved in the matter, including reasonable attorneys' fees and court costs. Each day that a violation continues shall be considered a separate offense.

§ 314-7. Enforcement.

The Town Board of the Town of Rome by the Town Attorney or such person as appointed by the Town Board, may bring a civil action in the Adams County Circuit Court by filing with it a complaint setting forth the facts and requesting such preventative relief, including an application for a temporary or permanent injunction, restraining order, or such other order as the Town deems necessary to ensure the full enjoyment of the rights granted by this article; provided, however, that nothing contained herein shall prevent the imposition of a forfeiture in addition to other remedies enumerated herein. The costs of such proceedings shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the violation and/or nuisance, and such cost shall be assessed against real estate as a special charge on the tax rolls. For purposes hereof, costs shall include, but not be limited to, actual attorneys' fees and court costs.

§ 314-8. Definitions.

For the purpose of this article, the following terms, phrases, words, and their derivations shall have the meaning given herein. If not defined herein, the word, term or phrase shall have the definition commonly accepted including a relevant definition contained in the Wisconsin Statutes. When not inconsistent with the context, the words used in the present tense include the future, words in the plural number include the singular number and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory:

DISPOSAL — Includes, but is not limited to, unloading, throwing away, discarding, emptying, abandoning, discharging, burning, spreading onto open fields, land spreading or burying waste, garbage, refuse, or sludge on, into, or under any property or lands whether publicly or privately owned within the Town of Rome.

GARBAGE — All waste, animal, fish, fowl or vegetable matter incidental to and resulting from the use, preparation and storage of food for human consumption.

MUNICIPALITY — Municipality is any city, village, town or county.

OCCUPANT — Any person occupying or having use of a building, structure, premises of any part thereof.

OWNER — Includes the plural as well as the singular and may mean either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, or combination of these who shall hold title to a building, structure or property, or who shall be in actual possession of, or have charge, or control of building, structure, or property as agent of the title holder, or who shall be trustee or guardian of the estate or person of the title holder.

PARTIES IN INTEREST — Includes all abutting property owners, all property owners within 200 feet, and all property owners of opposite frontages.

PERSON — Includes a corporation, firm partnership, association, organization and any other group acting as a unit as well as individuals, including a personal representative, receiver or other representative appointed according to law. Whenever the term "person" is used in any section of this article prescribing a penalty or fine, as to partnerships or associations, the work shall include the partners or members thereof, and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such section.

PUBLIC NUISANCE — A thing, act, occupation, condition or use of property, which shall continue for such length of time as to substantially annoy, injure or endanger the comfort, health, repose or safety of the public; in any way render the public insecure in life or in the use of property; greatly offend the public morals or decency; unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way or the use of public property.

REFUSE — Combustible and noncombustible discarded material including, but not limited to, trash, rubbish, paper, wood, metal, glass, plastic, rubber, cloth, ashes, litter and street rubbish, industrial waste, dead animal tissue, blood or parts, mine tailings, gravel pit and quarry spoils, and material and debris resulting from construction or demolition.

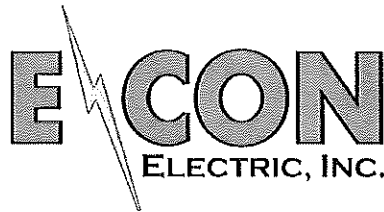
SLUDGE — Sludge is sewage treatment residue, residue which represents waste material generated from the industrial or commercial slaughtering of farm animals which residue is in any form whatsoever, whether solid or semisolid or liquid.

TOWN — The Town of Rome, Adams County, Wisconsin, or any duly appointed designate thereof, including, but not limited to, the Town Board and Town committees.

TOWN BOARD or BOARD — The present governing body of the Town or any successors to the legislative power of said body, or any duly appointed designate thereof.

WASTE — Waste is garbage, refuse, and all other discarded or salvageable material, including materials resulting from industrial, commercial, and agricultural operations and from domestic use and public service activities.

4610 Plover Road
P.O. Box 324
Wisconsin Rapids, WI
54495-0324



Phone: (715) 423-8440
Fax: (715) 423-8323
E-mail: econ@econelectric.com

Proposal# **2502109**

TO: *Town of Rome
Cody Knoblock
knoblock@romewi.gov
1159 Geneva Tr*

FROM: *Steve Ziemendorf*

DATE: September 15, 2025

SUBJECT: *Power for Vendor Trucks*

E-con Electric Inc is pleased to submit the following proposal for your review for the project listed below.

Scope of Work:

- Install eight Midwest combination power supply receptacles, 30 amp RV and 20 amp GFCI
- Install four treated 4x6 posts buried 4' deep to mount power supplies back to back.
- Treated posts are placed 50' apart along Geneva Trl. and 100' out, from the building
- Mount an inground splice box
- Saw cut and remove a 2'x 4' section of the sidewalk
- Install surface mounted conduit on the outside of the building next to the existing meter pedestal
- Install underground conduit and conductors from the existing panel inside the building to the new vendor truck pedestals
- Install new feeder breakers in the existing panel
- Trenching and back fill for our work

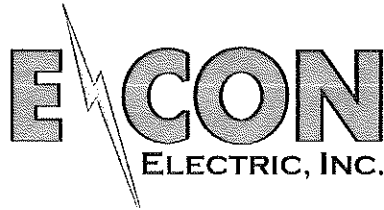
E-Con Electric quote for the electrical work on this project is\$14,944.00

Standard conditions:

- All material pricing is valid for 15 calendar days from the proposal date.
- Each Midwest power supply contains a single pole 30 amp and single pole 20 amp GFCI receptacle consisting of 120 volts. This is not a 240 volt application

Every Project Done Safe, Done Right, On Time, Every Time

4610 Plover Road
P.O. Box 324
Wisconsin Rapids, WI
54495 0324



Phone: (715) 423-8440
Fax: (715) 423-8323
E-mail: econ@econelectric.com

Exclusions:

- Nights or after-hours work
- Lawn restoration, grass seed
- Private locates for power, low voltage, sprinklers, etc or repair costs
- Concrete, Form, Pour or Finishing
- Town of Rome commercial electrical permit or inspection fee

Thank you for the opportunity to quote this project. If you have any questions, please feel free to contact me.

Thank you.

Submitted by:

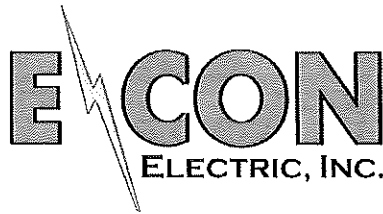
Accepted by:

Steve Ziemendorf
E-Con Electric
Estimator/Project Manager
Email: ziemendorfs@econelectric.com
Office : 715-423-8440
Cell: 715-572-6045
Date: 9/15/2025

Date:

Every Project Done Safe, Done Right, On Time, Every Time

4610 Plover Road
P.O. Box 324
Wisconsin Rapids, WI
54495-0324



Phone: (715) 423-8440
Fax: (715) 423-8323
Email: econ@econelectric.com

Proposal# **2602045**

TO: *Town of Rome
Cody Knoblock
knoblock@romewi.gov
1159 Geneva Tr*

FROM: *Steve Ziemendorf*

DATE: April 29, 2026 revision

SUBJECT: *Power for Vendor Trucks*

E-con Electric Inc is pleased to submit the following proposal for your review for the project listed below.

Scope of Work:

- Install eight Midwest combination power supply receptacles, 30 amp RV and 20 amp GFCI
- Install four treated 4x6 posts buried 4' deep to mount power supplies back to back.
- Treated posts are placed 50' apart along Geneva Trl. and 100' out, from the building
- Mount an inground splice box
- Saw cut and remove a 2'x 4' section of the sidewalk
- Install surface mounted conduit on the outside of the building next to the existing meter pedestal
- Install underground conduit and conductors from the existing panel inside the building to the new vendor truck pedestals
- Install new feeder breakers in the existing panel
- Trenching and back fill for our work

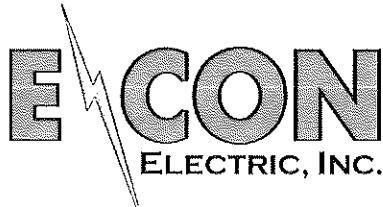
E-Con Electric quote for the electrical work on this project is\$15,582.00

Standard conditions:

- All material pricing is valid for 15 calendar days from the proposal date.
- Each Midwest power supply contains a single pole 30 amp and single pole 20 amp GFCI receptacle consisting of 120 volts. This is not a 240 volt application

Every Project Done Safe, Done Right, On Time, Every Time

4610 Plover Road
P.O. Box 324
Wisconsin Rapids, WI
54495 0324



Phone: (715) 423-8440
Fax: (715) 423-8323
Email: econ@econelectric.com

Exclusions:

- Nights or after-hours work
- Lawn restoration, grass seed
- Private locates for power, low voltage, sprinklers, etc or repair costs
- Concrete, Form, Pour or Finishing
- Town of Rome commercial electrical permit or inspection fee

Thank you for the opportunity to quote this project. If you have any questions, please feel free to contact me.

Thank you.

Submitted by:

Accepted by:

Steve Ziemendorf
E-Con Electric
Estimator/Project Manager
Email: ziemendorfs@econelectric.com
Office : 715-423-8440
Cell: 715-572-6045
Date: 9/15/2025

Date:

Every Project Done Safe, Done Right, On Time, Every Time

RESOLUTION NO. 26 - _____

**AUTHORIZATION TO PARTICIPATE IN OUTDOOR MOTORIZED
RECREATION TRAIL AIDS**

INTENT & SYNOPOSIS: To participate in outdoor motorized recreation trail aids for Dyracuse Park.

FISCAL NOTE: Funds are included in the 2026 Budget.

WHEREAS, the Town of Rome is interested in maintaining, acquiring, insuring or developing lands for public outdoor motorized trail use; and

WHEREAS, the said public motorized trails are eligible for snowmobile, all-terrain vehicle and/or motorized stewardship grant funds.

THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Rome hereby authorizes the Public Works Director to act on behalf of the Town to: Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available; sign documents; and take necessary action to undertake, direct and complete the approved project.

ADOPTED THIS _____ DAY OF _____, 2026

Approved: _____
Carl Hasdal, Chairman

Attested: _____
Wendy Newsom, Town Clerk

FINDINGS OF FACT:

- 1) A Site Plan and Plan of Operation Review Application was filed by Amy Lorentz, and received March 18, 2026 (herein referred to as "Application") for parcel # 030-01136-0589, legally described as:
 - a. Lot 1 of CSM 7001, located in NE ¼, NW ¼, & NW ¼, NW ¼ Section 17 Town 20N Range 06E, Town of Rome, Adams County, WI. Physical address of 315 Geneva Trail, Nekoosa, WI 54457.
- 2) The property is located in the Mixed Town Center Subdistrict of Rome Town Center District (RTC), as defined in Chapter 360 Article XVII of the Town Code.
- 3) The Rome Town Code, § 360-81.2 and § 360-81.6 specifies requirements for design review and approval of development projects in the Mixed Town Center Subdistrict of Rome Town Center District (RTC), with review by the Plan Commission focusing on layout of the development, including placement, setbacks, parking areas, open areas, and landscaping.
- 4) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting on April 14, 2026 and reviewed the above-described application.
- 5) At its meeting, the Town of Rome Plan Commission reviewed the Zoning Administrator's report of Site Plan and Plan of Operation Application completeness, as well as consistency with applicable standards in the Town of Rome Zoning Ordinance. A full and complete record the review shall be detailed in the minutes of the Plan Commission.
- 6) Based upon a review of the Application, and the report received by staff, the following findings were found by the Plan Commission:
 - a. The Applicant has met or is in the process of complying with all of the submittal requirements, as specified on the Site Plan and Plan of Operation Checklist.
 - b. The purpose and location of the proposed project conforms with the standards under the applicable subdistrict as a permitted use and in general characteristics.
 - c. The proposed project conforms to the applicable development, architectural, landscape and signage standards for the Mixed Town Center Subdistrict and RTC District.

The Town of Rome Plan Commission hereby recommends approval of the Site Plan and Plan of Operation submitted by Amy Lorentz, and recommends to the Town Board approval of the developer's project proposal. The following additional conditions were placed on the approval (if applicable):

- a. MUST be rented on a short-term basis
- b. 1 of 2 first houses must be ADA mobility unit.
- c. _____
- d. _____

Planning Commission Chair: T. Ryan Date: 5/01/2026

Planning Commission Secretary: [Signature] Date: 4/14/26

Signature of Owner/Applicant: [Signature] Date: 4/14/2026

Signature of Owner/Applicant: [Signature] Date: _____

Must meet all zoning ordinances

§ 360-81.2. Mixed Town Center Subdistrict. [Amended 6-18-2020 by Ord. No. 20-14; 9-16-2021 by Ord. No. 21-16; 1-16-2025 by Ord. No. 25-03]

- A. General characteristics. Development sites in the Mixed Town Center Subdistrict shall have the following general characteristics:
- (1) A diverse blend of mixed-use development between nonresidential and residential land uses, with no single use dominating.
 - (2) Pedestrian-oriented designs with wide sidewalks between buildings and streets, with multi-use pathways connecting the Mixed Town Center Subdistrict to the remainder of Rome Town Center.
 - (3) Reduced setbacks allowing for increased proximity between buildings and sidewalks.
 - (4) Smaller residential designs compatible with the character of Rome Town Center and the housing needs of the greater community.
 - (5) Residential units and/or lodging facilities shall comprise no more than 40% of the built environment, excepting those mixed-use units sharing a structure with a different land use category.
- B. Principal uses for the Mixed Town Center Subdistrict. The following table lists all permitted and conditional uses allowed in the Mixed Town Center Subdistrict:

Use	Permitted	Conditional
Age-restricted rental units (part of a complex totaling no more than 20 units in any given residential development)	x	
Age-restricted owner-occupied units, including single-family dwellings and townhouses or condominiums (part of a complex totaling no more than 20 units in any given residential development)	x	
Boutiques (flower shop, gift store)	x	
Business service (accountants, attorney, financial planners)	x	
Coffee shop, ice cream parlor, bakery, sandwich shop	x	
Day spas	x	
Handcrafted goods sales, home furnishings	x	
Lodging facilities	x	
Miniature golf course	x	

Use	Permitted	Conditional
Owner-occupied multifamily units (condominiums, townhouses) in complexes comprised of no more than 12 units in any given development)	X	
Personal services (dental/physician, pharmacy, hair salon, shoe repair)	X	
Rental units (duplexes, triplexes, and quadplexes)	X	
Restaurant and brewpub	X	
Retail trade (jeweler, clothing store, sporting goods)	X	
Art gallery and museum		X
Assisted living facilities entailing apartment style housing, organized social interaction and private duty support services, designed for individuals requiring assistance with everyday activities		X
ATV/UTV and snowmobile sales and rentals		X
Bank and credit union		X
Beverage store		X
Bicycle, kayak, canoe, SUP sales and rentals		X
Brewery		X
Building construction contractors		X
Civic use		X
Convenience stores		X
Continuing-care retirement communities comprised of independent-living apartments or single-family dwellings offering the social, recreational and cultural activities of other retirement communities while also providing assisted-living and nursing-level care via external healthcare providers.		X
Hardware store		X
Grocery stores		X
Shared housing where two or more qualifying seniors live together in a single-family dwelling		X
Tavern and tap house		X

Use	Permitted	Conditional
Other uses deemed substantially the same as those listed herein		x

C. Dimensional, area, and other requirements:

(1) Lot requirements:

- (a) Frontage: minimum 70 feet.
- (b) Area: minimum 10,000 square feet.
- (c) Depth/width: maximum 4:1.

(2) Roadway setback (from the furthest building projection):

- (a) Internal Town Center road (whichever is greater):
 - [1] From center of roadway: minimum 43 feet.
 - [2] From lot line (no sidewalk): minimum 10 feet.
 - [3] From building edge of sidewalk: minimum five feet.
- (b) Other Town road (whichever is greater):
 - [1] From center of roadway: minimum 63 feet.
 - [2] From lot line: minimum 30 feet.

(3) Building setback (from the furthest building projection):

- (a) Side: minimum 10 feet.
- (b) Rear: minimum 10 feet.
- (c) Between building: minimum 20 feet.

(4) Other requirements:

- (a) Building height: maximum 35 feet.
- (b) Accessory building height: maximum 24 feet.

Architectural appurtenances such as cupolas, finials and other ornaments shall not be included in building height calculations.
- (c) No more than 65% of any parcel shall be covered by any impervious surface.
- (d) Accessory buildings shall comply with the architectural standards and shall not be constructed before the principal structure is present.
- (e) All septic fields shall be located in rear or side yards.

- (f) On-site parking shall be as set forth in § 360-81.6C and included on the site plan.
- (g) Loading docks and doors larger than 100 square feet are permitted at the rear of the building and must be screened from view from any street. Such doors shall be included on the site plan submitted.
- (h) No outdoor storage of goods or materials, unless otherwise approved by the Plan Commission. Outdoor storage of waste containers must be screened. Merchandise may be displayed outdoors adjacent to a business during business hours.
- (i) Landscape plans for the Mixed Town Center Subdistrict shall be subject to the following standards, unless otherwise approved by the Plan Commission on the conceptual landscape plan.
 - [1] Street and side yard plants may be planted anywhere within the yard area and per the following standards: street yard: horizontal mass or one small tree or two large shrubs per 10 feet of frontage; side yard: one small tree each side.
 - [2] Parking lot area landscaping shall be located within 15 feet of the periphery of the lot or within a planting island, spaced at a rate of one large tree per four parking spaces with a minimum of one tree per lot.
- (j) Signage in the Mixed Town Center Subdistrict shall be limited to the following sign types:
 - [1] Street yard area: wall, hanging and ground signs shall be allowed.
 - [2] Other yard areas: only wall signs shall be allowed.
- (k) Developments shall incorporate the design standards identified in the Rome Town Center Design Plan.
- (5) Architectural standards:
 - (a) Exterior finish materials: Materials shall be constructed of durable, permanent architectural commercial quality materials. At least 50% of all street and entry area elevations (including roof trim and eaves) shall incorporate one or more of the following materials into their design: rough wood or log siding, brick, stone, architectural block or textured concrete materials. Exposed plain-faced concrete block or plain-faced structural concrete panels are not permitted on any elevation. Metal siding shall be allowed as an acceptable quality material for all elevations except the 50% approved street and entry area materials as required above. Roof materials shall be architectural asphalt/fiberglass shingles, artificial slate or colored standing-seam metal or other material as approved by the Plan Commission.
 - (b) Building massing: Structures must avoid a monolithic, "big box," appearance. Roofs may be pitched or flat. If pitched, they shall be minimum 6/12 roof pitch and shall be gable end, hip, or gambrel type or a combination of these. Massing shall be further diminished by breaking up building sections with such elements as variable planes, projections, bays, dormers, setbacks, or changes in the roofline.

- (c) Building elevations: At least 25% of all elevations other than street and entry elevations shall include one of the building materials approved for street and entry elevations. All elevations shall be designed in a consistent and coherent architectural manner.
- (d) Building color: Colors shall be primarily (approximately 80%) earth-toned in appearance with accents (approximately 20%) of a contrasting color. Percentages shall include building wall and roof finish materials. Complementary colors, textures and materials are encouraged. No white, grey or primary colors used as the overall color of the building. Building colors and accents shall be submitted as part of the site plan application.
- (e) Porches: Porches shall be incorporated into the entry area elevations of the building and any additional public entrances. Porches shall extend a minimum of 60% of the width of the front elevation and shall be a minimum of six feet in depth. Recessing an entry to meet up to 50% of the depth requirement is permitted. Porch roofs may be pitched or flat. If pitched, porch roofs shall be pitched at a minimum four-inch rise for every 12 inches of run (4:12 slope) and shall be either shed-type or hip-type, with posts at regular intervals incorporated into each design. Finish materials shall correspond to the primary finish materials used and may be included in the minimum required percentages. Porches are intended to be open to allow for interaction with the street or public area. Screens and glazing are not permitted.
- (f) HVAC units and miscellaneous equipment: Rooftop and ground-mounted mechanical and electrical units and other miscellaneous equipment shall either be integrated into the design of the building and/or screened from view.
- (g) Projections and architectural details: All projections and details such as louvers, exposed flashing, flues, vents, gutters, downspouts, flower boxes and planters are to be recognized as architectural features and shall be treated to match the color of the adjacent surface or a complementary color used elsewhere on the building and shall be noted on the site plan.

§ 360-81.6. General requirements for all Rome Town Center Subdistricts.

A. Landscaping.

- (1) Generally. Landscape standards should provide for an installation which incorporates regionally native plants and trees which complement an overall common, public landscape design and is consistent with the guidelines in the Rome Town Center Design Plan.
- (2) Buffering. Landscape buffering between subdistricts shall be in a manner which creates a visual screen between subdistricts, where determined necessary, while preserving a woodland character and overall common public landscape design for Rome Town Center as a whole. Buffering shall have the following standards:
 - (a) Allowing limited visibility opening of 15 feet.
 - (b) Where required, buffers shall be continuous, with complementary small trees or large shrubs. Buffers may also be accomplished with fencing, plants, or a combination of these, where small trees or large shrubs are not already present, if permitted by the Plan Commission.
 - (c) Where a buffer is required between subdistricts, a buffer shall be a minimum of 10 feet wide per lot.
 - (d) Where trees are used for buffering, trees must be a minimum of four feet tall at the time of planting. Buffer trees species shall be of native species.
- (3) Screening. Screening of mechanical equipment, trash dumpsters, loading areas, or outside storage areas shall be accomplished in a manner which visually screens them from public streets and surrounding developed properties. Screening shall have the following standards:
 - (a) The height of a screen shall equal or exceed the height of the item to be screened, to a maximum height of 10 feet.
 - (b) Screening may be accomplished with fencing, berming, plants or a combination of these. Screening shall be continuous, with the planting of buffer trees and with complementary small trees or large shrubs, if needed.
 - (c) Where fencing is used for screening, fencing must include wood, simulated wood or masonry walls. Steel or wrought iron may also be used in fencing but may not make up over 50% of the material used. Chain-link type fencing may only be used if privacy slats are included.
- (4) Location and design. Areas of landscaping shall be located to provide resource protection, transitions between adjacent sites, and a visual transition between public streets or parking lots and buildings.
 - (a) All unimproved areas of every developed lot in the Rome Town Center shall be maintained. Any unimproved area disturbed by construction shall be fine graded to provide adequate drainage, covered with four inches of nutrient-rich, friable,

humus-like topsoil and seeded or sodded to be maintained as a lawn.

- (5) Installation. Unless otherwise referenced in a developer's agreement, all landscaping shall be completed within 90 calendar days of issuance of a certificate of occupancy or similar document allowing occupation and use of the property. If occupancy occurs after October 15 of any given year, the developer of the site may complete the landscaping within 90 calendar days of April 1 of the following year, provided best management practices are utilized and maintained to control soil erosion until the ground cover (lawn) becomes established.
- (6) Maintenance. All lawns, trees, shrubs and other ground cover shall be kept in good appearance at all times. If grass is not cut, or trees or shrubs not properly pruned and maintained, the Town may serve notice of violation. Prosecution and remediation of violations shall be as provided in § 360-81.8.

B. Outdoor lighting.

- (1) Illumination. All outdoor lighting shall be provided by cut-off type fixtures which shall keep off-site overspill and night sky illumination to a minimum. Maximum illumination, as measured horizontally at the lot line at chest height shall not exceed 1.0 footcandle.
- (2) Location. Lighting fixture location shall emphasize intersections and pedestrian access routes while providing uniform illumination of pedestrian access routes. The scale of fixtures shall be lowered in pedestrian and biking areas to emphasize sidewalk-type surfaces. Outdoor lighting shall be mounted and located so as to be consistent with illumination requirements of this subsection.
- (3) Design. All lighting designs shall be reviewed and approved by the Plan Commission to ensure consistency with illumination and location standards of this subsection, and the guidelines in the Rome Town Center Design Plan.

C. Parking.

- (1) Parking location. All parking, including employee and visitor parking, shall be provided on-site as set forth in the following schedule, unless otherwise approved by the Plan Commission:

Use	Minimum Parking Requirements
Motels, hotels, or resorts	One space for each guest room, plus one space for each three employees
Rooming and boarding houses, fraternity and sorority houses, dormitories, rectories	One space for each bed plus one for each employee
Retirement homes	One and one-half spaces per dwelling unit
Nursing homes	One space for each three beds plus one space for each three employees plus one space for each staff physician

Use	Minimum Parking Requirements
Medical and dental clinics, day spas	One space for each 100 square feet of waiting room area
Churches, theaters, auditoriums, community centers, vocational and night schools, and other public assembly	One space for each three seats
Restaurants, bars and similar places of entertainment	One space for every six seats
Manufacturing and processing plants (including meat and food processing), laboratories and warehouses	One space for each 500 square feet of primary floor area, plus one space for each two employees
Funeral homes	Twenty spaces for each viewing room
Bowling alleys	Five spaces for each alley
Lodges and clubs	One space for each five members
Automobile repair and service garages, car washes	One space for each regular employee plus one space for 250 square feet of floor area used for repair work/washing
Motor vehicle sales (new and used)	One space for each 500 square feet of outdoor display area on which motor vehicles are to be displayed (this requirement does not include service garages, see above)
Gasoline filling stations	Three spaces for each grease rack or similar facility plus one space for each attendant
Repair shops, retail and service stores	Two spaces for each 800 square feet of sales floor area
Golf courses	Two spaces per hole
Barber and beauty shops	Two spaces plus one-half space per chair
Offices and call centers	One space for each 300 square feet of primary floor area
Art gallery, museum and other civic uses	Two spaces for each 800 square feet of floor area
Bank/credit union	One space for each 300 square feet of floor area
Uses not listed	The provisions for a similar use shall apply

Use	Minimum Parking Requirements
Combinations of any of the above uses	The sum of the number of stalls required for each individual use shall be provided

All on-site parking shall be located at least 10 feet from any parcel line, unless otherwise approved by the Plan Commission. Required off-street parking shall be on the same lot as the use it serves or on a lot located not more than 100 feet distant.

(2) Parking space access and design. Each parking space shall be not less than nine feet wide and 20 feet in length, exclusive of the space required for driveways. Adequate access to a public street shall be provided for each parking space.

(3) Parking surface. All parking areas and driveways shall be hard-surface paved, dust free, and properly marked. When curbs are desired, they shall be concrete.

- D. General property maintenance. All real property within the boundaries of the RTC District, whether occupied or unoccupied, and any buildings or other improvements placed thereon, shall at all times be maintained in such a manner as to prevent becoming unsightly by reason of accumulation of rubbish, or debris thereon, or unsightly condition of the improvements thereon. No building or improvement in the District shall be permitted by its owner to fall into disrepair, and such building and improvements shall at all times be kept in good condition and repair and adequately painted or otherwise finished. If, in the opinion of the Town, proper maintenance is not being undertaken, the Town may serve notice of violation. Prosecution and remediation of violations shall be as provided in § 360-81.8.
- E. Signage. Unless otherwise provided for in a subdistrict, general signage restrictions shall be as set forth in § 360-126B.

FINDINGS OF FACT:

1. A full and complete application was filed by Scenic Valley Properties, LLC d/b/a Crate & Pines and received 08-29-2024 (herein referred to as "Application") seeking approval a Site Plan / Plan of Operation for the Rome Town Center property located on the corner of Geneva Tr and Aniwa Ct, also described as follows: being part of parcel # 030-01136-0501, located in part of the NW 1/4, NW1/4 and NE1/4, NW1/4 of Section 17, Town 20N, Range 6E, Town of Rome, Adams County, WI
2. The Site Plan & Plan of Operation request is for construction and operation of a container and small home resort development
3. The property is zoned RTC-2 Rome Town Center—Mixed Town Center, as defined in Chapter 360 of the Town of Rome's Ordinance.
4. The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of September 10th 2024.
5. At the public hearing on the Application held by the Town of Rome Plan Commission on September 10th 2024, evidence and testimony was presented by the Applicant, and all interested persons were allowed an opportunity to speak, a full and complete record of which will be detailed in the minutes of the Plan Commission.
6. At the conclusion of the public hearing, after consideration and discussion of the application, public comments, and the report received by staff, the Planning Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found by the Plan Commission:
 - a. The conditional use conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.
7. The Town of Rome Planning Commission hereby recommends approval of the Site Plan and Plan of Operation request submitted by Scenic Valley Properties, LLC d/b/a Crate & Pines, for construction and operation of a container and small home resort development at parcel 030-01136-0501. The following additional conditions were placed on the approval:
 1. Parking to be paved.
 2. Allowance of gravel driveway to be operated in a dust free manner
 3. Paving of 150' of entrance and exit of driveway.
 4. To return to Plan Commission with final plans for the buildings.

Planning Commission Chair: Alanna Kelle Date: 9-10-24

Planning Commission Secretary: Tyler O'Connell Date: 9-10-2024

By signing, Applicant agrees to comply with all conditions placed on approval. Applicant further understands that failure to comply with the stated conditions may result in the termination of the Conditional Use Permit.

Signature of Owner/Applicant: [Signature] Date: 9/10/24

Signature of Owner/Applicant: _____ Date: _____

Note: if Owner is other than Applicant and is unable to sign, please attach written authorization from Owner allowing Applicant to sign on their behalf.

Thank you for the opportunity to provide clarification and supporting documentation regarding the Crate & Pines resort development. The information below addresses discussion items from the January Planning Commission meeting and summarizes the materials included.

Size of the homes:

- In the Site Plan and Plan of Operation the size of the first two buildings listed is 40x40. Plans will be under 1600 square feet.

Commercially State approved plans requested by the Zoning Administrator and Plan Commission:

- Plans provided will follow UBC standards for review.
- Initially, the Building Inspector confirmed that UBC compliance would be sufficient. Later discussions with state officials raised the possibility that UCB might be required but currently reviewing clarification based on the following:

Wisconsin DSPS Administrative FAQ's: Where UDC (Uniform Dwelling Code) and CBC Commercial Building Code apply. (Full article is attached,)

1.a. Where 3 or more unattached dwelling units are each built with outside walls that comply with SPS 321.08 of the UDC, the UDC applies throughout and the CBS does not apply, even if those outside walls are adjacent to or adjoin each other.

Whether the dwelling units are owned by one party or are owned separately or are on separate lots does not affect which of the two codes applies.

- Conditional state approval will only be granted for plans drawn and stamped by an architect (not a draftsman). Securing an architect and state review takes several months, with state response times currently ranging from 8 to 12 weeks, despite a required 15-day response timeline.

Sprinkler Systems:

- For the size and type of properties, the State doesn't require sprinkler systems, but the safety standards will exceed the Department of Health for Tourist Rooming House requirements.

Short Term Rental:

- The homes will be rented out as a resort or hotel, no yearly leases.

Driveway

- Please see Driveway permit application attached.
- Under type of material: Asphalt for the first and last 150 feet, gravel throughout the remaining
- See attached scale drawing provided with the driveway application showing the driveways and dimensions. It was provided by American Asphalt of Wisconsin. During the layout and installation of the driveways, this was adjusted to preserve as many trees as possible and to make use of an existing path for the driveway at homesite #2. American Asphalt is recreating the drawing to scale and will provide the updated one prior to the March meeting.

The driveway application approval was given by Cody via phone to me and the Excavator. Nothing was provided in writing, but a 15-inch culvert was discussed for the entrance.

Main Waterline:

In a previous discussion with Cody about what was required to connect the development to the RTC water lines, he provided a verbal estimate, and discussed having it connected in the spring. After discussing the driveway with him, my Excavator and I both were unintentionally mistaken that the main waterline within the development could be placed along the main driveway since the area was being disturbed, just roughed in until the permits could be given and the water attached to the main and to the individual homes. This was a complete misunderstanding. Nothing that was intentionally done without approval.

Landscaping:

- Included is a scale drawings of the development. It was mentioned in the meeting that the zoning administrator and committee would like to bring landscaping in RTC to be brought up to a higher standard and I agree completely. However, this is a 10-acre parcel of a forest of pines and oaks that will be left mostly intact. The disturbed areas will be nicely landscaped yet melt into the forest. Foss's Garden Center will provide a scaled plan surrounding the home and list of plantings prior to the next meeting.

Container Company

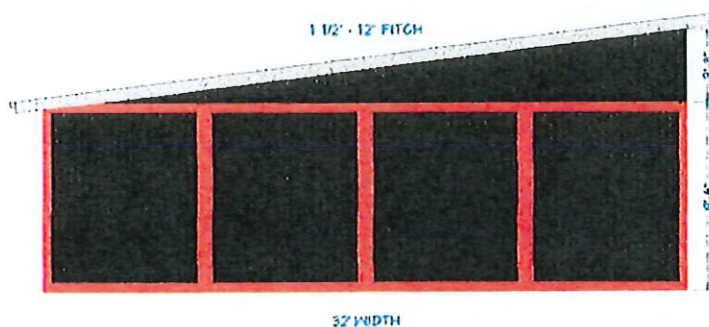
- Plans created by the container company are included. The container company, the inspectors and Emily were present on a phone call in December. The plans they provide do meet the UBC requirements. For the company to add on the "exterior look" that is desired can only be done with the renderings provided at this time and would be added after the homes are delivered and set by a contractor. The front elevation depends on what slope would be approved by the planning commission. The addition to the front of the container is a textured brown LP Smart board siding with a black LP Smart Board frame and additional overhang protruding 12 inches

toward the front and 8 inches wide at the sides. The front deck will be same width as the frame and be 8 feet deep. Roof height is not shown on this rendering and is dependent upon the planning commission.



- In a discussion with the Zoning Administrator about the minimum slope required in the zoning requirements, the roof height would exceed one that makes sense to build using the container plan. In a discussion about a variance for the slope that would meet the steel roofing recommendations and the look I had initially included, I was told that it would be most likely denied. (During this time, stick built home plans have been evaluated.)

The container company had a build with a roof truss of 1.5 /12 (referred to as a one and a half Twelve pitch) on a house in Wisconsin (and told it was the minimum pitch allowed) when using standing seam roofing (no exposed fasteners) it had enough slope to drain water and deal with the snow loading for UDC requirements. Here is a quick sketch of how it would look and associated height above container at the high side being roughly 3 feet 8 inches. A 6/12 pitched roof that would comply with the zoning restrictions would be 18 feet high at the front entrance.



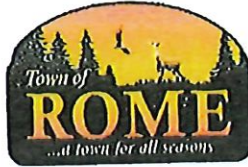
After the required building code is determined, a stick-built plan will be prepared and submitted ahead of the meeting for review.

Hotel License question:

- In speaking with Tim Wuebben at the Wisconsin Department of Health, he shared that this setup would fall into the Tourist Rooming House category rather than the Hotel category. He also mentioned that in the coming months, the number of units required to qualify as a hotel is slated to be increasing beyond six. He stated that the UBC plans would be sufficient for their permits.

Build out timeline.

- The timeline for project completion depends on building code approvals. The intention is to construct two homes per year: beginning with homesites 2 and 3 in phase one, followed by homesites 5 and 6 in phase two, and concluding with homesites 1 and 4 in the final phase.



10/8/25
#1513
paid/sent

Driveway Permit

This application is for administrative purposes only. You will not receive notification or be contacted about your driveway unless there is a problem or if a culvert is needed. All granted permits shall follow all policies and procedures of the Town of Rome; no exclusions will be granted. All concrete or asphalt paved driveways shall be inspected prior to installation and re-inspected after installation. Failure to comply with the requirements as set forth in Town Code Article III § 320-24 may result in the driveway having to be removed and/or replaced. Please make your check out to the Town of Rome and if mailing it, send it to 1156 Alpine Drive Nekoosa, WI 54457. Any questions concerning this permit should be directed to the Director of Public Works at 715-325-8017.

Please circle: *New Driveway: \$30 ☒ *Changing Existing Driveway: \$30 ☐
*Temporary Access: \$30 ☐

Type of material: Asphalt for first & last 150 feet, gravel throughout the remaining

Approximate Length: 250 Width: 16 Cost: 50,000

Applicant Name Amy Lorentz, Scenic Valley Properties, LLC

Site Address 315 Geneva Trail Phone # 608-792-4604

E-mail Address amylorentz@ghrealtors.com

Mailing Address (if different from above) 533 Stonebridge Ave, Onalaska

Contractor Name & Address Red Run Property Services & American Asphalt

Estimated Start Date: 10/10/2025 Estimated Restoration Date 5/1/2026

Inspection Date: _____ Driveway Approved by: _____

Over 200' in length from public right of way to structure. Yes ☒ No ☐

Approved by Fire Chief if over 200'. Approved by: _____

The applicant understands and agrees that the permitted work shall comply with all permit provisions and conditions of the Town of Rome in effect at the time of application, and with any special provisions attached hereto, and any and all plans, details, or notes attached hereto and made a part thereof.

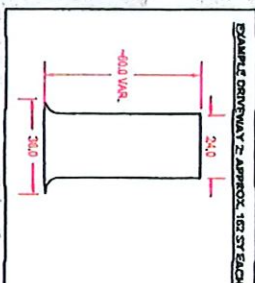
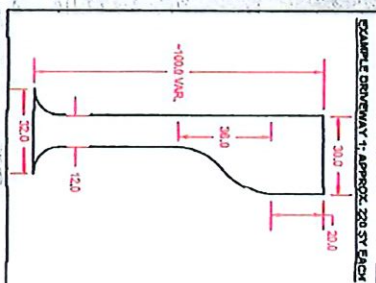
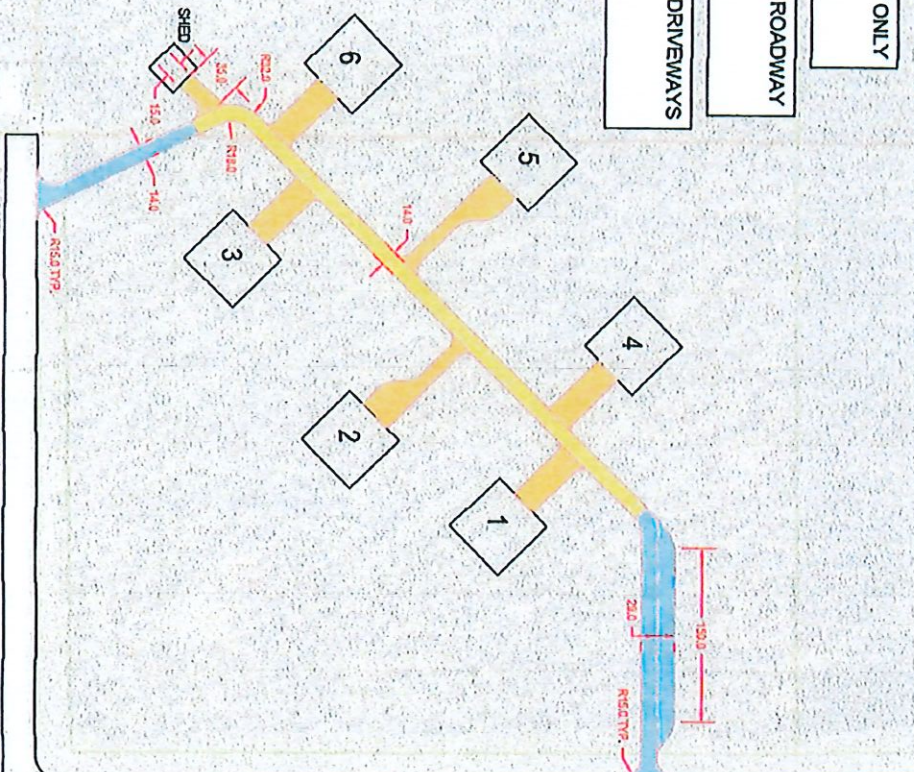
Signature Amy Lorentz Date 10/1/2025

OPTION 1 (BLUE): PARKING AND ENTRY ONLY
APPROX. 929 SY
FINE GRADE, AND PAVE 2.5" 4LT 58-285

OPTION 2 (BLUE AND YELLOW): ENTIRE ROADWAY
APPROX. 1,760 SY
FINE GRADE, AND PAVE 2.5" 4LT 58-28S

OPTION 3 (ALL AREAS): ROADWAY AND DRIVEWAYS
APPROX. 2,909 SY
FINE GRADE, AND PAVE 2.5" 4LT 58-285

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF AMERICAN ASPHALT OF WISCONSIN.



ADDRESS	GENEVA TR
CITY	NEKOOSA (ROME)

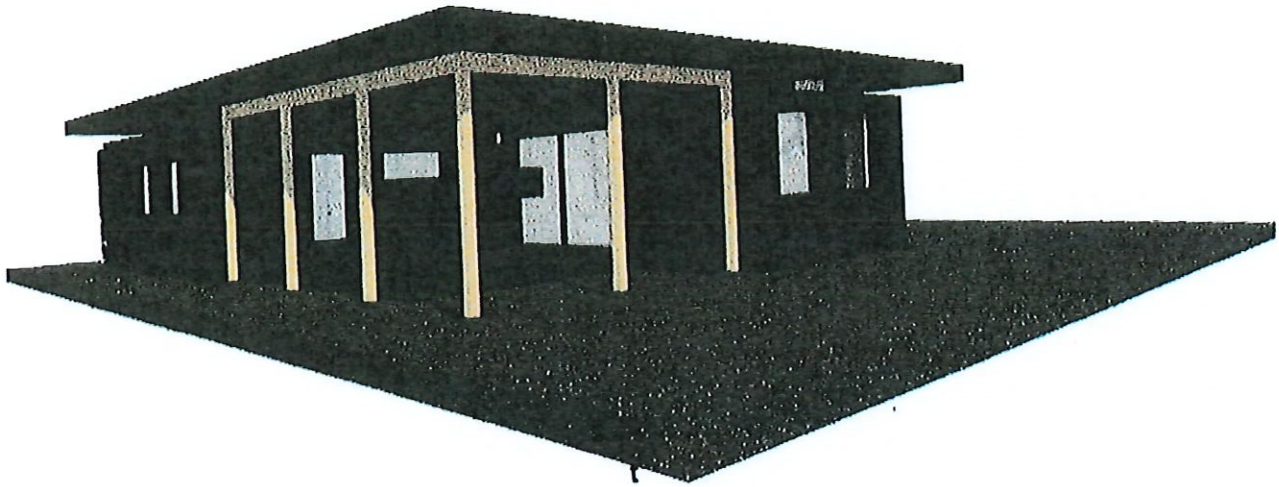
Rome Town Center

DATE	9/13/2024	REV	0
SCALE	1:100	SHEET	B

PROPOSAL NUMBER Lorentz - 25118 V2

PROJECT FOR Amy Lorentz

DATE 9.2.2025



THE LORENTZ PROJECT PROPOSAL

POINT OF CONTACT

Micah Mansfield

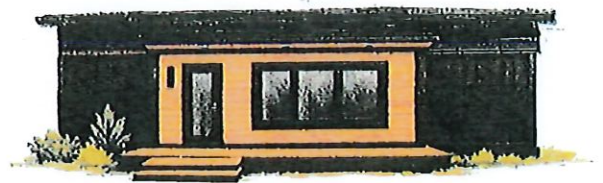
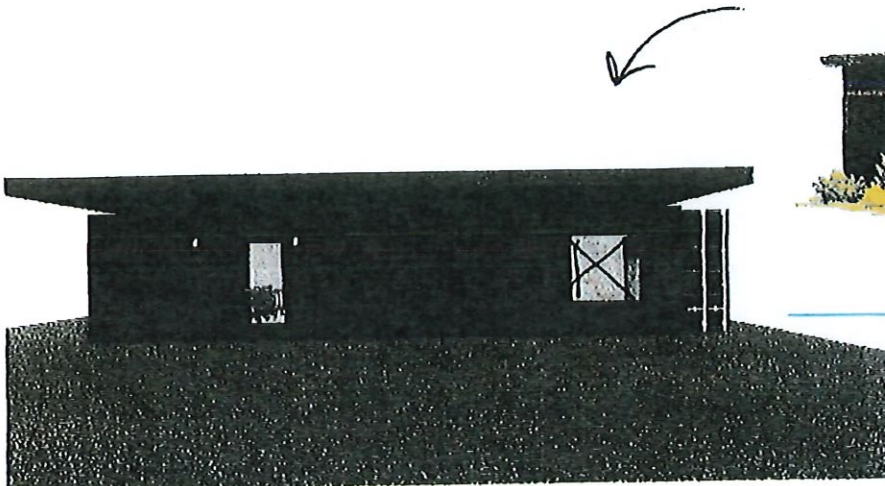
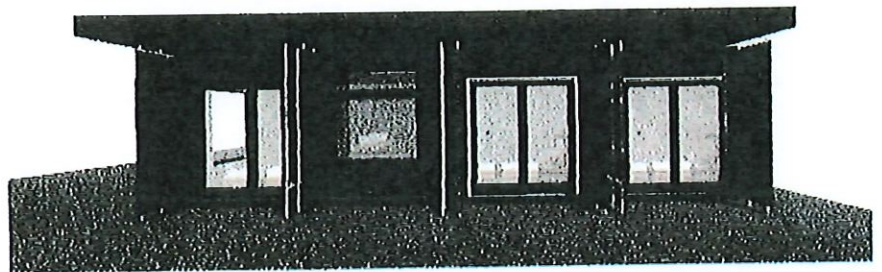
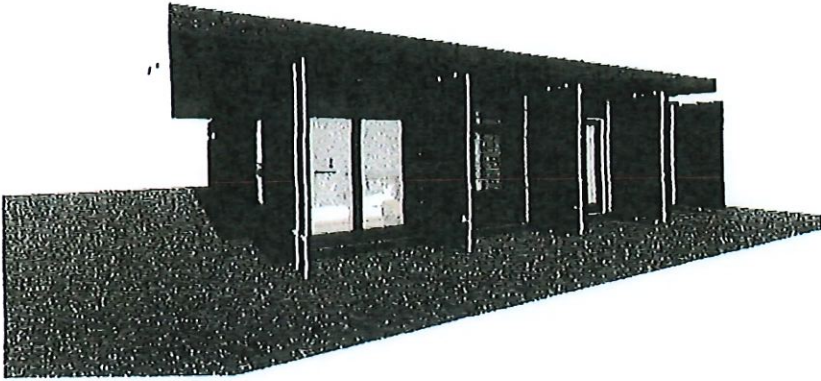
Ph: 281.219.7855

1409 N River St. Spooner, WI 54801

23419 FM 1462, Damon, TX 77461

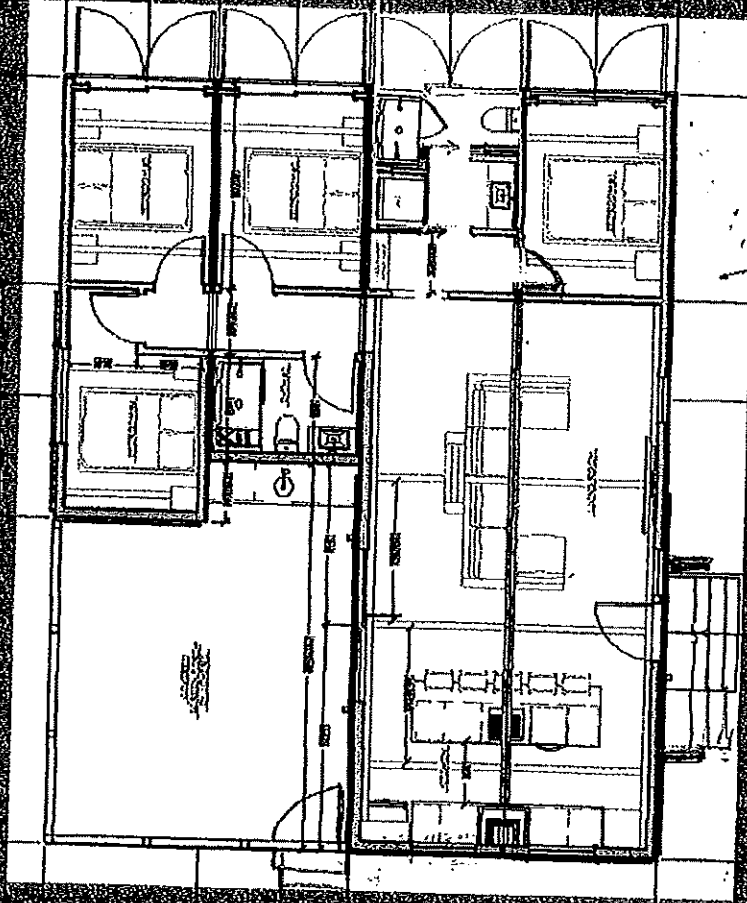
mmansfield@backcountrycontainers.com

RENDERINGS



12/14/25, 1:14 PM

Floor Plan 12-11-25.png





Administrative FAQs

1. [SPS 361.02](#) and [SPS 320.02](#) – 7/15/2008

Q: What are some residential configurations that illustrate where the scope of the Uniform Dwelling Code stops and the Commercial Building Code applies instead, or vice versa?

A: Yes.

- a. For 3 or more attached dwelling units, the CBC applies. Attached means some code-required construction (other than footings and their bearing material) is shared by the units.

** Where 3 or more unattached dwelling units are each built with outside walls that comply with [SPS 321.08](#) of the UDC, the UDC applies throughout and the CBC does not apply, even if those outside walls are adjacent to or adjoin each other.*

Whether the dwelling units are owned by one party or are owned separately or are on separate lots does not affect which of the two codes applies.

In a building containing one commercial occupancy and one dwelling unit (the dwelling unit may be transient or nontransient) that is separated from the commercial occupancy by a fire wall, the CBC applies only to the commercial occupancy. Separating the two occupancies with a fire wall eliminates any effects of the dwelling unit on the commercial occupancy, and allows the dwelling unit to have unlimited area and height.

- b. Where a building containing one commercial occupancy and one dwelling unit (the dwelling unit may be transient or nontransient) that is not separated from the commercial occupancy by a fire wall, two scenarios exist.

In one scenario where an occupancy separation is not provided, the effect of the dwelling unit on the commercial occupancy must be considered. For example, fuel-fired equipment and garages may need to be separated from the commercial occupancy in accordance with the CBC requirements for the commercial occupancy. And, the enclosing walls of the dwelling unit will be considered in determining the class of construction of the building for purposes of meeting the height and area limitations applicable to the commercial occupancy.

In the other scenario where an R-3 occupancy separation is provided, various trade-offs are allowed for the commercial occupancy.

- c. For a public or private family daycare serving up to eight children in a dwelling unit of a one or two family dwelling, the UDC applies throughout. Each family is permitted to operate separate family child care centers serving up to eight children and remain within the scope of the UDC throughout.

**d. For a vacation home that is rented to a large, single group of guests, the UDC applies.*

- e. For one dwelling unit used for transient lodging, or two connected dwelling units used for transient lodging, the UDC applies.

2. [SPS 361.02](#) – 7/15/2008

Q: Which aircraft hangars are outside the scope of the Commercial Building Code?

A: The following aircraft hangars are outside the scope of the Commercial Building Code:

- a. Aircraft hangars associated to farming defined in [Wis. Stat. 102.04\(3\)](#).
- b. "Residential aircraft hangars" associated to one- or two-family dwellings either attached or detached on the same premise that do not meet the place of employment and a public building defined in [Wis. Stat. 101.01 \(11\) and \(12\)](#).

3. [SPS 361.30](#), [SPS 361.31](#), IBC 503.1.2 – 6/30/2008

Q: Where a group of small buildings utilize the single building exception of IBC 503.1.2 for height and area limitation purposes, must all the buildings be considered as one for submittal or signing and sealing purposes?

A: No. The buildings remain separate buildings for the submittal and the signing and sealing requirements in SPS 361. The provision under IBC 503.1.2 allows those multiple buildings to be designed and constructed as if one building for those subjects that affect the height and area restrictions of the code.

4. [SPS 361.30\(5\)](#)

Q: How is building volume measured for purposes of signature and seal requirements for commercial building plan submittal?

A: Total building volume shall be determined by calculating the cubic footage of space enclosed within the outer surfaces of the building's outside or enclosing walls and the space between the upper most surface of the roof and the underside of the lowest floor of a building. The outer surface of structures or portions of structures without enclosed walls shall be established by projecting vertical planes from the outer surface of exterior supports or columns. The total building volume shall be calculated on structures with interior supports by establishing a vertical plane projected from the farthest roof projection. Roof overhangs less than 24 inches from a vertical wall may not be included in the calculation. Total building volume shall include the cubic footage of space in dormers, penthouses, vaults, pits, enclosed porches, and other enclosed appendages to the building.

Farming Exemption

5. [SPS 361.02\(3\)\(c\)](#) – 7/15/2008

Q: Due to the size and complexity of farm operations, there is some confusion with respect to farming. What is and is not considered farming, exempt from code requirements?

A: The WI Commercial Building Code deals with buildings and the use of those buildings, not with corporate structure or size. As farming is defined broadly as the cultivation and planting, raising, harvesting, processing, storage, delivery to market, and delivery to the final consumer of farm products, and, the operation must be accomplished by the farmer (individual, employee of the individual, or employee of a corporation involved with the above farming operations). The below tests can be applied to determine if the building is exempt.

- a. Is the building used for storage, processing, packing, etc., of farm products, 90 percent of which were raised by the building owner on farms the building owner owns?
- b. Is the building used for the storage of seed, fertilizer, or other products, 90 percent of which the building owner will use to raise the farm product on farms owned by the building owner?
- c. Is the building used for the storage or repair of equipment the building owner will use to raise, process, or deliver farm products, of which 90 percent were raised by the building owner?
- d. Is the building used for the sale of farm products raised by the building owner on farms owned by the building owner, and no more than 10 percent of the retail sales area is devoted to sale of other items?
- e. Is the building used for office purposes to run the operations only on farms, all of which are owned by the building owner?

If the answers to questions such as the above are yes, the building is farming and exempt, regardless of the size of the farm operation or the number of employees involved in the farming operation.

The term "owned" as used here can also mean "rented" such as with a tenant farmer. The tests must be applied to the entire building; however, a storage building, for example, portions of which are rented to several different farmers for storage of farm products, would be considered as a building under the scope of the code as 90 percent of the stored products in the building were not raised by the building owner.

Some examples of operations which are NOT farming:

- a. Horse riding stable: Business is riding, not raising horses.
- b. Horse boarding stable: Business is storing of horses not owned by the stable owner.

- c. Co-ops: Products have not been raised by the co-op. They have been raised by members of the co-op. The co-op doesn't own the farms.
- d. Commercial processors (Oroida, Green Giant, etc.): 90 percent of products were not raised by the processor.
- e. Seed dealers: Seed being sold was not raised by the dealer.
- f. Commercial grain storage: 90 percent of grain was not raised by the storage facility operator.
- g. Poultry processing: Poultry processed was raised by other farmers, not by the processor.
- h. Saw mills: Statutory definition excludes from farming.

Reference 361.02(3)(e) Buildings and structures that are on a farm premises and used exclusively for farming purposes, provided any use of the building or structure by the public consists only of consumers directly receiving farm commodities, substantially all of which have been planted or produced on the farm premises. In this application, "substantially all" means at least 90 percent of the commodities were planted or produced on the farm premises.

Farming basically involves the entire process from the cultivating of the soil through harvesting and processing to delivery to market or to the final consumer of farm products. The farm products involved, however, must have been raised on the farm premise by the owner. Processing or handling of farm products received from another farmer is not permitted under the farming definition.

Some common occupancies associated with farming deserve comment. A horse-riding arena is commercial even if the horses are owned by the building owner if the public enters the building for recreation. The building can be a B-Business, A3 or A4-Assembly occupancy depending on the number of people. A produce stand or building, operated by a farmer, is farming and exempt provided the farmer has raised substantially all of the produce being sold. However, if the stand or building sells items not raised by the owner of the structure, it is commercial.

Q: A large sod farmer has, in conjunction with his sod business, a significant office building, storage and repair garages which are provided for the farm equipment and semi-trailer trucks used to deliver the sod nationwide, and warehouse buildings which are provided for the storage of the seed, fertilizer and harvested sod. The sod farmer handles and delivers only sod which is raised on his farm. Does the Wisconsin Commercial Building Code apply to any of the buildings on the farm?

A: No. Even though the farmer has many employees, buildings with occupancies which appear to be covered by the code, and an interstate trucking operation, the operation is considered farming and therefore exempt from code requirements.

Q: The same conditions are present as in the previous question, however, the farmer, in addition to handling sod grown on his farm, also handles sod from other sod farms. Do any of the Department of Safety and Professional Services codes apply?

A: Yes. Because the farmer is now handling products which he has not raised on his farm, the operation becomes commercial falling under the scope of the commercial building code. It is possible that some buildings could still be considered farming and exempt. A warehouse storing fertilizer and seed for use only on that farmer's farm would be farming and exempt. The office, delivery truck garage, and facilities for repairing those delivery trucks would be commercial as they are involved with the sod from another farm.

Act 198

6. [SPS 361.60\(5\)\(c\)3](#)

Q: Do delegated municipalities have the authority to perform plan review and inspections of alterations of spaces containing less than 100,000 cubic feet of volume within buildings where the volume of the building exceeds 100,000 cubic feet of total building volume?

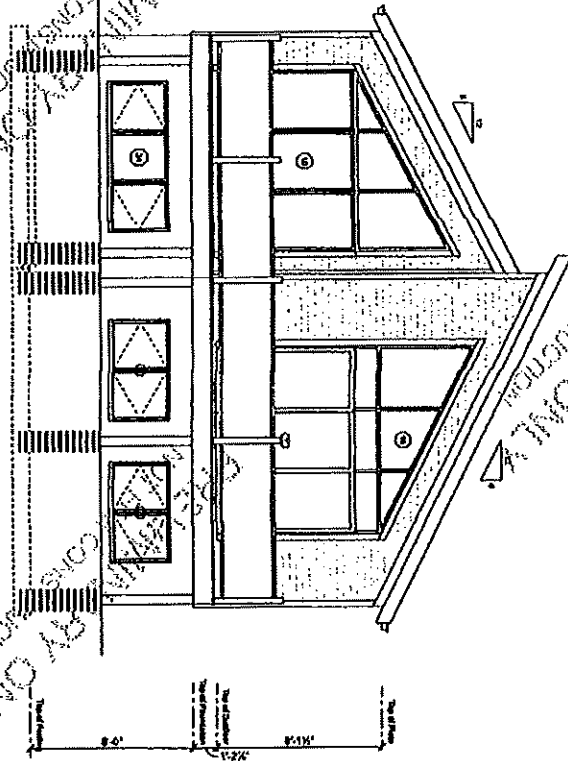
A: Yes. 2017 WI Act 198 amended [Wis. Stat. 101.12\(3\)\(b\)](#) as follows:

SECTION 1m. 101.12 (3) (b) of the statutes is amended to read:

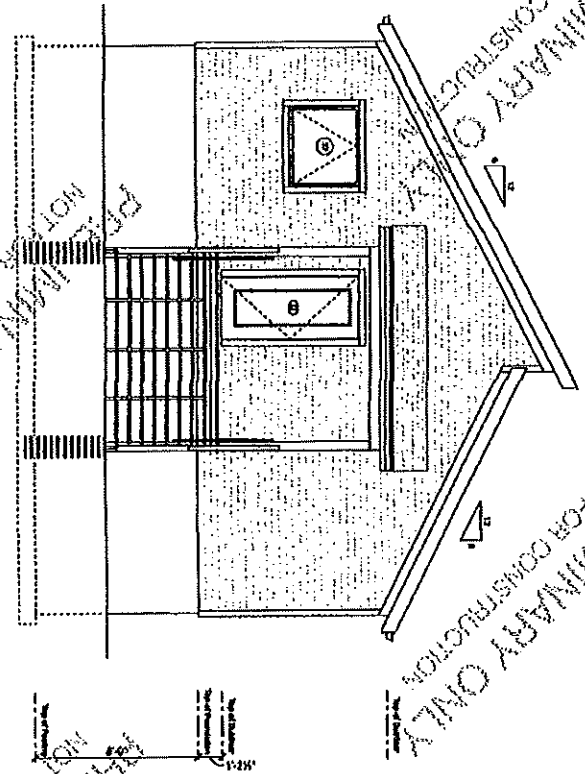
101.12 (3) (b) Accept the examination of essential drawings, calculations, and specifications in accordance with sub. (1) for buildings containing less than 50,000 cubic feet of volume and alterations of spaces involving less than 100,000 cubic feet of volume performed by cities, villages, towns, or counties, provided the same are examined in a manner approved by the Department. The Department shall determine and certify the competency of all such examiners.

The Department will follow the state statutes in administering and enforcing the commercial building code. This is also reflected in an explanatory note following this section within the administrative rules.

REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



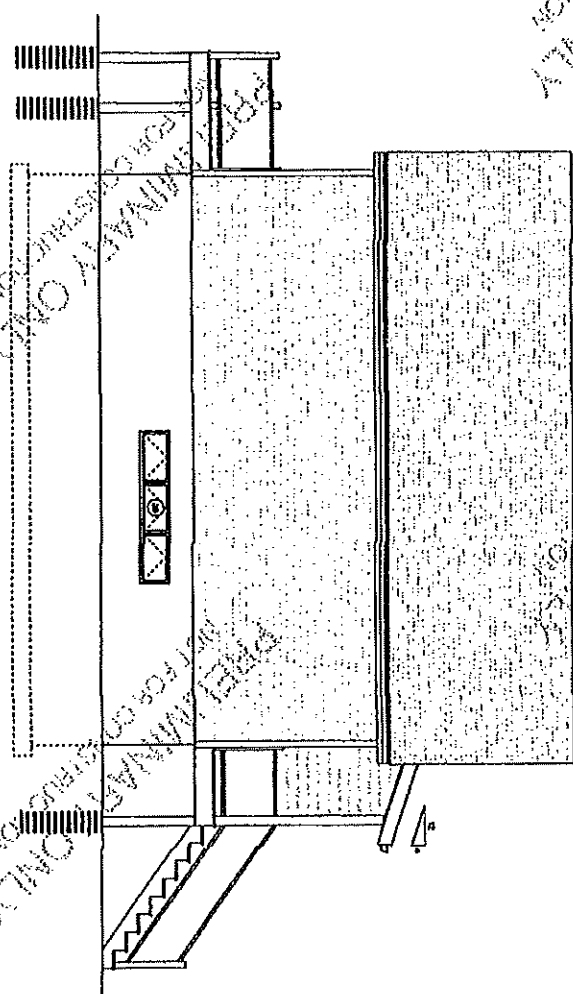
1 of 4
SCALE: 1/4" = 1'-0"
DATE: Tuesday, February 24, 2020
DRAWN BY: Jason Burmeister
jason@balduzzi.com

'26 SPEC A
PROJECT: 808 732 4524 PROJECT: 808 732 4524
DATE: 02/24/2020

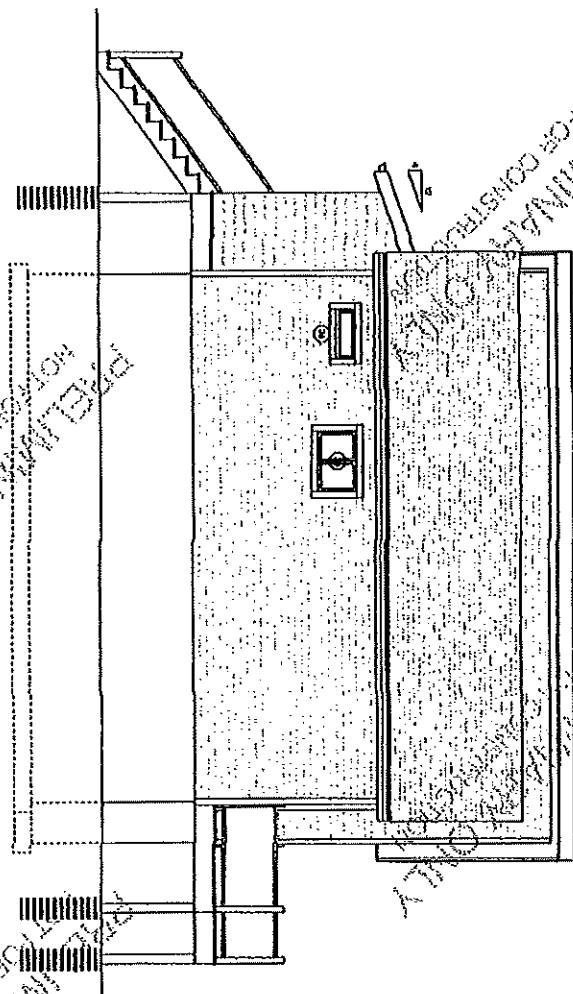
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Balduzzi's
WOOD LAMBER PLACE
CHICAGO, IL 60644
(773) 732-4524
2845 MARZETT STREET
CHICAGO, IL 60647
(773) 732-4524

LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



8'-1 1/2"

8'-0" 1'-2 1/4" 8'-1 1/2"

2 of 4
DATE: Tuesday, February 24, 2020
DRAWN BY: Jason Burmeister
jason@balduzzi.com

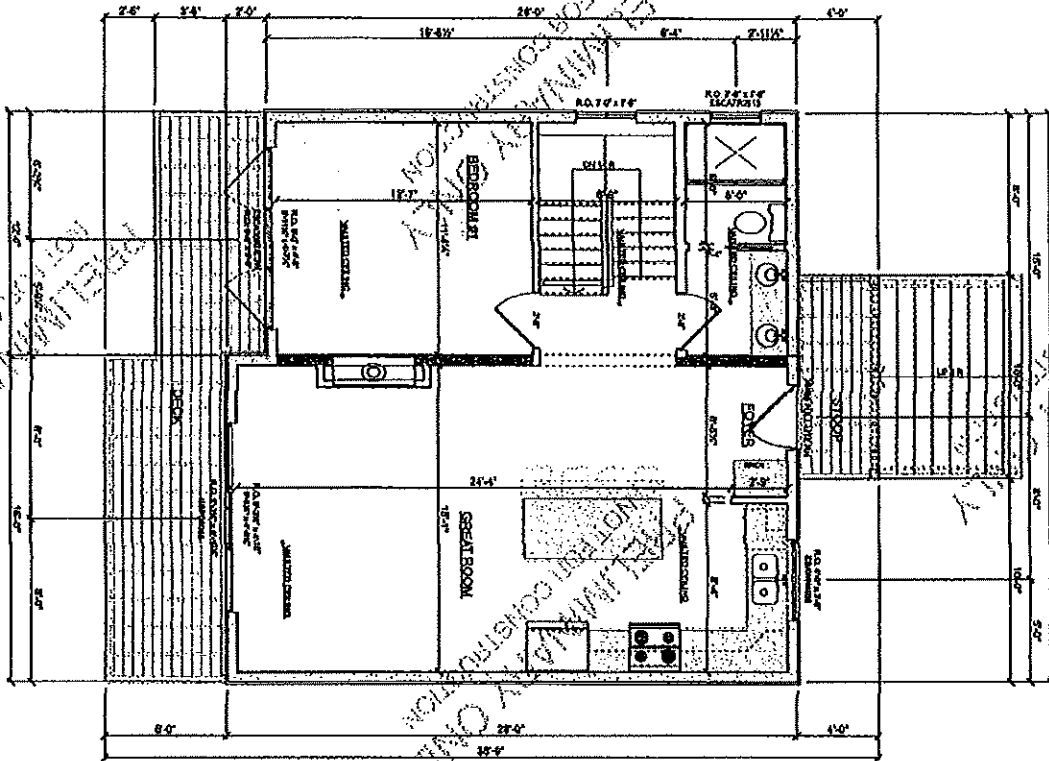
'26 SPEC A
PHONE: 800.762.4854 FAX: 800.762.4854
info@balduzzi.com

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(818) 704-3339
33445 MARKET STREET
ETTERIDGE, CA 94501
(925) 434-1111

MAIN FLOOR
SCALE: 1/8" = 1'-0"

750 sq. ft.
ENCLOSED AREA



PAGE: 4 of 4
SCALE: 1/8" = 1'-0"
DATE: Tuesday, February 24, 2020
DRAWN BY: Jason Burneletter
jason@balduzzi.com

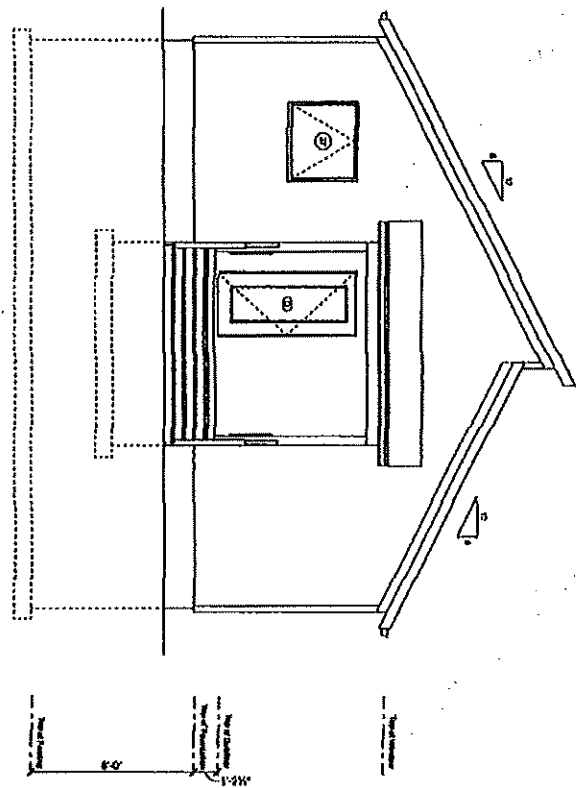
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FTHRICK, VA 22031
(800) 834-1111

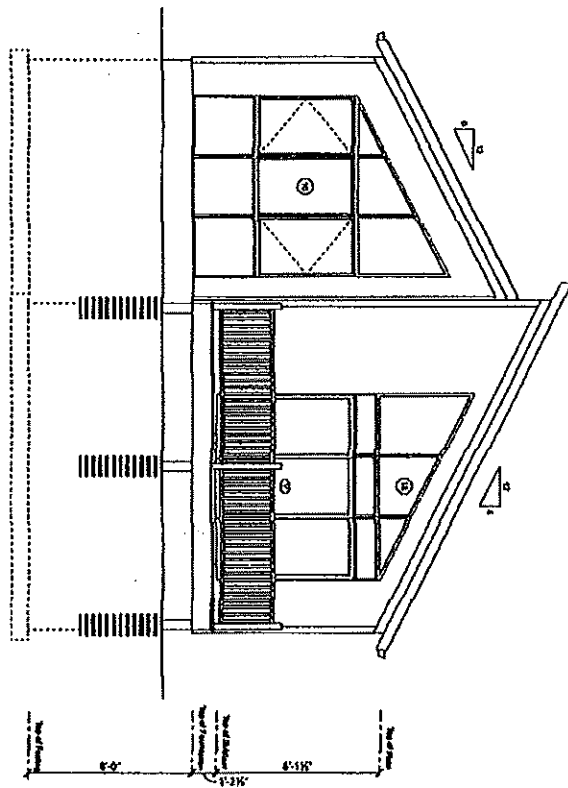
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



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DALLAS, TX 75243
(972) 750-3300

2848 MARSH STREET
ST. LOUIS, MO 63107
(314) 426-4111

'26 SPEC A

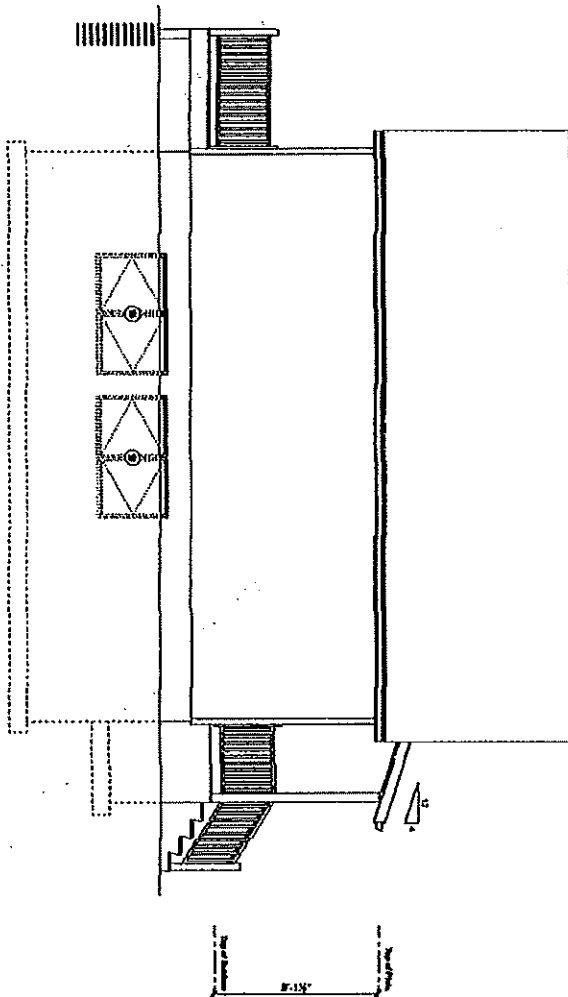
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1/4" = 1'-0"
DATE:
Monday, February 16, 2026
DRAWN BY:
Jason Burmeister
jason@balduzzis.com

PROJECT: 2026-001-001 PROJECT

6/1/2026 10:00 AM

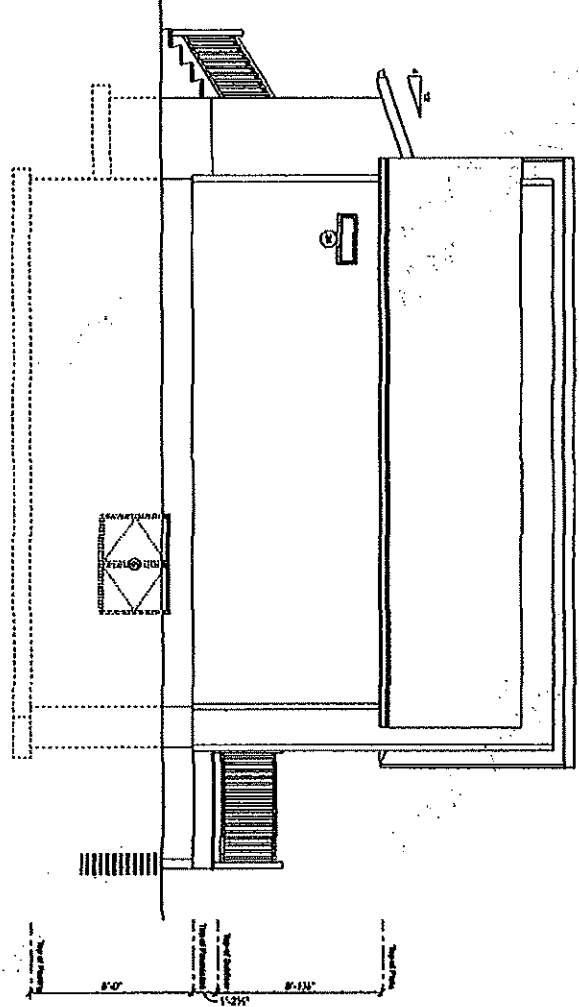
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



2 of 4

PROJECT:
SCALE:
DATE:
DESIGNER:
JASON BURMEISTER
JASON@BALDUZZI.COM

'26 SPEC A

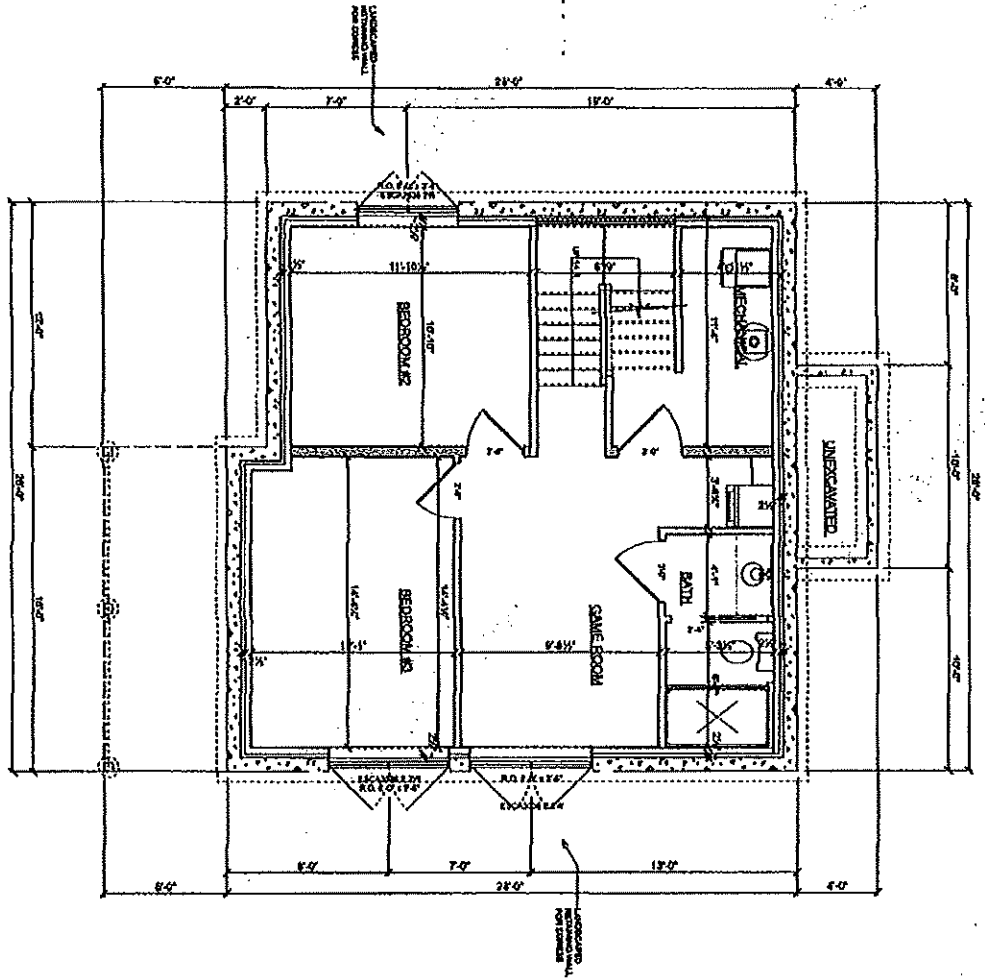
PHONE: 808.721.4551 FAX: 808.721.4552

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Balduzzi's

12345 MAIN STREET
OAKLAND, CA 94612
(415) 555-1234

12345 MAIN STREET
OAKLAND, CA 94612
(415) 555-1234



FOUNDATION
SCALE: 1/4" = 1'-0"

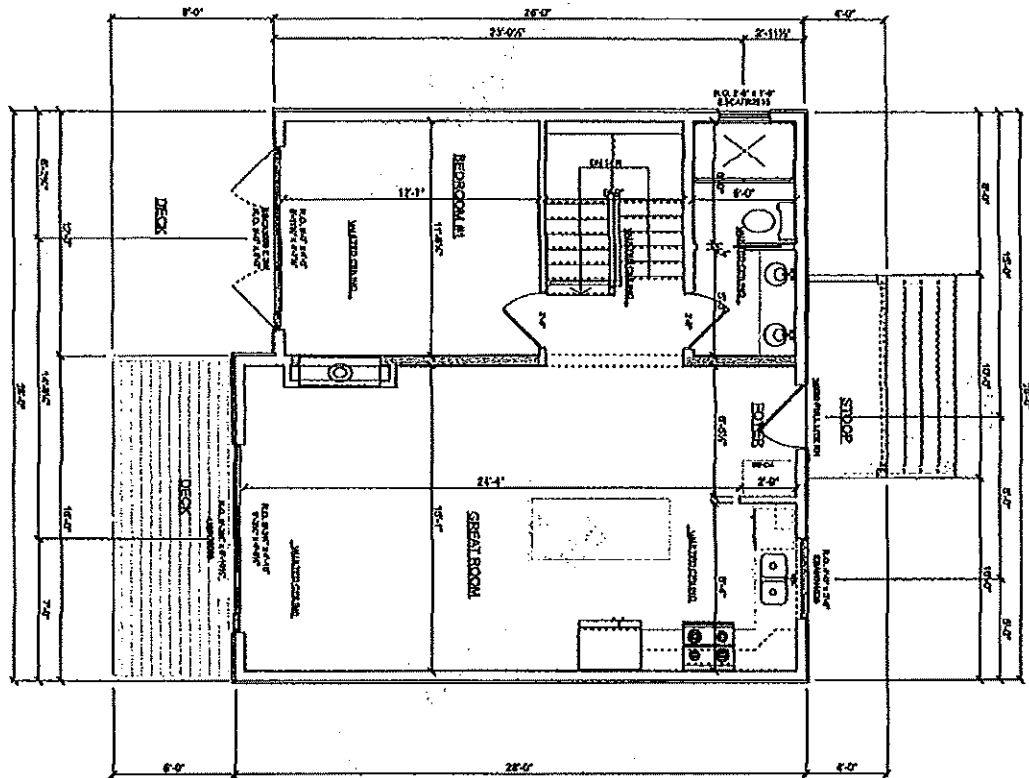
SEE ME 1
FINISHED AREA

3 of 4	SCALE: 1/4" = 1'-0"	'26 SPEC A	THIS DRAWING IS THE PROPERTY OF BALDUZZI'S. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BALDUZZI'S.	Balduzzi's 1704 LAMAR PLACE CHICAGO, IL 60604 (800) 711-3139 2244 MARKET STREET ETTERIDGE, NC 28527 (850) 224-1111
	DATE: Monday, February 18, 2020 DRAWN BY: Jason Bumelister jason@balduzzikerber.com			

MAIN FLOOR

SCALE 1/4" = 1'-0"

750 sq. ft.
FINISHED AREA





OPTION 1 (BLUE): PARKING AND ENTRY ONLY APPROX. 329 SY FINE GRADE, AND PAVE 2.5' 4LT 58-285

OPTION 2 (BLUE AND YELLOW): ENTIRE ROADWAY
APPROX. 1,760 SY
FINE GRADE, AND PAVE 2.5" 4LT 58-28S

OPTION 3 (ALL AREAS): ROADWAY AND DRIVEWAYS
APPROX. 2,909 SY
FINE GRADE, AND PAVE 2.5" ALT 58-285

Creek Landscaping

the
rest of
the site
should be
scattered
pines and
a few
oak trees.

campfire
RHS
25-35
feet from
home

Grey
Gravel

asphalt

30' Natural landscape
with barks of pines & grasses

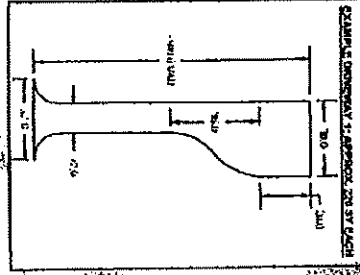
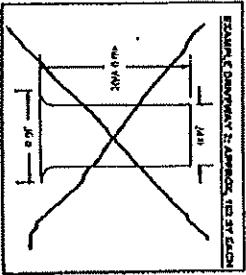
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AMERICAN ASSOCIATION

GENEVA TR
NEKOOSA (ROME)

Rome Town Center

DATE	9/13/2024	EV	0
SCALE	1:100	SEA	B



Landscape Plan 2026

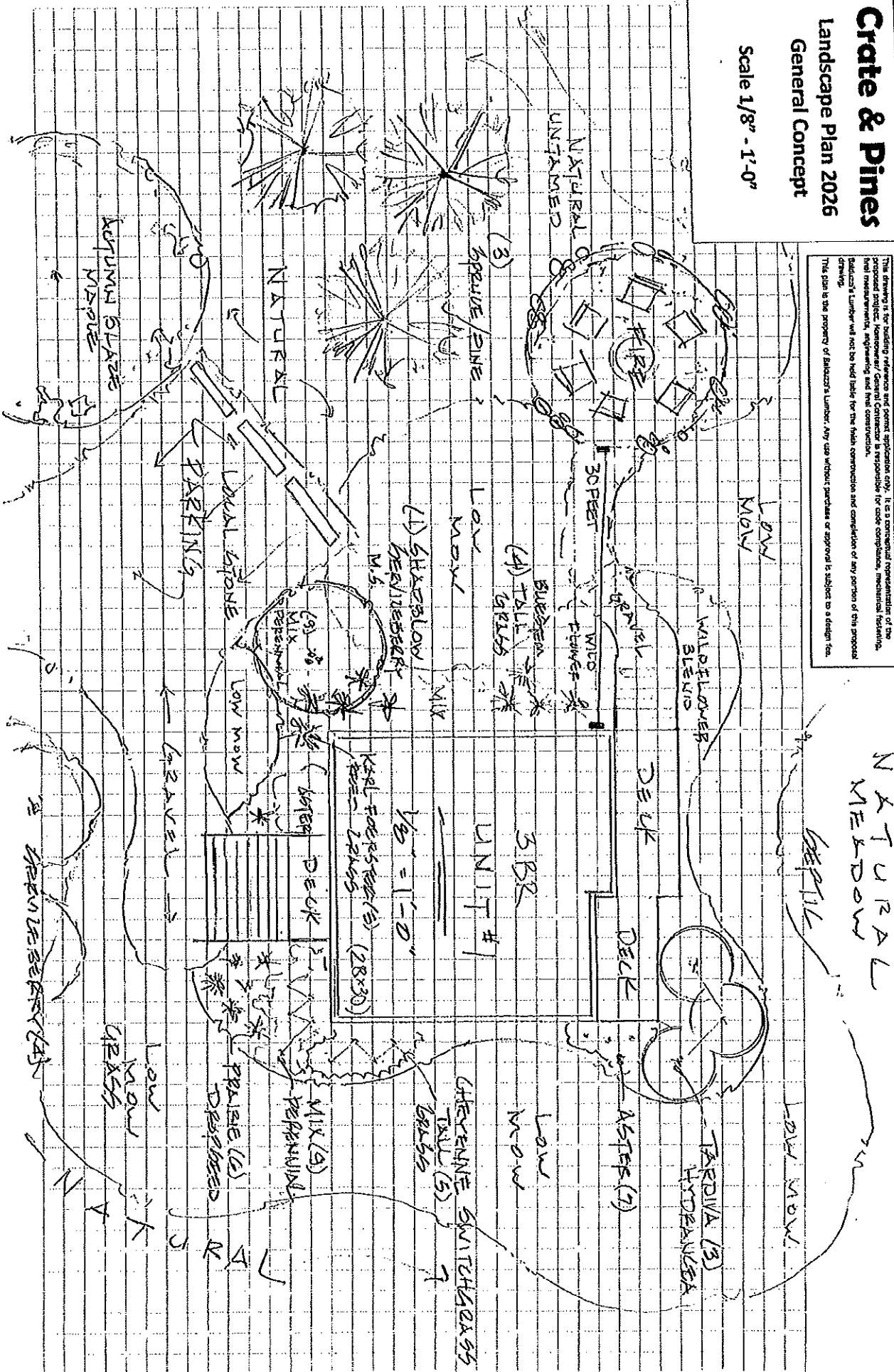
General Concept

Scale 1/8" = 1'-0"

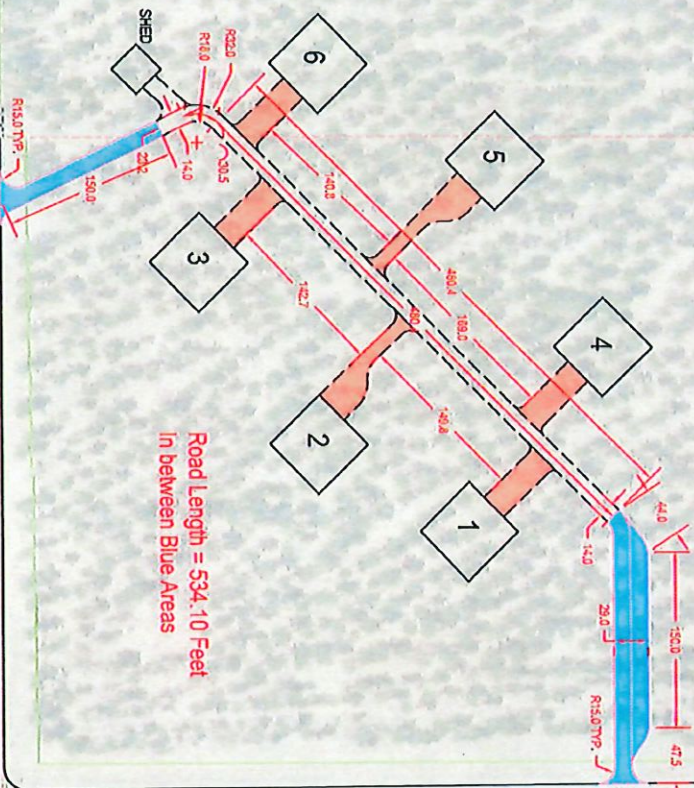
This drawing is for building reference and correct application only. It is a conceptual representation of the proposed project. Homeowner/General Contractor is responsible for code compliance, mechanical fastening, nail placement, nailing and final construction.

Baldacci's Lumber will not be held liable for the fabric construction and completion of any portion of this proposed drawing.

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OPTION 1 (BLUE): PARKING AND ENTRY ONLY
APPROX. 929 SY
FINE GRADE, AND PAVE 2.5" 4LT 58-28S



Road Length = 534.10 Feet
In between Blue Areas

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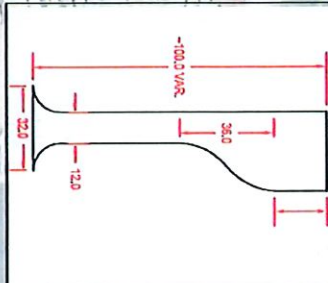


ADDRESS: GENEVA TR
CITY: NEKOOSA (ROME)

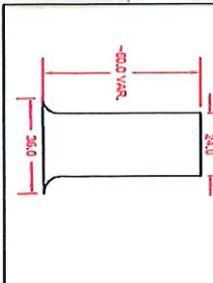
PROJECT: Rome Town Center

DATE: 2/20/2026
SCALE: 1:100
REV: 0
SHEET: B

EXAMPLE DRIVEWAY #1, APPROX. 220 SY EACH



EXAMPLE DRIVEWAY #2, APPROX. 182 SY EACH



Emily Arndt

From: Emily Arndt
Sent: Thursday, March 12, 2026 11:03 AM
To: 'Amy Lorentz'
Subject: RE: Parking Requirements
Attachments: Signs and Billboards.pdf; Mixed Town Center Subdistrict. - General requirements for all Rome Town Center Subdistricts (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Amy,

I apologize that the previous Plan Commission gave preliminary approvals that will likely need to be amended based on the fact that their approvals are not consistent with our ordinance requirements. The original application does not provide adequate details for a site plan/plan of operation which is why I have been doing an in-depth review of your project to ensure that everything is compliant with the approved "use" and all Rome Town Center zoning requirements. Since there is a substantial amount of new material being presented for approval, I will be sending the site plan/plan of operation to Town Board for a final approval once it is approved at Plan Commission.

Your site plan is reviewable and the conditions previously placed can be adjusted at any meeting. Town Board will be able to add and change conditions as well when you go back for their final approval.

The only details I see for your parking plan is on the application - "Dimensions of parking lot: Along driveway next to properties" and a map showing a general parking area near the road, with no dimensions.

Our ordinance requires "one parking space per guest room, plus one space for each three employees" for the use of "Motels, hotels, or resorts". Plan Commission cannot approve details that deviate from ordinance. I have attached all relevant sections of ordinance for your resort development.

I was slightly off on my ADA required parking! I am glad I looked into it further. A van-accessible space is only required for the designated mobility unit on the property, not at every house, plus one van-accessible space in the shared lot.

<https://www.ada.gov/topics/parking/>
<https://www.access-board.gov/ada/guides/chapter-5-parking/#:~:text=Accessible%20parking%20spaces%20are%20required,be%20sized%20to%20accommodate%20vans.>

Best,

Emily Arndt

Zoning Administrator

Town of Rome

1156 Alpine Dr

Nekoosa, WI 54457

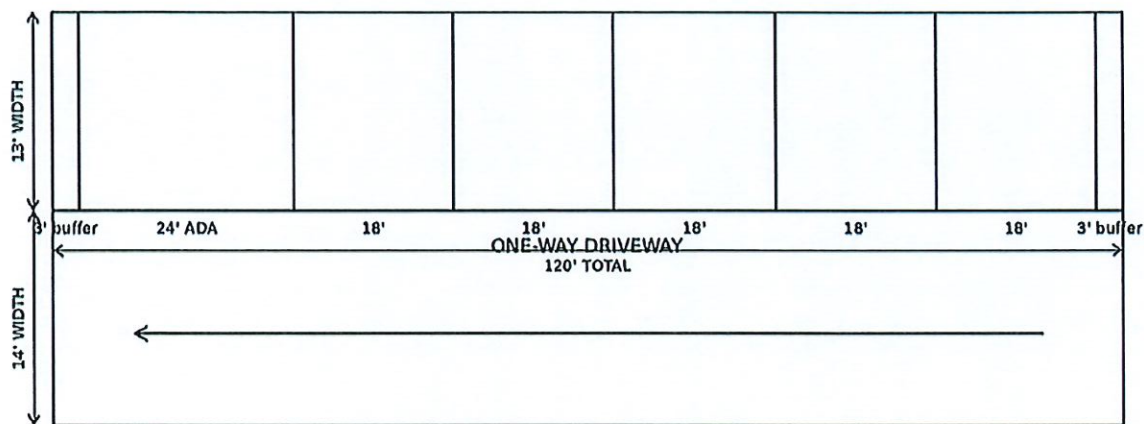
Phone: 715-325-8019

Email: earndt@romewi.gov

Parking Lane Details

Parking Lane Configuration (ADA+5) not to scale

The parking lane along the main drive (with a width of at least 14 feet) includes the following features:

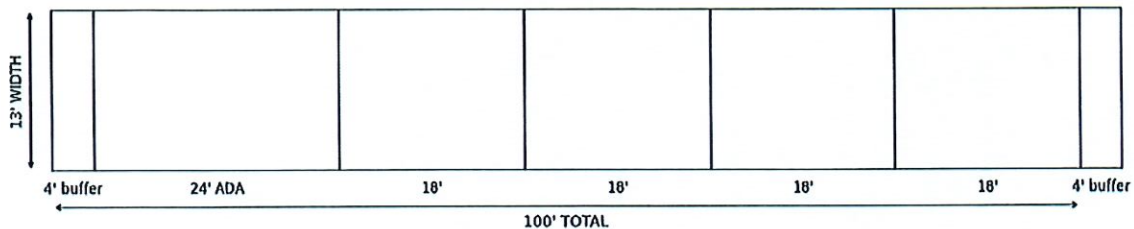


- **Full 120 LF line:** The parking area extends along a complete 120 linear feet providing ample space for vehicle accommodation.
- **Five standard parallel parking spaces at 18 feet each:** There are five standard-sized parallel parking spots, each measuring 18 feet in length.
- **One ADA-compliant space at 24 feet:** In addition to standard parking, the lane includes one accessible parking space, sized 24 feet, to meet ADA requirements.
- **Three-foot buffers at both ends:** Each end of the parking lane is equipped with a three-foot buffer, enhancing safety and maneuverability.
- **Parking lane widened to 13 feet (PROWAG-compliant):** The entire parking lane width is increased to 13 feet, ensuring compliance with PROWAG (Public Rights-of-Way Accessibility Guidelines) standards.

Parking Lane Details

Parking Lane Configuration (ADA+4) not to scale

The parking lane along the main drive (with a width of at least 14 feet) includes the following features:



- **Full 100 LF parking:** The parking area extends along a complete 100 linear feet, providing ample space for vehicle accommodation.
- **Five standard parallel parking spaces at 18 feet each:** There are four standard-sized parallel parking spots, each measuring 18 feet in length.
- **One ADA-compliant space at 24 feet:** In addition to standard parking, the lane includes one accessible parking space, sized 24 feet, to meet ADA requirements.
- **Four-foot buffers at both ends:** Each end of the parking lane is equipped with a three-foot buffer, enhancing safety and maneuverability.
- **Parking lane widened to 13 feet (PROWAG-compliant):** The entire parking lane width is increased to 13 feet, ensuring compliance with PROWAG (Public Rights-of-Way Accessibility Guidelines) standards.