

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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING AND REGULAR
MEETING

TUESDAY, MAY 12, 2026

4:00 p.m.

ROME MUNICIPAL BUILDING
1156 Alpine Drive
Nekoosa, WI 54457

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve Agenda
5. Citizen Comments – During the Citizen Comment period of the agenda the Plan Commission committee welcomes comments from any town resident, not a member of the Commission, on any item not on the agenda. Please know that pursuant to State law the Commission cannot engage in conversation with you but may ask questions. The Commission may refer the item to staff, a standing committee or a future Plan Commission agenda for discussion and action. Each person wishing to speak will have up to 3 minutes to speak. Speakers are asked to submit a card to the Chair providing their name, address and topic for discussion

The Commission will also take comment from the public on agenda items as called by the Chair, but not during Citizen Comment. Please note that once the Commission begins discussion on an agenda item no further comment will be allowed from the public on that issue

NO ACTION CONTEMPLATED POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Recent Correspondences, Current Events, and Announcements
7. Open Public Hearing
 - a. Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Outdoor Recreation and zoning map amendment from FR (Forest and Outdoor Recreation District) to PUD (Planned Unit Development District) relating to the property owned by Wisconsin Dunes LLC, located in Section 23, Town 20N, Range 05E, Town of Rome, Adams County, WI; with a parcel number of 030-00292-0000; total area 40 acres
 - b. Consideration of the issuance of a Conditional Use Permit for the following purpose: hobby farm at the property located at 163 County Rd Z, owned by Cassandra and Dale Duberstein, also described as Gov Lot 15 located in Section 02, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-00062-0000

- c. Consideration of proposed Ordinance – Article XXX Entitled “Wellhead Protection District”
- d. Consideration of the proposed Certified Survey Map for the property owned by Duggan Sand Valley LLC, described as lot 8-9 of Archer Forest, located in part of the SE ¼, SW ¼, Section 22, Town 20N, Range 05E, Town of Rome, Adams County, WI, with parcel numbers 030-01265-0045 and 030-01265-0040
- e. Consideration of a site plan/plan of operation for Tri-Lakes Powersports for improvements to the existing buildings and the approval of an additional pole building at the property located at 1395 Alpine Dr, also described as being all of lots 3 and 4 of CSM No. 3496 and all of lot 1 of CSM No. 5192, all located in part of NW ¼, SW ¼, Section 7, Town 20N, Range 6E, Town of Rome, Adams County, WI.

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

- 9. Discussion and possible action – Approval of the April 14, 2026 meeting minutes.
- 10. Discussion and possible action - Recommendation to the Town Board; Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Outdoor Recreation and zoning map amendment from FR (Forest and Outdoor Recreation District) to PUD (Planned Unit Development District) relating to the property owned by Wisconsin Dunes LLC, located in Section 23, Town 20N, Range 05E, Town of Rome, Adams County, WI; with a parcel number of 030-00292-0000; total area 40 acres
- 11. Discussion and possible action - Recommendation to the Town Board; Consideration of the issuance of a Conditional Use Permit for the following purpose: hobby farm at the property located at 163 County Rd Z, owned by Cassandra and Dale Duberstein, also described as Gov Lot 15 located in Section 02, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-00062-0000
- 12. Discussion and possible action - Recommendation to the Town Board; Consideration of proposed Ordinance – Article XXX Entitled “Wellhead Protection District”
- 13. Discussion and possible action - Recommendation to the Town Board; Consideration of the proposed Certified Survey Map for the property owned by Duggan Sand Valley LLC, described as lot 8-9 of Archer Forest, located in part of the SE ¼, SW ¼, Section 22, Town 20N, Range 05E, Town of Rome, Adams County, WI, with parcel numbers 030-01265-0045 and 030-01265-0040
- 14. Discussion and possible action - Recommendation to the Town Board; Consideration of a site plan/plan of operation for Tri-Lakes Powersports for improvements to the existing buildings and the approval of an additional pole building at the property located at 1395 Alpine Dr, also described as being all of lots 3 and 4 of CSM No. 3496 and all of lot 1 of CSM No. 5192, all located in part of NW ¼, SW ¼, Section 7, Town 20N, Range 6E, Town of Rome, Adams County, WI.
- 15. Discussion only - Comprehensive Plan sub-committee update.
- 16. Discussion only – Proposed camping ordinance amendment

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

- 17. Next agenda items

18. Next meeting

ADJOURNMENT

“Speak Your Peace” Commitment – A reminder that the town has adopted the Nine Tools of Civility which commits the Plan Commission committee Members and the Public to be mindful of how we treat each other at meetings. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. The Plan Commission Committee may take action on any item on the agenda. It is possible that the members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the Plan Commission committee. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Wendy Newson, Town Clerk, at 1156 Alpine Drive, Nekoosa, WI 54457, ph. 715-325-8046.

Town of Rome Mission:
Positively applying the tools of government to serve and protect our people,
strengthen our community and promote prosperity.



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

TOWN OF ROME PLAN COMMISSION PUBLIC HEARING AND REGULAR MEETING MINUTES

TUESDAY, APRIL 14, 2026

4:00 P.M.

1. Call to Order

Chairman Tim Reppen called the meeting to order at 4:00 p.m.

2. Roll Call

Present: Chairman Tim Reppen, Vito Giardino, Jerry Wiessinger, Bruce Hoepfner, Bill Kappel, Paul Janczak, and Heather Dalton; also present: Zoning Administrator Emily Arndt, and Deputy Clerk Judy Reppen

3. Certify Posting of Meeting

Deputy Clerk Judy Reppen certified that on Tuesday, March 31, 2026, the Agenda for the Town of Rome Plan Commission meeting for Tuesday, April 14, 2026 was posted at:

Rome Town Hall 3:48 p.m.

Kwik Trip 3:58 p.m.

Nekoosa Port Edwards State Bank 4:02 p.m.

Legal Notice published in the Wisconsin Rapids Tribune: March 31, 2026, and April 7, 2026.

4. Approve the Agenda

Motion by Vito Giardino/Heather Dalton to approve the agenda. Motion carried.

5. Citizen Comments – During the Citizen Comment period of the agenda the Plan Commission welcomes comments from any town resident, not a member of the Plan Commission Committee, on any item not on the agenda. Please know that pursuant to State law the Plan Commission Committee cannot engage in conversation with you but may ask questions. The Plan Commission Committee may refer the item to staff, a standing committee or a future Plan Commission Committee agenda for discussion and action. Each person wishing to speak will have up to 3 minutes to speak. Speakers are asked to submit a card to the Chair providing their name, address and topic for discussion

The Plan Commission Committee 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 Plan Commission Committee 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:

6. Information Updates, Recent Correspondence, Current Events, Announcements

No updates

7. Open Public Hearing

Motion by Bill Kappel/ Jerry Wiessinger to open the public hearing. Motion Carried.

- a. 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

The contractor and future tenant, Patrick Wirtz, was present in person.

Discussion on ADA requirements.

Zoning Administrator Emily Arndt indicated that the application satisfied all ordinance requirements.

- b. 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

Applicant Jack Akers was present in person.

Discussion regarding Managed Forest Land.

- c. Consideration of a site plan/plan of operation for Scenic Valley Properties, LLC d/b/a Crate & Pines for construction of a container and small-home resort development for the property located at 315 Geneva Trail, also described as lot 1 of CSM 7001, located in NE ¼, NW ¼, & NW ¼, NW ¼ Section 17 Town 20N Range 6E, Town of Rome, Adams County, WI

Applicant Amy Lorentz was present in person. Amy provided updated architectural building plans and parking plan to the Plan Commission.

Discussion regarding the conditions placed on the original findings of fact. Emily Arndt indicated that Plan Commission cannot place conditions that contradict Town Ordinances, therefore, the entire driveway must be paved. The development must comply with all Town Ordinances. Zoning Administrator Emily Arndt will confirm with the Town Attorney. Discussion on ADA compliance.

- d. Consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort)

Brian Kawlewski from Sand Valley and Joseph Doyle from Vierbicher were present in person. Zoning Administrator Emily Arndt explained that this agenda item is for the approval of the addition to the PUD plan that will include a 40-acre site that will be used for Housekeeping and Back of House Operations. A comprehensive plan and zoning map amendment will be on the May agenda for the rezoning of the parcel. Discussion regarding location of land being added to the PUD boundary. Discussion regarding Managed Forest Land.

- e. Consideration of proposed Ordinance – Article XXXIII Entitled “Data Centers”

No Discussion.

8. Close Public Hearing

Motion by Bill Kappel/Jerry Wiessinger to close the Public Hearing. Motion Carried.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action – Approval of the March 10, 2026 meeting minutes.

Motion by Bill Kappel/Heather Dalton to approve the March 10, 2026 meeting minutes. Motion carried.

10. Discussion and possible recommendation to the Town Board - 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 Jerry Wiessinger/Bill Kappel to make a recommendation to the Town Board for the approval of the site plan/plan of operation for John Olson for the construction of an office building including the Findings of Fact. Motion carried.

11. Discussion and possible recommendation to the Town Board - 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 Vito Giardino/Jerry Wiessinger to make a recommendation to the Town Board for the approval of the final plat for Dyracuse Acres including the Finding of Fact. Motion carried.

12. Discussion and possible recommendation to the Town Board - Consideration of a site plan/plan of operation for Scenic Valley Properties, LLC d/b/a Crate & Pines for construction of a container and small-home resort development for the property located at 315 Geneva Trail, also

described as lot 1 of CSM 7001, located in NE ¼, NW ¼, & NW ¼, NW ¼ Section 17 Town 20N Range 6E, Town of Rome, Adams County, WI

Applicant must return with plans for the community room/garage prior obtaining permits for the construction of that structure.

Removal of condition placed on the original site plan/plan of operation. Project must satisfy all ordinance requirements.

Motion by Bill Kappel/Heather Dalton to make a recommendation to Town Board for approval of the site plan for Scenic Valley Properties, LLC d/b/a Crate & Pines including the Findings of Fact with the following conditions:

- 1. Houses must be rented on a short-term basis.*
- 2. One of the first two houses must be a Designated Mobility Unit per ADA requirements*

Motion carried.

13. Discussion and possible recommendation to the Town Board - Consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort)

Motion by Bill Kappel/Jerry Wiessinger to make a recommendation to the Town Board for the approval of the Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort). Motion carried.

14. Discussion and possible recommendation to the Town Board - Consideration of proposed Ordinance – Article XXXIII Entitled “Data Centers”

Discussion regarding parking requirements.

Motion by Bill Kappel/Jerry Wiessinger to make a recommendation to the Town Board to approve Ordinance – Article XXXIII Entitled “Data Centers”. Motion carried.

15. Discussion only – Comprehensive Plan Sub-Committee Update

Zoning Administrator Emily Arndt is working with Dennis at North Central Wisconsin Regional Planning Commission.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

16. Next agenda items:

- *Comprehensive Plan Zoning Update*
- *Ordinance for Well Head Protection*

17. Next meeting date and time:

May 12, 2026 – 4:00 p.m.

ADJOURNMENT

Motion by Vito Giardino/Heather Dalton to adjourn the meeting at 4:59 p.m. Motion carried.

Respectfully submitted,

Emily Arndt

Emily Arndt

Town of Rome Zoning Administrator

DRAFT



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

Plan Commission Zoning Administrator Report

Item 7a & 10

Applicant Wisconsin Dunes LLC has applied for comprehensive plan and zoning map amendment for the 40-acre parcel that will be used for back of house operations and housekeeping at Sand Valley Golf Resort. It will be a map 9 amendment from Forestry to Outdoor Recreation and a zoning map amendment from Forestry to Planned Unit Development.

Item 7b & 11

Applicants Cassandra and Dale Duberstein have applied for a conditional use permit for a hobby farm on their property located at 163 County Road Z. The hobby farm would include the keeping of chickens and a roadside stand that would be for the sale of eggs, firewood, vegetables, flowers, and baked goods.

Item 7c & 12

Included in your packet is the proposed Ordinance amendment for Article XXX Entitled Wellhead Protection District.

Item 7d & 13

Included in your packet is a Certified Survey Map submitted by Duggan Sand Valley LLC which includes the construction and dedication of a road.

Item 7e & 14

Applicants Dale and Kari Ripp have submitted a site plan and plan of operation for the expansion of Tri-Lakes Powersports at the property located at 1395 Alpine Dr. Letters were sent to 7 property owners within 200' of the affected property.

Item 15

Update regarding the Comprehensive Plan Subcommittee.

Item 16

Included in your packet is the proposed ordinance amendment for camping. The purpose of this amendment is to clarify and clean up the ordinance.

FINDINGS OF FACT:

1. A full and complete application was filed by Wisconsin Dunes LLC, and received April 20, 2026 (herein referred to as "Application") seeking a Comprehensive Plan and Zoning Map Amendment for the property located in Section 23, Town 20N, Range 05E, Town of Rome, Adams County, WI; with a parcel number of 030-00292-0000. The total area is 40 acres.
2. The property herein is currently classified as Forestry on map 9 in the Town's Comprehensive Plan and is zoned Forest and Outdoor Recreation District, as defined in Chapter 360 of the Town of Rome's Zoning Ordinance.
3. The Proposed classification change is to Outdoor Recreation in the Town's Comprehensive Plan and to Planned Unit Development in the Town's Zoning Ordinance for the purpose of Operations/Recreation Use for Sand Valley Golf Resort.
4. At the public hearing for the Application held by the Town of Rome Plan Commission on May 12, 2026, 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.
5. The proposed Comprehensive Plan classification change request conforms to the purpose, intent, spirit and regulations of the Comprehensive Plan by "helping expand and diversify the local economy, increasing job growth, and supporting recreational opportunities".
6. The proposed Zoning Map Amendment conforms to the purpose, intent, spirit and regulations of the Zoning Ordinance by encouraging "recreational opportunities".

The Town of Rome Plan Commission hereby recommends approval of the Comprehensive Plan Land Use Classification change and Zoning Map Amendment request submitted by Wisconsin Dunes LLC for parcel #030-00292-0000, for the purpose of Operations/Recreation Use for Sand Valley Golf Resort with the following conditions:

- a. _____
- b. _____
- c. _____

Planning Commission Chair: _____ Date: _____

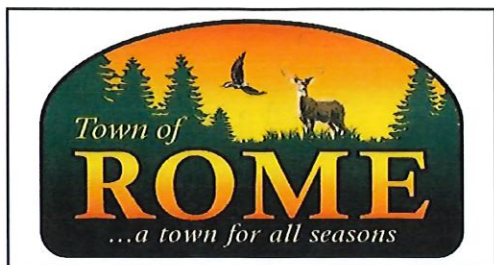
Planning Commission Secretary: _____ Date: _____

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 approval.

Signature of Owner/Applicant: _____ Date: _____

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.

**Planning and Zoning Department**

1156 Alpine Drive

zoning@romewi.gov

Nekoosa, WI 54457

Phone: 715-325-8019

www.romewi.gov

Fax: 715-325-8035

**PETITION FOR ZONING MAP AMENDMENT
and COMPREHENSIVE PLAN AMENDMENT****FEE: \$400.00⁽¹⁾**

⁽¹⁾ If the applicant does not appear or is not represented at the public hearing, the petition may be denied or tabled and the applicant may be required to pay another application fee to reschedule the hearing.

Attach plot plan or location sketch showing the entire land parcel including the location, boundaries, uses and sizes of the following: subject site, portion to be rezoned, existing and proposed structures, street rights-of-way, easements, alleys, off-street parking, loading areas, road access points, driveways and all other pertinent features.

Applicant:

Name of Owner Wisconsin Dunes LLC
Mailing Address 875 N Michigan Ave, STE 3920
Chicago IL 60611
Phone _____

Property Location / Description:

SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 23 T 20 N R 05 E
Lot _____ Block _____ Addition _____
Subdivision or CSM _____
Address Parcel Number: 030002920000

The total area of the property is: ~39 acres and the current zoning district is: FR: Forest and Outdoor Rec

Current Comprehensive Plan classification is: Forestry

Current use of the property is: Forestry

☒ I request that the comprehensive plan classification for the above described property be changed to Outdoor Recreation

☒ I request that the zoning classification of the above described property be changed to the PUD district.

Proposed use of the property is: Operations/Recreation Use for Sand Valley Golf Resort

Proposed zoning and/or comprehensive plan classification conforms to the purpose, intent, spirit and regulations of the zoning ordinance and/or the Comprehensive Plan because: The proposed use helps expand and diversify the local economy, increases job growth, and supports recreational opportunities. The proposed operations would be sufficiently located near the rest of the Sand Valley Resort.

These items are in line with the goals presented in the Town of Rome 2016 Comprehensive Plan.

²⁾ The applicant's signature on this form grants consent for Dept. staff and Plan Commissioners to enter the property for inspection related to this application. Said consent does not include consent to enter a dwelling or other structure on the property. Furthermore, the undersigned hereby applies for the zoning map change requested above and states that the information on this application and the attached documents are accurate. The application must be signed by all property owners of record. If an agent is to sign the application, written proof of authority is required to accompany the application. If the property is in a Trust, the Trustee must sign the application, provide proof of trustee authority. If needed, obtain a **TRUST INFORMATION form** from the Planning and Zoning Department. The application must be complete including an address and phone number where someone can be reached for questions or information

Landowner signature ⁽²⁾ _____

Date 06/20/2026

OVERALL SITE LAYOUT

The Sand Valley site consists of recreational uses, residential development, retail, restaurants, and maintenance facilities to support the different uses. More details follow.



BACK OF HOUSE



Phase #1

- Housekeeping services
- Building size 200' x 60'
- Approximate cost \$1.3 million
- Construction schedule Summer of 2026.

Future phases

- Up to 7 additional buildings
- Cost are expected to be up to \$1 million for each additional building.

Schedule is TBD

Proposed Uses

- Housekeeping
- Shipping and Receiving
- Secure Storage
- Business Operations
- Staff Parking
- Shuttle Pickup

General Landscape Treatment

- Incorporate into existing landscape to maximum extent feasible. Stormwater basins to be incorporated into landscaping.
- Landscaped berms shall be built adjacent to Archer Avenue to limit lines of sight to the proposed buildings.

Utilities

- Buildings to be served by private wells and POWTS.

FINDINGS OF FACT:

1. A full and complete application was filed by Cassandra and Dale Duberstein and received April 20, 2026 (herein referred to as "Application") seeking a Conditional Use Permit for 163 County Road Z, also described as Gov Lot 15 located in Section 02, Town 20N, Range 05E, Town of Rome, Adams County, WI, with a parcel number of 030-00062-0000.
2. The Conditional Use request is to allow a Hobby Farm at the property.
3. The property is zoned R-4 Rural Residence, as defined in Chapter 360 of the Town of Rome's Ordinance.
4. Town of Rome Ordinance §360-53 requires a Conditional Use Permit for a Hobby Farm.
5. 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 May 12, 2026.
6. At the public hearing for the Application held by the Town of Rome Plan Commission on May 12, 2026, 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.
7. At the conclusion of the public hearing, after consideration and discussion of the application, public comments, and the report received by staff, the Plan Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found:
 - 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.
 - c. The Applicant has met or is in the process of complying with all of the conditions of application/issuance for a Hobby Farm.

The Town of Rome Plan Commission hereby recommends approval of the Conditional Use Permit request submitted by Cassandra and Dale Duberstein, for a Hobby Farm. The following additional conditions were placed on the approval:

- a. _____
- b. _____
- c. _____
- d. _____

The term of the conditional use shall be indefinite.

Planning Commission Chair: _____ Date: _____

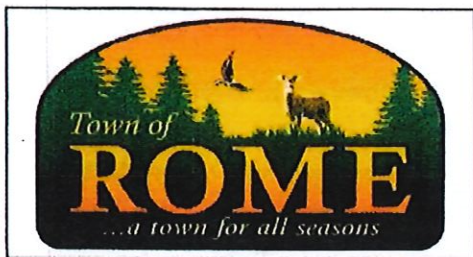
Planning Commission Secretary: _____ Date: _____

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: _____ Date: _____

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.

**Planning and Zoning Department 1156**

Alpine Drive

Nekoosa, WI 54457

zoning@romewi.gov

Phone: (715) 325-8019

Fax: (715) 325-8035

www.romewi.gov**PETITION FOR CONDITIONAL USE PERMIT****FEE: \$300.00⁽¹⁾**

⁽¹⁾ If the applicant does not appear or is not represented at the public hearing, the petition may be denied or tabled and the applicant may be requested to pay another application fee to reschedule the hearing.

Office use:File # _____ Date received 4/20/26Fee \$ 300 Check # onlineParcel # 30-102 Total acres (sq. ft.) 36.44

Attach plot plan or location sketch showing the entire land parcel including the location, boundaries, uses and sizes of the following: subject site, existing and proposed structures, street rights-of-way, easements, alleys, off-street parking, loading areas, road access points, driveways and all other pertinent features.

Applicant:Name of Owner Cassandra + Dale DubersteinMailing Address 163 County Road ZNekoosa, WI 54457Phone 715-443-3365**Property Location / Description:**1/4 1/4 Sec. 02 T 20 N R 05E

Lot _____ Block _____ Addition _____

Subdivision or CSM _____

Address 163 County Rd ZParcel ID: 030-00062-0000**Current zoning and use:**The **total** area of the property is 36.944 acres and is currently zoned as: R-4 district of the Rome Zoning Ordinance.Current use is: Single-family dwelling, year-round**Proposed Conditional Use:**Proposed Conditional Use is: Hobby Farm

Proposed Conditional Use conforms to the standards set forth in code sec. 360-27G because:

the property is suitable in size and location for small hobby farm use, including keeping chickens and a roadside stand for the sale of eggs, firewood and baked goods produced on site.Proposed term (duration) of Conditional Use: Permanent

⁽²⁾ The applicant's signature on this form grants consent for Dept. staff and Plan Commissioners to enter the property for inspection related to this application. Said consent does not include consent to enter a dwelling or other structure on the property. Furthermore, the undersigned hereby applies for the conditional use requested above and states that the information on this application and the attached documents are accurate. The application must be signed by all property owners of record. If an agent is to sign the application, written proof of authority is required to accompany the application. If the property is in a Trust, the Trustee must sign the application, and provide proof of trustee authority. If needed, obtain a **TRUST INFORMATION form** from the Planning and Zoning Department. The application must be complete including an address and phone number where someone can be reached for questions or information.

Cassandra Duberstein
Landowner signature⁽²⁾

Date

4/20/26**Office notes:**

We are submitting this letter in support of our Conditional Use Permit petition for hobby farm use on our property. The purpose of this request is to allow the keeping of chickens and the operation of a small roadside stand for the sale of eggs, firewood, vegetables, flowers and baked goods. We are requesting approval for this use because we believe it is appropriate for the property, consistent with the rural character of the area, and can be operated in a manner that is orderly, safe, and considerate of neighboring properties. What is offered in the roadside stand would vary seasonally as determined by what is "in season" and by the change in demand and number of customers in the area seasonally.

The proposed conditional use conforms to the standards set forth in Code Sec. 360-27(G) because the property is suitable in size and location for a small hobby farm, including the keeping of chickens and a limited roadside stand for the sale of eggs, firewood, vegetables, flowers and baked goods. The proposed use is small in scale and compatible with the rural character of the area. Traffic generated by the stand is expected to be minimal and can be safely accommodated on the property with adequate access, turn around area and parking. The use will be operated in an orderly manner and is not expected to create unreasonable noise, odor, lighting, or other nuisance impacts on neighboring properties. The property is adequate for the proposed activity, and the use can be conducted in a manner that protects public health, safety, and welfare while remaining consistent with Town zoning standards and the character of the surrounding area.

The included site map shows the proposed location of the roadside stand marked (#1). There is room for vehicles to pull into our driveway and turn around in the area marked (#2). The chicken coop is marked (#3) and is 8' x 10' with an attached covered and fenced chicken run area of 8' x 12'. An existing shed is 12' x 12' marked (#4). The area to be used for the purpose of a hobby farm would be less than 2 acres in size.

Thank you for your time and consideration of this request. We respectfully ask for approval of our Conditional Use Permit petition and appreciate the opportunity to present this application for your review.

Sincerely,
Cassandra & Dale Duberstein



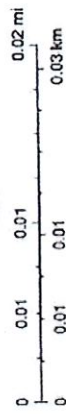
Adams County Web Map



4/20/2026, 12:04:41 PM

- Parcels
- Property Addresses
- Roads
- PLSS Section
- PLSS Quarter Sections
- PLSS Quarter Quarter Sections
- Municipal Boundary

1:573



Ayres Associates

This map is not 100% accurate and subject to error.
Ayres Associates | Esri, Garmin, NGA, USGS | Samuel Borz | Wisconsin Department of Natural Resources, Bureau of Watershed Management |

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.

Adopted this day of April, 2026.

TOWN OF ROME

Carl Hasdal, Chairman

ATTEST:

Wendy Newsom, Clerk

Adopted: _____
Published: _____

ORDINANCE NO. 26-

**AMENDMENT TO THE TOWN OF ROME CODE
CHAPTER**

SECTION

~~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

ARTICLE XXXSECTION 360
Wellhead Protection District

Formatted: Font: Bold

§ 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 ~~the~~ 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 rRegulations herein are in addition to the requirements in the underlying zoning district, if any. If there is a conflict between this chapter and the zoning ordinance, the more restrictive provision shall apply.
2. Any public water system as defined in Wis. Adm. Code § NR 811.02(56) within the Town of Rome may request that the tTown include the wellhead protection area for its water system their well-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 requirement requirements of Wis. Adm. Code § NR 811.12(6) and includes a wellhead protection area map. Subject to the approval of the Town Board, tThe wellhead protection area for the public water system well-will-tmay then be added to the wellhead protection district on the town's official zoning map.

§ 360-~~152~~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. The provisions of any zoning districts that underlay this overlay district will apply except when the provisions of this district are more stringent. choice of regulation employed via this overlay district is to entirely prohibit certain uses that otherwise may be permitted by basic and other overlay districts falling within the confines of this overlay district. The regulations of this district shall supersede the regulations of all other such districts occupying the same geographic area.~~

§ 360-~~153~~154. Uses prohibited.

~~The uses prohibited by this district have been identified in geologic surveys as risks for groundwater contamination. This method of regulation by complete prohibition 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.~~

§ 360-154155. Use list not exhaustive.

The uses prohibited by this district represent the state of present knowledge and most common description of such uses. As other polluting uses are discovered, or other terms of description become necessary, it is the intention to add them to the list of uses prohibited by this district. To screen for such other uses or terms for uses, no use shall be permitted in this district without first submitting its building, site and operational plans for Plan Commission review and approval.

§ 360-155156. Changing technology.

The uses prohibited by this district are prohibited based upon the combined pollution experience of many individual uses, and the technology generally employed by that class of uses, which technology causes the uses as a class to be groundwater pollution risks. As the technology of identified use class changes to nonrisk materials or methods, upon petition from such a use, and after conferring with expert geological and other opinion, it is the intention to delete from the prohibited list, or allow conditionally, uses that demonstrate convincingly that they no longer pose a pollution hazard.

§ 360-156157. Substitution of hazards prohibited.

In dealing with uses or classes of uses that attempt to become permissible, under the terms of this district, by continuing to utilize pollutant materials but altering their methods of storage or handling, for example, transferring materials storage from leak-prone but explosion-resistant underground tanks, to leak-resistant but explosion-vulnerable aboveground vessels, it is not the intention to accept such alternate hazards as the basis for making a use permissible. It is the intention to continue the ban on such uses until the technology of the class of uses removes reliance upon the pollutant materials or processes.

§ 360-1571584. 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 tank facility associated with the use.

2. Playgrounds.

3. Wildlife areas.

4. Non-motorized trails, such as bike, skiing, nature and fitness trails.

5. -All uses permitted in the underlying zoning district or other overlay districts are permitted, subject to review and approval of the building, site and operational plans of such use(s) by the Plan Commission, whether required or not by the underlying and other overlay districts. Residential accessory structures shall be exempt from Plan Commission review and approval.

All uses permitted by underlying basic or other overlay zones are permitted, subject to review and approval of the building, site and operational plans of such uses by the Plan Commission, whether required or not by the underlying and other overlay districts. Residential accessory structures shall be exempt from Plan Commission review and approval.

Formatted: Indent: Left: 0", Hanging: 0.25", Tab stops: 0.25", Left + Not at 0.33"

Formatted: Justified

Formatted: Justified

Formatted: Justified, Indent: Left: 0", Hanging: 0.25"

Formatted: Font: 12 pt

Formatted: Justified

B. Setback requirements. The following uses, if permitted by the underlying zoning district, are allowed conditioned upon satisfaction of the applicable 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 sWis. Adm. Code § ATP 93.260 and receive written approval from the department of safety and professional services or its designated Local Program Operator under Wis. Adm. Code § ATP 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 § ATP 93.260 and receive written approval from the department of safety and professional services or its designated Local Program Operator under Wis. Adm. Code § ATP 93.110, Wis. Admin. Code. 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 § ATP 93.260, Wis. Admin. Code, and receive written approval from the department of commerce or its designated Local Program Operator under sWis. Adm Code § ATP 93.110, Wis. Admin. Code. 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.

Formatted	... [1]
Formatted	... [2]
Formatted	... [4]
Formatted	... [3]
Formatted	... [5]
Formatted	... [6]
Formatted	... [8]
Formatted	... [7]
Formatted	... [9]
Formatted	... [10]
Formatted	... [11]
Formatted	... [12]
Formatted	... [13]
Formatted	... [14]
Formatted	... [15]
Formatted	... [16]
Formatted	... [17]
Formatted	... [18]
Formatted	... [19]
Formatted	... [20]
Formatted	... [21]
Formatted	... [22]
Formatted	... [23]
Formatted	... [24]
Formatted	... [25]
Formatted	... [26]
Formatted	... [27]
Formatted	... [28]
Formatted	... [29]
Formatted	... [30]
Formatted	... [31]
Formatted	... [32]
Formatted	... [33]
Formatted	... [34]
Formatted	... [35]
Formatted	... [36]
Formatted	... [37]
Formatted	... [38]
Formatted	... [39]
Formatted	... [40]
Formatted	... [41]
Formatted	... [42]
Formatted	... [43]
Formatted	... [44]

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 §§ ATP 93.260 and receive written approval from the department of safety and professional services or its designated Local Program Operator under Wis. Adm. Code §§ ATP 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 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 §§ ATP 93.110, Wis. Admin. Code, 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.

Use	Setback
Storm-sewer main	50-feet
Sanitary-sewer main, sanitary-sewer-manhole or lift station	200-feet
Septic tank or soil absorption unit receiving less than 8,000 gallons per day	400-feet

§ 360-158159. Prohibited uses.

The uses prohibited by this district have been identified in geologic surveys as risks for groundwater contamination. This method of regulation by complete prohibition is employed to provide the greatest assurance that inadvertent discharge of pollutants into the groundwater supply

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Justified, Indent: Left: 0.56", No bullets or numbering

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Justified, Indent: Left: 0", Hanging: 0.19", No bullets or numbering

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Justified, Indent: Left: 0.56", No bullets or numbering

Formatted: Justified, Indent: Left: 0", Hanging: 0.25", No bullets or numbering

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Justified, Indent: Left: 0.56", No bullets or numbering

Formatted: Justified, Indent: Left: 0", Hanging: 0.25", No bullets or numbering

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: (Default) Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

Formatted: Font: Times New Roman, 12 pt

~~will not occur, since groundwater cleanup is often prohibitively expensive, and liability for such cleanup is often difficult or impossible to establish.~~

he following uses are not permitted in this district:

~~Animal waste storage areas and facilities~~

~~Asphalt ingredients storage or processing plants~~

~~Car/truck washing facilities~~

~~Cheese factory, dairies and milk processing plants~~

~~Cemeteries~~

~~Chemical storage, sales, processing or manufacturing plants~~

~~Dry-cleaning establishments~~

~~Electronic circuit manufacture or assembly plants~~

~~Electroplating operations~~

~~Exterminating supply, storage or application shops~~

~~Fertilizer manufacturing or storage operations~~

~~Foundries and other forge plants~~

~~Fuel storage or sales~~

~~Garages for repair and servicing of motor vehicles, including body repair, painting or engine rebuilding if not on municipal sewer and water systems~~

~~Industrial liquid waste storage areas~~

~~Junk/recycling yards, motor vehicle salvage yards~~

~~Landfills, areas for dumping or disposal of garbage, refuse, trash, construction or demolition material~~

~~Metal reduction and refinement plants~~

~~Mining operations, including sand and gravel~~

~~Motor and machinery service and assembly shops if not on municipal water and sewer systems~~

~~Motor freight terminal~~

~~Paint products manufacturing~~

~~Petroleum products storage or processing~~

~~Photography studios involving the developing of film or pictures~~

~~Plastics manufacturing~~

~~Printing and publishing establishments~~

~~Salt storage~~

~~Pulp and paper manufacturing~~

~~Septage and sewage sludge storage and disposal sites~~

~~Solar farms such as utility scale solar farms or photovoltaic power stations~~

~~Storage, manufacturing or disposal of toxic or hazardous materials as defined in § 100.37, Wis. Stats.~~

Formatted: Indent: First line: 0.04"

Underground petroleum products storage tanks for industrial, commercial, residential or other uses

Woodworking, wood products manufacturing and wood finishing

§ 360-~~159~~16055. Uses permitted by conditional grant use permit.

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. In considering the grant of a conditional use permit, special emphasis shall be given to whether the conditional use negatively impacts the public health, safety, and welfare of the community. a proposed Conditional Use shall be denied unless the Applicant can demonstrate, to the satisfaction of the Town that the proposed Conditional Use will not create undesirable impacts on public water system(s) and well field(s).

1. A. Animal waste storage areas and facilities

2. B. Asphalt ingredients storage or processing plants Car/truck washing facilities

3. C. Cheese factory, dairies and milk processing plants

4. D. Cemeteries

E. Chemical storage, sales, processing or manufacturing plants Dry-cleaning establishments

F. Electronic circuit manufacture or assembly plants

G. Electroplating operations

H. Exterminating supply, storage or application shops

I. Fertilizer manufacturing or storage operations Foundries and other forge plants

J. Fuel storage or sales

5. K. Garages for repair and servicing of motor vehicles, including body repair, painting or engine rebuilding if not on municipal sewer and water systems

L. Industrial liquid waste storage areas

M. Junk/recycling yards, motor vehicle salvage yards

N. Landfills, areas for dumping or disposal of garbage, refuse, trash, construction or demolition material

6. O. Metal reduction and refinement plants

7. P. Mining operations, including sand and gravel

8. Q. Motor and machinery service and assembly shops if not on municipal water and sewer systems

R. Motor freight terminal

S. Paint products manufacturing

T. Petroleum products storage or processing

U. Photography studios involving the developing of film or pictures

V. Plastics manufacturing

9. W. Printing and publishing establishments Salt storage

Formatted: Normal (Web), Justified

Formatted: Indent: Left: 0", Right: 0"

Formatted: Indent: Left: 0", Right: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Right: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Right: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Space Before: 5.25 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Right: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Line spacing: single, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Right: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Right: 0.02", Space Before: 0.05 pt, Line spacing: Multiple 1.38 li, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" +

§ 360-156

- ~~X. Pulp and paper manufacturing~~
~~Y. Septage and sewage sludge storage and disposal sites~~
~~10. Z. Solar farms such as utility-scale solar farms or photovoltaic power stations~~
~~AA. Storage, manufacturing or disposal of toxic or hazardous materials as defined in § 100.37, Wis. Stats.~~
~~11. BB. Underground petroleum products storage tanks for industrial, commercial, residential or other uses~~
~~12. CC. Woodworking, wood products manufacturing and wood finishing~~

~~A. B. Any use prohibited by this district may be allowed upon issuance of a permit for such use by the Town Board.~~

~~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 Town Board shall hold a public hearing on the request.~~

~~C. Within 30 days of receipt of the recommendations of the Plan Commission and Water Utility the public hearing, 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 dDistrict.

B. All requests shall be in writing, whether on or 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

§ 360-10

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Space Before: 0 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Right: 0.02", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 4 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0.25"

Formatted: Normal, Right: 0", No bullets or numbering, Tab stops: Not at 0.33"

Formatted: Normal, Justified, No bullets or numbering, Tab stops: Not at 0.33"

Formatted: Font: 12 pt

Formatted: Font: 12 pt

Formatted: Normal, No bullets or numbering

Formatted: Font: 12 pt

Formatted: Not Expanded by / Condensed by

Formatted: Space Before: 0 pt

Formatted: No underline

Formatted: Font: Bold

Formatted: No underline

Formatted: Font: Bold

Formatted: No underline

Formatted: Font: Not Bold, No underline

Formatted: Justified

Formatted: Font: Not Bold, No underline

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.

Formatted: Justified, Numbered + Level: 1 +
Numbering Style: A, B, C, ... + Start at: 1 + Alignment:
Left + Aligned at: 0.04" + Indent at: 0.29"

Formatted: No underline

Formatted: Font: Not Bold, No underline

Formatted: Justified

§ 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 provided pursuant to Section § 1-5 of the Town of Rome General Code of Ordinances.

Formatted: Font: Not Bold, No underline

Formatted: Justified, Indent: First line: 0"

Formatted: No underline

Formatted: No underline

Formatted: Font: Not Bold, No underline

Formatted: Justified

Formatted: Font: Not Bold, No underline

Formatted: Justified, Indent: Left: 0.5"

Formatted: Justified

Formatted: Justified

Formatted: Font: Not Bold, No underline

Formatted: Font: Not Bold, No underline

Formatted: Font: Not Bold, No underline

Formatted: Font: Not Bold, No underline

Formatted: Font: Not Bold, No underline

Formatted: Font: Not Bold, No underline

Formatted: Font: Not Bold, No underline

Formatted: Font: Bold, Underline

Formatted: Body Text, Right: 0", Tab stops: Not at 0.33"

Town of Rome, WI

§ 360-156

§ 360-12

D.

Formatted: Font: 12 pt

Formatted: Normal, No bullets or numbering

ADAMS COUNTY CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOTS 8-9, ARCHER FOREST, RECORDED IN FILE 2, ENV. 165, AS DOCUMENT 445862, BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 5 EAST, TOWN OF ROME, ADAMS COUNTY, WISCONSIN

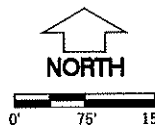
LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	N 0° 02' 44" W	50.22'
()	N 0° 11' 45" E	50.20'
L-2	S 89° 29' 22" W	106.22'
()	S 89° 41' 56" W	106.24'
L-3	N 9° 53' 40" E	115.7'

NOTES:

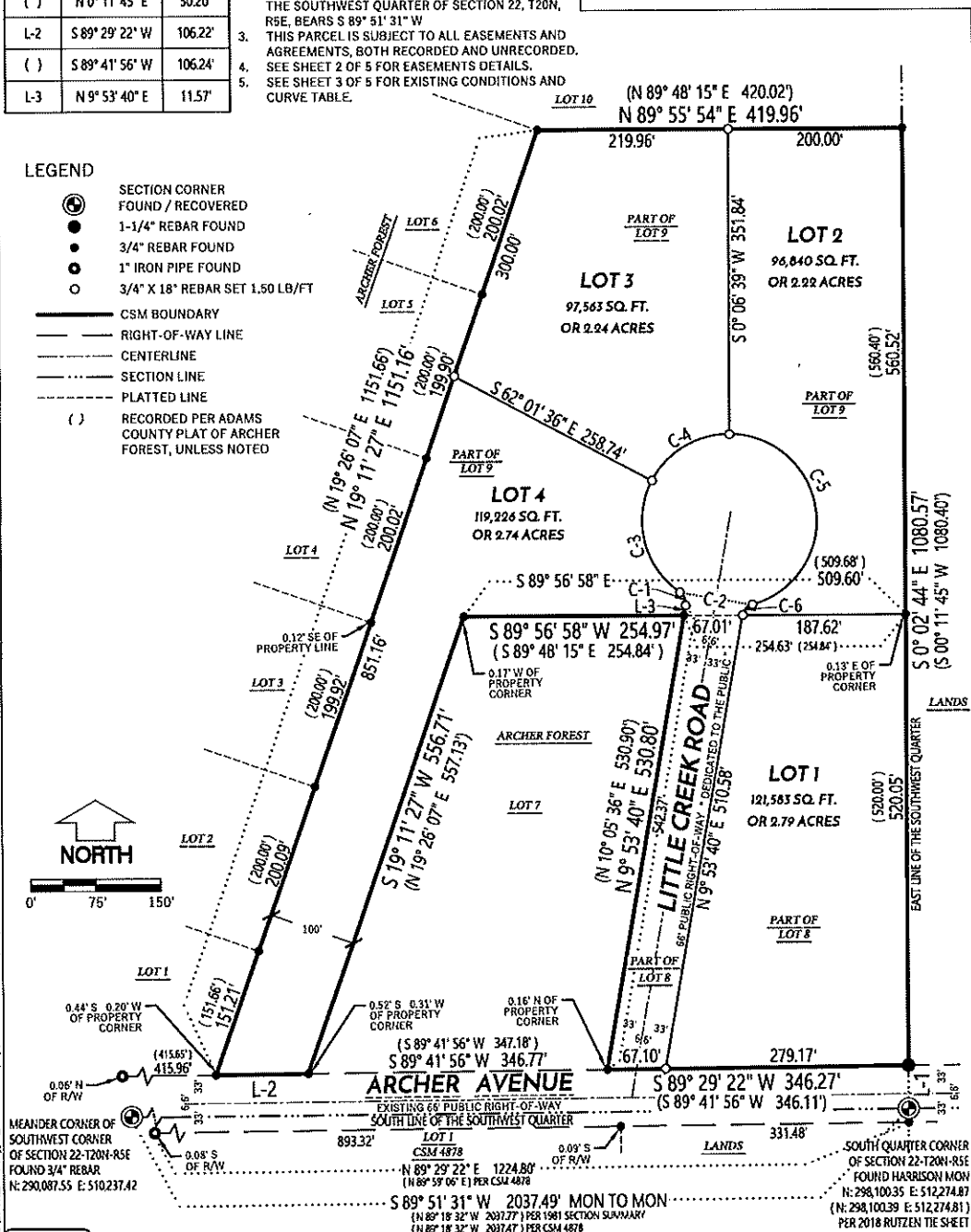
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON FEBRUARY 11TH, 2026.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS ADAMS, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T20N, R5E, BEARS S 89° 51' 31" W.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 5 FOR EASEMENTS DETAILS.
5. SEE SHEET 3 OF 5 FOR EXISTING CONDITIONS AND CURVE TABLE.

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" X 18" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- () RECORDED PER ADAMS COUNTY PLAT OF ARCHER FOREST, UNLESS NOTED



FILE: W:\2025\231092_Jess Duggan_Town of Rome\env\231092-CSM 2026.dwg Layout: CSM 1 of 4 User: adams Plotted: Apr 21, 2026 - 8:32am



WYSER WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 WWW.WYSERENGINEERING.COM	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	PROJECT NO:	VOL. _____ PAGE _____
	WYSER ENGINEERING	LITTLE CREEK CONSTRUCTION	MAL	231092	DOC. NO. _____
	300 EAST FRONT STREET	852 CLARKSON ROAD	DRAWN BY: SCH	SHEET NO: 1 of 4	C.S.M. NO. _____
	MOUNT HOREB, WI 53572	MARSHALL, WI 53559	CHECKED BY: ZMR		
			APPROVED BY: ZMR		

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 8-9, ARCHER FOREST, RECORDED IN FILE 2, ENV. 165, AS DOCUMENT 445862, BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 5 EAST, TOWN OF ROME, ADAMS COUNTY, WISCONSIN

LEGEND

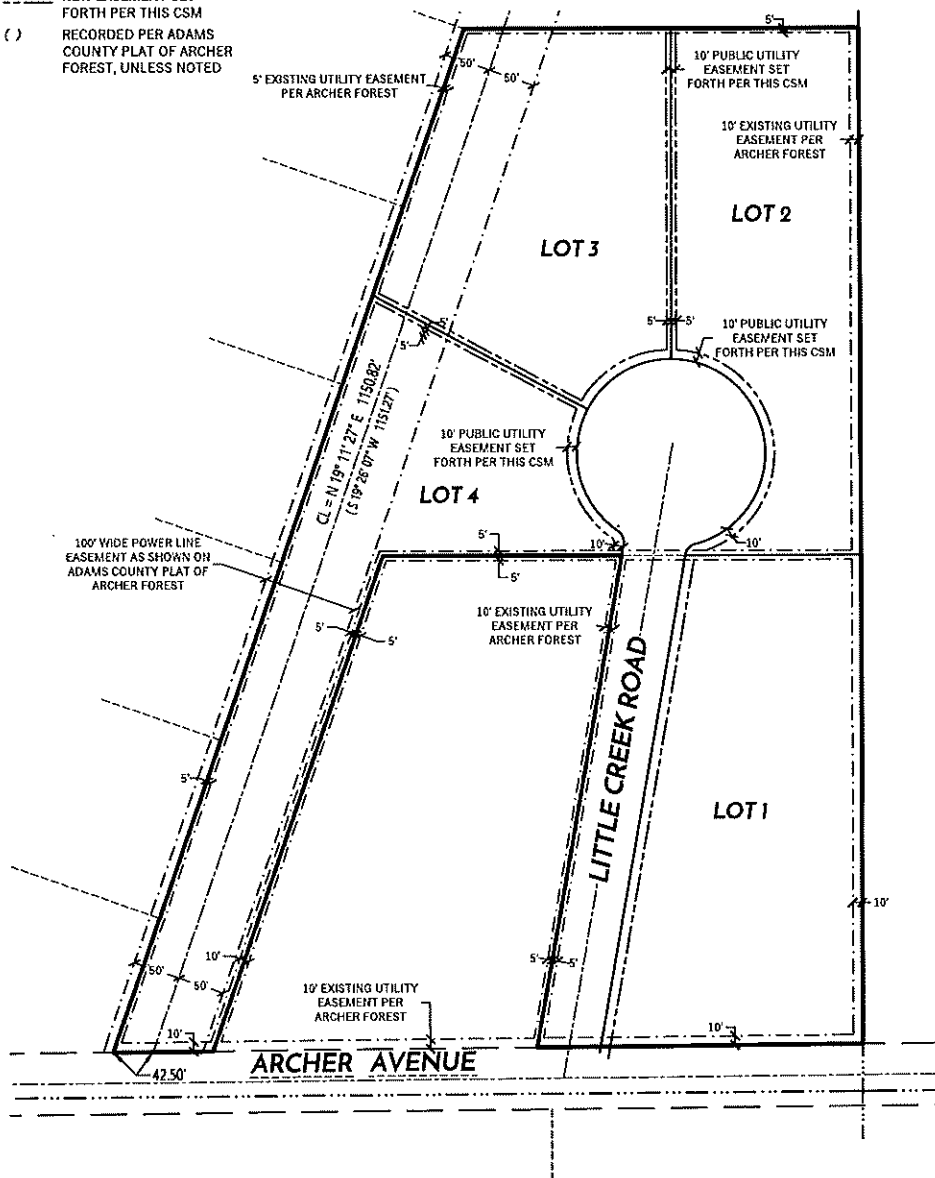
- CSM BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - SECTION LINE
- - - QUARTER LINE
- - - PLATTED LINE
- - - EXISTING EASEMENT PER ADAMS COUNTY PLAT OF ARCHER FOREST, UNLESS NOTED
- - - NEW EASEMENT SET FORTH PER THIS CSM
- () RECORDED PER ADAMS COUNTY PLAT OF ARCHER FOREST, UNLESS NOTED

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEETS 3 OF 6 FOR FURTHER DETAILS ON EXISTING FEATURES.



0' 75' 150'



File: W:\2023\231092_John Duggan - Town of Rome\env\231092_CSM 2028.dwg Layout: CSM 2 of 4 User: jrdm Printed: Apr 21, 2028 - 8:21am



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
JAQUIT HOREB, WI 53572
WWW.WYSERENGINEERING.COM

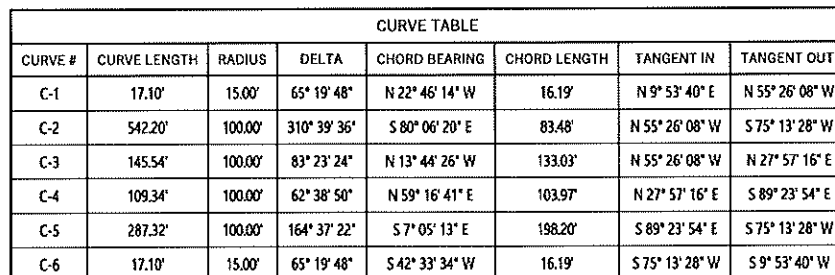
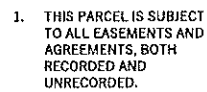
PREPARED FOR:
LITTLE CREEK CONSTRUCTION
852 CLARKSON ROAD
MARSHALL, WI 53559

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231092
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 8-9, ARCHER FOREST, RECORDED IN FILE 2, ENV. 165, AS DOCUMENT 445862, BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 5 EAST, TOWN OF ROME, ADAMS COUNTY, WISCONSIN



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	17.10'	15.00'	65° 19' 48"	N 22° 46' 14" W	16.19'	N 9° 53' 40" E	N 55° 26' 08" W
C-2	542.20'	100.00'	310° 39' 36"	S 80° 06' 20" E	83.48'	N 55° 26' 08" W	S 75° 13' 28" W
C-3	145.54'	100.00'	83° 23' 24"	N 13° 44' 26" W	133.03'	N 55° 26' 08" W	N 27° 57' 16" E
C-4	109.34'	100.00'	62° 38' 50"	N 59° 16' 41" E	103.97'	N 27° 57' 16" E	S 89° 23' 54" E
C-5	287.32'	100.00'	164° 37' 22"	S 7° 05' 13" E	198.20'	S 89° 23' 54" E	S 75° 13' 28" W
C-6	17.10'	15.00'	65° 19' 48"	S 42° 33' 34" W	16.19'	S 75° 13' 28" W	S 9° 53' 40" W

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 8-9, ARCHER FOREST, RECORDED IN FILE 2, ENV. 165, AS DOCUMENT 445862, BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 5 EAST, TOWN OF ROME, ADAMS COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOTS 8 AND 9, ARCHER FOREST, RECORDED IN FILE 2, ENV. 65, AS DOCUMENT 445862, BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 5 EAST, TOWN OF ROME, ADAMS COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 502,478 SQUARE FEET OR 11.54 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF LITTLE CREEK CONSTRUCTION, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF ROME AND ADAMS COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

OWNER'S CERTIFICATE

DUGGAN SAND VALLEY, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE TOWN OF ROME FOR APPROVAL.

BY: _____
MANAGING MEMBER
DUGGAN SAND VALLEY, LLC

STATE OF WISCONSIN) SS
ADAMS COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026,

THE ABOVE NAMED MANAGING MEMBER FOR DUGGAN SAND VALLEY, LLC, _____ TO ME
KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE
SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

ADAMS COUNTY PLANNING AND ZONING DEPARTMENT

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED BY THE ADAMS COUNTY PLANNING AND ZONING DEPARTMENT.

DATED THIS _____, DAY OF _____, 20____.

ADAMS COUNTY PLANNING ADMINISTRATOR

File: W:\2023\231092_John Duggan_Town of Rome\Draw\231092-001 2026.dwg Layout: DSM 4 of 4 User: shawn Plotdate: Apr 21, 2026 - 8:10am



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
LITTLE CREEK CONSTRUCTION
852 CLARKSON ROAD
MARSHALL, WI 53559

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231092
SHEET NO: 4 of 4

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

FINDINGS OF FACT:

1. A full and complete application was filed by Dale and Kari Ripp, and received April 28, 2026 (herein referred to as "Application") seeking a Site Plan and Plan of Operation Review for 1395 Alpine Dr, also described as being all of lots 3 and 4 of CSM No. 3496 and all of lot 1 of CSM No. 5192, all located in part of NW ¼, SW ¼, Section 7, Town 20N, Range 6E, Town of Rome, Adams County, WI., with a parcel number of #030-00626-0008.
2. The property is zoned (B-1) Business District, as defined in Chapter 360 of the Town Code.
3. At the public hearing for the Application held by the Town of Rome Plan Commission on May 12, 2026, 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.
4. 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.
5. 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 B-1 Business District.

The Town of Rome Plan Commission hereby recommends approval of the Site Plan and Plan of Operation Application submitted by Dale and Kari Ripp, 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. _____
- b. _____
- c. _____

Planning Commission Chair: _____ Date: _____

Planning Commission Secretary: _____ Date: _____

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 approval.

Signature of Owner/Applicant: _____ Date: _____

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.

**OFFICE USE ONLY:**

Date: _____ PERMIT #: _____
Parcel #: 30-622-8 Zoning District: _____
Waterfront Yes No

Zoning Department

1156 Alpine Drive Phone: 715 325-8019
Nekoosa, WI 54457 Fax: 715 325-8035
Email: zoning@romewi.gov
www.romewi.gov

**SITE PLAN & PLAN OF
OPERATION REVIEW APPLICATION
\$350.00 APPLICATION FEE**

* **ADDITIONAL REGULATIONS:** The undersigned hereby applies for a Permit to do work described and located as shown on this application and the attached plot plan. For your protection, you should determine if your project is subject to regulations of any other entity such as Adams County, the State of Wisconsin, or a homeowners association.

* **SETBACKS:** All lot lines shall be physically marked for all setbacks that are less than ten feet greater than the required setback (e.g. side lot setback = 10 ft., if actual setback will be less than 20 ft., must mark lot line). **IMPORTANT NOTE:** Permits are issued based upon information submitted including the plot plan. It is the property owner/contractor responsibility to complete construction according to the approved submittals and in accordance with all ordinances and with all laws of the State of Wisconsin applicable to said premises and work.

CIRCLE ONE: DWELLING ATTACHED ACCESS. BUILDING DETACHED ACCESS. BUILDING SHED COMMERCIAL OTHER

PLEASE PRINT CLEARLY & FILL OUT COMPLETELY

Owned By: Dale & Kari J Ripp Phone: 608-575-9428
{First} {Middle Initial} {Last}
Mailing Address: 347 14th Ave Nekoosa WI 54457

Property Description:
Gov. Lot: _____ or _____ 1/4, _____ 1/4, Sec. _____, T _____ N, R _____ E

Lot: _____; Block: _____; Addition: _____; Subdivision: _____

Property Address: 1395 Alpine Dr Nekoosa WI 54457

Lot / Parcel Size: Width: _____ Length: _____ Acres / Sq. Ft.: 3.5 acres

Construction Description: Expansion / Addition
(New Dwelling, Addition, Accessory Building, Shed)

Use: service work / storage
(Residence, Residential Accessory, Commercial, Industrial, Public etc.)

Type of Construction (if Manufactured Home, list year): Frame
(Frame, Masonry, Manufactured, Pole, etc.)

Building Description: Width: 60 Length: 40 Area: 2,400 Sq. Ft.
Height: 16 No. of Stories: 1 No. of Bedrooms: N/A

IMPORTANT NOTES: IT IS THE RESPONSIBILITY OF THE PERSON SIGNING TO CALL FOR REQUIRED INSPECTIONS. THE UNDERSIGNED FURTHER ACKNOWLEDGES: (1) THAT THEY HAVE READ *NOTES ABOVE. AND THE NOTICE ON THE BACK OF THIS PERMIT APPLICATION REGARDING WETLANDS. (2) THAT THE SIGNATURE BELOW ALSO GRANTS CONSENT FOR DEPARTMENT STAFF TO ENTER PREMISES.

Signature of Owner or Agent: Dale R Ripp Cell # 608-575-9428

Printed Name: Dale R Ripp E-mail: Trilakespowersports@gmail.com

Address: 347 14th Ave Nekoosa WI 54457

OFFICE USE ONLY:

Zoning: \$ _____ Comments / Conditions: _____
Paid: \$ PAID
(check # or cash)
Date: 4/28/20
By: _____ Approved by: _____ Date: _____
Denied by: _____ Date: _____

TOWN OF ROME

SITE PLAN AND PLAN OF OPERATION CHECKLIST

NOTE: ***Bold Italic*** items are to be indicated on the Site Plan. Use the space provided on this form for comments.

1. Project Owner: Dale Ripp Phone: 608-575-9428
Mailing Address: 347 14th Ave

2. Project Operator: _____ Phone: _____
Mailing Address: _____

3. ***Project Site Information:***

Parcel Number: _____ Legal Description: _____ Address: _____
Lot Size: Depth: _____ Width: _____ Acres: _____ Zoning: _____

4. ***Name and address of all owners of abutting parcels:*** Dale & Karin Ripp

5. ***All existing lot lines, easements and rights-of-way. Include area in acres or square feet, abutting land uses and structures:*** _____

6. ***The location and use of all existing and proposed structures within the development. Indicate design details to make new construction compatible with existing structures:*** _____

7. ***Dimensions and Number of Stories of all Buildings:***

Building #5
Dimensions: 60 x 40 Stories / Height: 16 Use: service/storage

Building #3
Dimensions: 18 x 132 Stories / Height: 14'-10' Use: Storage

Building C:
Dimensions: _____ Stories / Height: _____ Use: _____
Total Floor Area: _____

8. ***Outside Storage:*** ☒ No Yes: _____

9. ***Traffic flow patterns within the site, entrances and exits, loading and unloading areas, parking areas, sidewalks, ramps, curb cuts on the site and within 100 feet of the site:*** yes

Parking: Number of Spaces: _____ Employee Parking: yes
Dimensions of Parking Lot: _____ Type of Construction: _____

10. ***Outside Events:*** ☒ No Yes Frequency: _____

11. Maximum Number of Employees: Full-Time: 1 Part-Time: _____

12. Days & Hours of Operation: 9-5 pm

13. ***A landscape plan showing existing and proposed vegetation cover and water sources, and all proposed changes to these features, including size and type of plant material, drainage and storm-water retention areas and grade alterations:*** _____

14. ***Outdoor Lighting:*** Type: wall mounts Location: on the existing buildings

15. **Signs:** The location, height, size, materials, and design of all proposed signage:

Free-Standing Number: _____ Size(s): _____ Location(s): _____

Single ~~or Double~~ Faced: _____ Materials: _____

Wall Mounted Number: _____ Size(s): _____ Materials: _____

Lighted: No Yes: _____

16. **Outside Food and / or Beverage Service:** ☒ No Yes: _____

17. **Inside and / or Outside Music (type, hours & days):** ☒ No Yes: _____

18. Refuse Disposal: Public: _____ Private: ☒ X

Refuse Containers (type & location): we haul it to the transfer site

19. Is a Commercial Transfer Site Permit Required: No ☒ Yes Date Issued: 1-1-2024

20. **Fencing or Screening:** No ☒ Yes _____

21. **Sanitary System:** yes - main office

22. Any Potential Problems or Nuisances such as Odor, Smoke, Vibration or Noise Resulting from this Operation: ☒ No Yes: _____

23. **Surface Water Drainage Facilities:** Storm Water Retention, Flow of Surface Water, and Amount of Impervious surfaces: most the property is gravel/sand

24. Any Special License Required to be obtained from Local, State or Federal Licensing Agencies for the proposed Operation: ☒ No Yes: _____

25. Did the Wisconsin Department of Commerce Approve the Building Plans?: No Yes
Date Approved: _____ Comments: _____

26. **Expansion of an Existing Operation:** No ☒ Yes _____

27. **Onsite Sale of any Items and / or Services:** No ☒ Yes: _____

28. Does this Operation Involve the Production of any Items? ☒ No Yes: _____

29. Description of the Production Process: N/A

30. **Any Chemicals, Hazardous Waste, Solvents, Gasoline or other Petroleum Products Stored on the Site:** ☒ No ☒ Yes waste oil

How are the Chemicals, Wastes and Solvents Disposed of: Recycled or burned in oil burner at off site location

31. **Does this Operation Involve the Boarding of Animals:** ☒ No Yes: _____

Additional information may be required by the Zoning Administrator, Town Plan Commission, Town Board, and any other governmental agencies having jurisdiction of this site plan and plan of operation.

Property Owner Signature: Dale R Ripp Date: 4-23-24

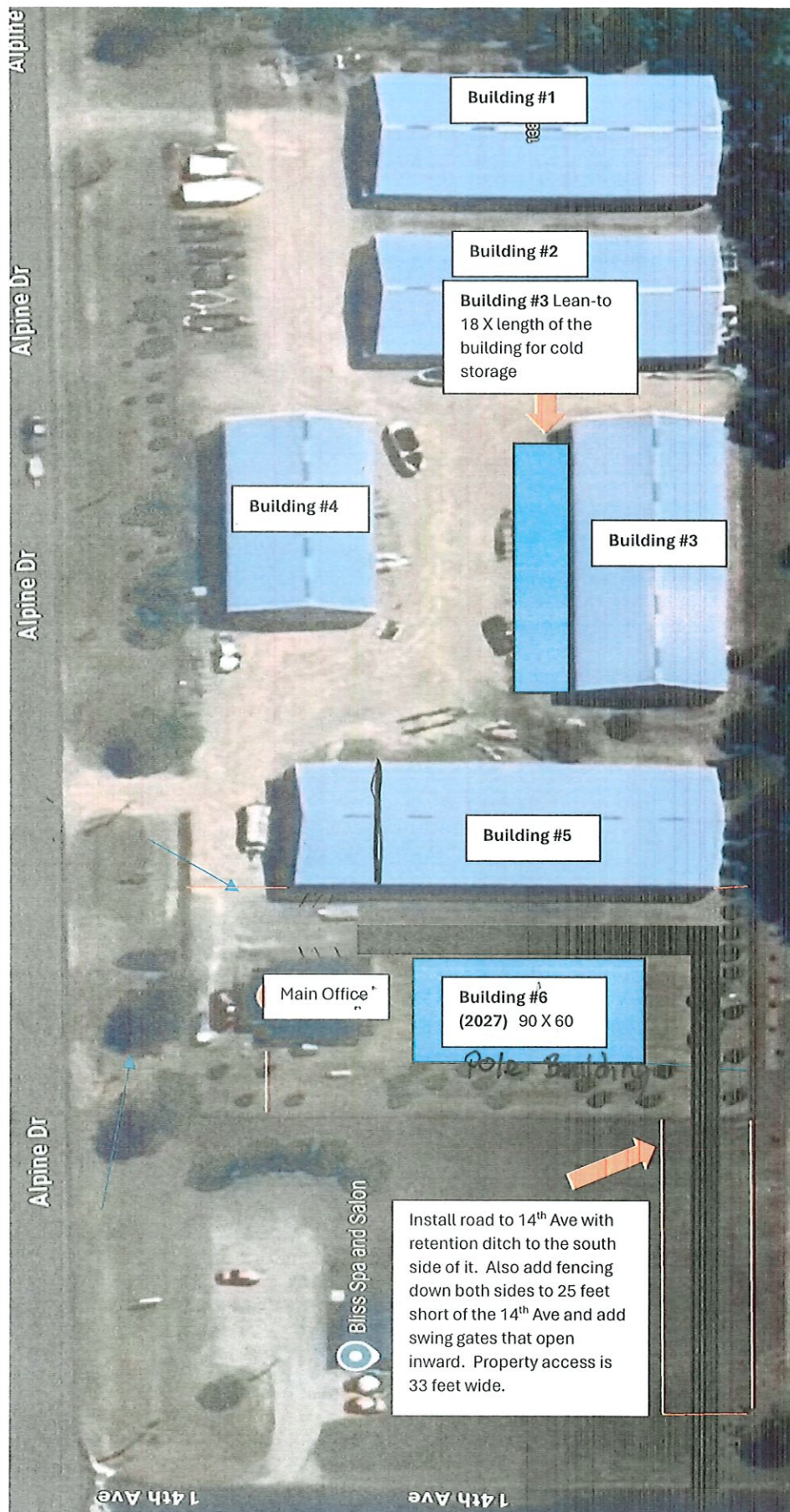
Tri-Lake's Power Sports & Golf Carts / Change of Season & Rental 2026 and 2027 building plans.

2026 – Building #3. On building #3 we would like to add 18' to the width (North side) of the building and the full length of it (132'). Our contractor would remove the existing tin and reuse it on the shorter North facing wall in an effort to maintain the existing color and look. We would also match the existing roof tin with a color that is similar. The new rollup 10' X 10' door for this addition would be on the East end. This addition adds to our cold storage for boats and campers.

2026 – Building #5. Currently in building #5 there is a concrete floor at the front (far North side) of the building that we would like to close off and insulate for a golf cart showroom and year-round service area. The concrete area is 40 feet deep and 60 feet wide. The showroom would take up a 20' wide and 30' deep. There would also be a small parts room 10' x 10' with HVAC equipment above it. The showroom would have double glass doors facing the main office to the West with a 6-foot overhang the length of the current asphalt. The East wall of the showroom would serve two purposes: one to separate the showroom from the service area and two to support the joist (ceiling). The service area would add a roll up door to the East exterior outside wall with an overhang to help keep snow back from the door.

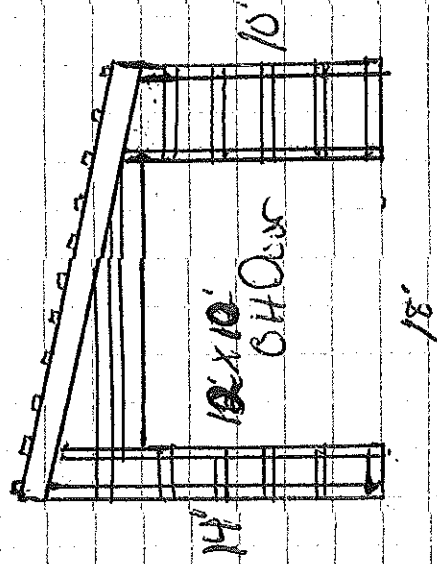
2027 – Building #6. Once the back lot is re-graded, we would like to put up a 6th cold storage building 90 X 60. The building would be well within the zoning requirements of the lot. The addition of the building would be to expand our storing capacity and help with our current customer waiting list.

Boat Yard and Tri-Lakes Powersports and Golf Cart site aerial view.

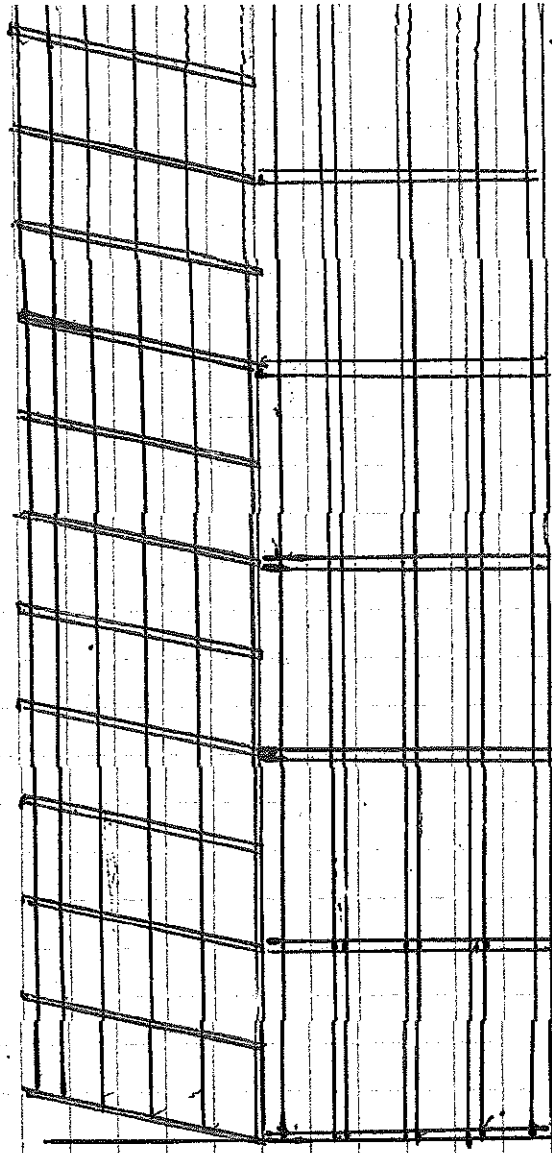


Building #3 (add-on)

18' x 32' x 10' Post Frame

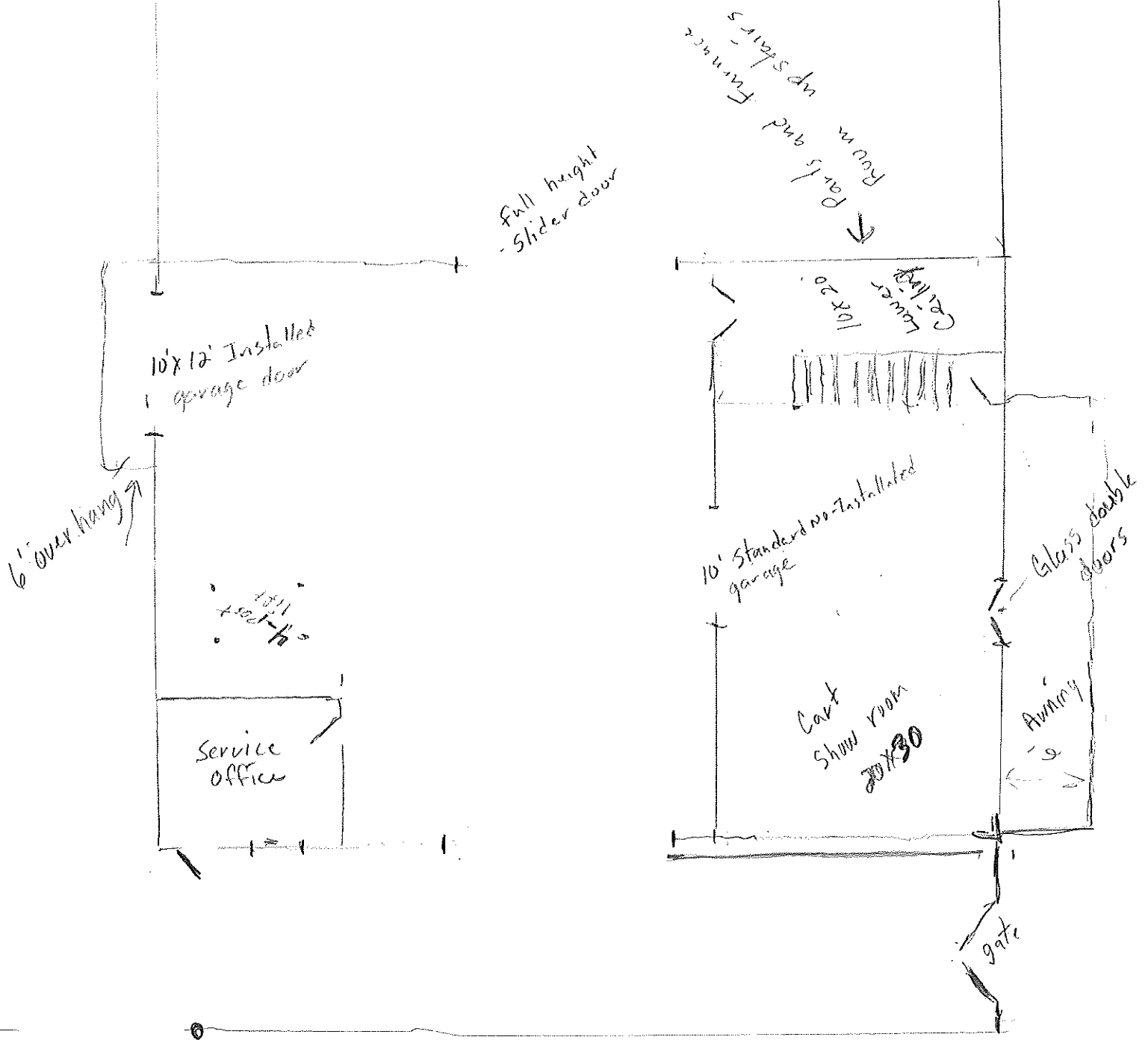


Rafter
 Double 2x12 Header for Truss Carrier
 12" LVL Rafter 4" O/C
 2x4 Purlins Flat 2' O/C
 with 28 ga Steel Roof Panel



6x6 Post 8' O/C 5" in Ground with 2 Bags Concrete
 Tracked 2x8 Slat Board 2x8 Side Girts with 29 Ga
 Steel for Siding

Building # 5 improvement



Alpine Dr.

§ 360-9. Use regulations. [Amended 6-17-2021 by Ord. No. 21-12; 11-18-2021 by Ord. No. 21-20; 8-1-2024 by Ord. No. 24-08; 1-2-2025 by Ord. No. 25-01]

- A. Except as herein provided, in any district, no building or land shall be used and hereafter no building shall be erected, structurally altered or relocated except for one or more of the uses hereinafter stated for that district.
- B. Uses such as real estate sales field office or shelter for material and equipment being used in the construction of a permanent structure may be permitted by the Zoning Administrator.
- C. Camping. In any district which allows camping, the following standards shall apply:
- (1) Camping units shall, as applicable, remain mobile (e.g., wheels left on and no skirting), have a current license and self-containment facilities. A permissible camping unit is limited to a camping trailer, conversion van, motor home, park model, pickup truck with camper or a tent.
 - (2) An annual permit issued by the Zoning Administrator is required for seasonal camping on any lot on which a single-family residence does not exist. The camping season shall begin on the second Saturday of April 14 through and end on November 30th.
 - (a) Camping limit: One camping unit on lots located in a subdivision; two camping units on lots located outside of a subdivision.
 - (2)(b) The storage of camping units is not permitted in Lake District during the off-season as noted in 360-62F. Outside Storage.
 - (3) Off-season camping permit. Camping is permitted from December 1 through April 14 the second Friday in April only upon issuance of an off-season camping permit by the Zoning Administrator. Such camping is limited to no more than two occurrences for a cumulative total of no more than 21 days during any off-season period. A separate permit is required for each occurrence and will only be issued upon proof that the camping unit will be connected to either a municipal sanitary sewer system or has direct access to a private on-site waste treatment system approved by the State of Wisconsin and Adams County.
 - (4) Guest camping permit. Additional camping units, to be occupied by guests of a lot owner, shall be subject to the following limits:
 - (a) One guest camping unit for parcels five acres in size or less, and one additional guest camping unit for each additional one acre of lot size, not to exceed 10 guest camping units, shall be permitted on a lot in any district which allows camping between April 15 and October 15 of each calendar year for no more than three nonsequential periods of for a maximum of 10 days each in duration.
 - (b) At least 105 days must elapse between each such period new guest.
 - (4)(c) A guest camping permit issued by the Town of Rome is required for each additional camping unit. Additional camping units in the LD Lake District shall be subject to § 360-60B.
 - (5) All permits required herein must be displayed in a weather-resistant receptacle that is securely attached, below the address sign, to the Town-issued address identification post.

Formatted

Formatted

Town of Rome, WI

(6) Water/septic requirements.

- (a) Commencing on January 1, 2012, camping may not occur on a lot on which a single-family residence does not exist unless said lot satisfies both of the following requirements:

[1] Is either connected to water service offered by the Rome Water Utility or is

served by a private, code-compliant well providing potable water; and

- [2] Is connected to a municipal sanitary sewer system or is directly served by a private on-site waste treatment system as defined in § 145.01(12), Wis. Stats., or is attached to a transfer container that is installed pursuant to the regulations set forth in Section 3-2.08 of the Adams County Private On-site Waste Treatment Systems Ordinance.

- (b) Notwithstanding Subsection C(6)(a)[2] herein, portable toilets and vault privies are prohibited in these districts. Composting, chemical and incinerating toilets are permitted only if completely within the camping unit.

- D. Utility service, including electric and telephone lines, shall be installed underground.
- E. The Town of Rome finds that there is a distinction between short-term and long-term rental uses. Long-term (30 consecutive days or more) renters, like owner-occupants, by definition, tend to have a long-term interest in the property at issue and can be expected to engage in conduct and activities consistent with such an interest. Consequently, the Town of Rome finds that owner occupants and long-term renters are less likely to engage in conduct and activities that are contrary to the interest and purpose of residential districts. Therefore, single-family dwellings for long-term use are permitted uses in each residential district. Short-term use of property is similar to a commercial use, as demonstrated by the fact that hotels and motels are only permitted in the business district. In addition, the distinction between long-term and short-term rentals is provided for in the Wisconsin Statutes [§§ 77.52(2)(a)1 and 97.605]. The Town of Rome has determined that short-term rental of single-family dwellings may only occur upon issuance of a zoning permit with conditions imposed as are necessary to protect the residential character of the applicable neighborhood and ensure that 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. The Town of Rome has further determined that, given the unique concerns and characteristics of the areas comprising all residential districts, it is necessary and appropriate to prohibit short-term rentals of six consecutive days or less in duration in each residential district.
- F. No land which is located in a Residential District shall be used for driveway, walkway or access purposes to any land which is located in a Business, or Special Purpose District or used for any purpose not permitted in a Residential District.
- G. Cutting of trees on all lots abutting lakes or streams shall be limited to control erosion and reduce flow of effluents or nutrients from the shore land. Thus, in a strip 35 feet inland from the ordinary high-water mark, no more than a total of 30% of any 100 feet may be cut. From the inland edge of the 35-foot strip to the outer limits of the shore land, the cutting of trees and shrubbery shall be allowed pursuant to the Adams County Shoreland Protection Ordinance.
- H. Common household pets are limited to five in aggregate per residence in all recorded and unrecorded subdivisions.
- I. Domestic animals, other than common household pets, are prohibited outside of Agricultural

and Conservancy Districts except as follows:

- (1) R-1 District outside of subdivisions and with a minimum area of two acres, limit: one animal unit.
- (2) R-2, R-4, R-5 and B-1 Districts.
 - (a) Minimum two acres, limit: one animal unit.
 - (b) Minimum three acres, limit: one animal unit or two horses.
 - (c) Minimum five acres, limit: two animal units or three horses.
 - (d) Minimum nine acres, limit: two animal units or five horses.

Note: A conditional use permit (CUP) is required for keeping domestic animals in the B-1 District.

- (3) Roosters are prohibited.

- J. Any private driveway leading to a building or structure located 200 feet or more from the public right-of-way shall be at least 10 feet in surface width and provide 14 feet of clear-width: shall provide an unobstructed height throughout the entire length and width of the driveway of at least 14 feet, and shall provide a turnaround area located no more than 75 feet from the structure capable of turning around emergency vehicles. Driveway permits under this subsection shall require review and approval from the Fire Chief in order to verify that the installation standards will provide for the safe passage and turnaround of emergency vehicles accessing the structures served by the driveway. Greater dimensions may be required by the Director of Public Works, after consultation with the Fire Chief, if the proposed driveway would not be sufficient to accommodate specialized fire-fighting apparatus or equipment that may be required to service the property.

§ 360-35. Permitted uses.

- A. Single-family dwelling (seasonal or year-round) for owner occupancy, long-term rent or lease that are constructed under the standards of the Wisconsin Uniform Dwelling Code.
- B. Accessory apartment.
- C. Permitted accessory structures. [Amended 2-16-2023 by Ord. No. 23-03]
 - (1) Accessory structures including detached garages, gazebos, swimming pool, greenhouse, and play structures not larger than 100 square feet in footprint area or at any point taller than 15 feet and incidental to residential use of the property. The number of accessory structures under this provision shall be limited to two structures.
 - (2) One shed.
- D. Camping ~~limit~~. [Amended 6-17-2021 by Ord. No. 21-12; 2-16-2023 by Ord. No. 23-03]

~~(1) One camping unit in a subdivision. Provided, however, a second camping unit to be occupied by guests of a lot owner shall be permitted on the zoning lot in a subdivision~~

~~between April 15 and October 15 of each calendar year for no more than three nonsequential periods of a maximum of 10 days each in duration. At least 15 days must elapse between each such period. A guest camping permit issued by the Town of Rome is required.~~

~~(2) Two camping units outside of a subdivision.~~

- E. Home occupation.
- F. Park.
- G. Playground.
- H. Tennis court.
- I. Pond.
- J. Temporary use of an office or shelter for material and equipment being used in the construction of a permanent structure may be permitted by the Zoning Administrator.

§ 360-60. Permitted uses.

- A. Single-family dwellings, constructed to the standards of the Wisconsin Uniform Dwelling Code and accessory structures. The number of accessory structures under this provision shall be limited to two structures.
- B. Camping.

~~(1) Camping limit: one camping unit in a subdivision; two camping units outside a subdivision.~~

~~(2) Season. Camping is allowed from April 14 through November 30.~~

~~(3) Permit required. An annual permit issued by the Zoning Administrator is required for seasonal camping on any lot on which a single-family residence does not exist.~~

~~(4) Guest camping. A second camping unit to be occupied by guests of a lot owner shall be permitted on the zoning lot in a subdivision between April 15 and October 15 of each calendar year for no more than three nonsequential periods of a maximum of 10 days each in duration. At least 15 days must elapse between each such period. A guest camping permit issued by the Town of Rome is required.~~

~~(5) Water/septic requirements. Commencing on January 1, 2012, camping may not occur on a lot on which a single-family residence does not exist unless said lot satisfies both of the following requirements:~~

~~(a) Is either connected to water service offered by the Rome Water Utility or is served by a private, code-compliant well providing potable water; and~~

~~(b) Is connected to a municipal sanitary sewer system or is directly served by a private on-site waste treatment system as defined in § 145.01(12), Wis. Stats., or is attached to a transfer container that is installed pursuant to the regulations set forth~~

Formatted: Indent: Left: 0.67", No bullets or numbering

~~in Section 3-2.08 of the Adams County Private On-site Waste Treatment Systems Ordinance.~~

- ~~(6) Off-season camping permit. Camping is permitted from December 1 through April 14 only upon issuance of an off-season camping permit by the Zoning Administrator. Such camping is limited to no more than two occurrences for a cumulative total of no more than 21 days during any off-season period. A separate permit is required for each occurrence and will only be issued upon proof that the camping unit will be connected to either a municipal sanitary sewer system or has direct access to a private on-site waste treatment system approved by the State of Wisconsin and Adams County.~~
- ~~(7) All permits required herein must be displayed in a weather-resistant receptacle that is securely attached, below the address sign, to the Town-issued address identification post.~~
- ~~(8) Notwithstanding Subsection B(5)(b) herein, portable toilets and vault privies are prohibited in this district. Composting, chemical and incinerating toilets are permitted only if completely within the camping unit.~~

- C. Home occupation.
- D. One shed.

§ 360-83. Permitted uses.

- A. Fire detection structure.
- B. Fishing and boating (no motors permitted).
- C. Directional signs.
- D. ~~Private-recreational~~Camping.
- E. Harvesting of any wild crops such as ferns, mosses, berries, tree fruits and tree seeds in a manner that is not injurious to the natural reproduction of such crops.
- F. Soil and water conservation practices.
- G. Wildlife/nature preserves.

§ 360-87. Permitted uses.

- A. Fire-detection structure.
- B. Fishing and boating.
- C. Directional signs.
- D. ~~Private-recreational~~Camping. [Amended 6-17-2021 by Ord. No. 21-12]
- ~~(1) Camping limit: two camping units.~~
- E. Harvesting of any wild crops such as ferns, mosses, berries, tree fruits and tree seeds in a

manner that is not injurious to the natural reproduction of such crops.

- F. Soil and water conservation practices.
- G. Wildlife/nature preserves.
- H. Open type shelter for public use.
- I. Nonresidential buildings or structures used for the raising of wildlife and fish, the practice of forestry and research in or the rehabilitation of natural resources.

§ 360-62. Height, setbacks, area and other requirements. [Amended 7-17-2025 by Ord. No. 25-07; 2-5-2026 by Ord. No. 26-02]

- A. Lot requirements.
 - (1) Frontage: minimum 70 feet.
 - (2) Area: one acre.
 - (3) Depth/width: maximum 4:1.
- B. Roadway setback.
 - (1) State highway (whichever is greater).
 - (a) From center of roadway: minimum 110 feet.
 - (b) From lot line: minimum 50 feet.
 - (2) County road (whichever is greater).
 - (a) From center of roadway: minimum 83 feet.
 - (b) From lot line: minimum 50 feet.
 - (3) Town road (whichever is greater).
 - (a) From center of roadway: minimum 63 feet.
 - (b) From lot line: minimum 30 feet.
- C. Building setbacks (from the furthest building projection).
 - (1) Side: minimum 10 feet.
 - (2) Rear: minimum 10 feet.
 - (3) Waterfront: minimum 75 feet.
- D. Other requirements.
 - (1) Building height: maximum 35 feet.
 - (2) Building width: minimum 16 feet.
 - (3) Roof pitch: minimum 3/12.

- (4) Overhang: minimum 12 inches.
- (5) Accessory building appearance.
 - (a) The purpose of this subsection is to regulate the use of exterior construction materials in an effort to attain a degree of individual uniformity and overall compatibility in exterior appearance, and thus maintain and enhance the attractiveness and property value of LD Zoning Districts. The LD District is the

foundation of the Town tax base. Therefore, it is an overall benefit to the welfare and quality of life of the community to make preservation of the property values a priority. The Town of Rome provides these regulations to landowners who desire to build a new structure, or to remodel or add to an existing dwelling or accessory building.

- (b) An accessory building shall be constructed of similar materials and have an overall appearance consistent with that of the dwelling.
- (6) Detached accessory structures. Side wall height: maximum 16 ft.
- (7) Shed. Building used primarily for storage of an area up to and including 160 square feet and a maximum of a ten-foot height and a maximum 16 inches of roof overhang. A shed is allowed before the principal structure is present but shall not be used as a place of human habitation. Mobile/manufactured homes, campers, truck bodies or trailers, buses and similar items are prohibited for use as accessory buildings.
- (8) Elevated structures. Except for the following, there shall be no elevated structures permitted in the LD Zoning District:
 - (a) Play structure, provided said structure shall not have a footprint area exceeding 100 square feet or a height at any point taller than 15 feet. Play structures shall not be located on any lot unless the lot contains a single-family dwelling, and shall not be located in the street-facing front or side yard area.
 - (b) Any play structure taller than 10 feet in height at any point shall be subject to a zoning permit application and Plan Commission review and approval. Where a play structure greater than 10 feet in height is referred to the Plan Commission, its decision shall be preceded by a public hearing. Each abutting property owner shall be notified of the time, date, and place of the public hearing and may offer reasons for approval or disapproval of the application as submitted. Reasons may be communicated in writing or given as testimony at the public hearing. The Plan Commission may deny, approve, or conditionally approve the proposed play structure or elevated structure. In making its determination, the Plan Commission shall consider potential screening, layout modifications, impact on neighboring properties, and potentially impose removal timelines.
 - (c) Any play structure taller than 10 feet in height at any point shall be constructed of similar materials and have an overall appearance consistent with that of the dwelling.
 - (d) All play structures shall be properly maintained or otherwise protected to prevent deterioration or a negative impact upon neighboring properties.

E. Areas.

- (1) Lot coverage by buildings. Impervious building and ancillary surfaces, excluding driveways, shall not occupy more than 20% of a total lot area. An applicant for a zoning permit shall provide a diagram that includes lot dimensions, total area and the location, dimensions and area of all buildings together with computations that demonstrate

compliance with this section.

(2) Living area per dwelling unit: minimum 760 square feet.

F. Outside storage. Except for the following items, there shall be no outside storage of personal property during the period of December 1 through ~~April 14~~the second Friday in April on any lot within Lake District in a recorded residential subdivision unless the lot contains a single-family dwelling:

(1) Two watercrafts (must be owned by property owner).

(2) One picnic table.