SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release ("Agreement") is made and entered into as of the date executed by all Parties below (the "Effective Date"), by and between Stephen and Rosalie Park and the Stephen and Rosalie Park Living Trust (collectively, "Park") and the Town of Rome and the Town of Rome Board of Appeals (collectively, the "Town"). Park and the Town may be referred to herein individually as "Party" and collectively as the "Parties".

WHEREAS, Park owns a property on Lake Camelot, in the Town, located at 371 Abington Court, Nekoosa, WI 54457 (the "Property");

WHEREAS, on October 15, 2024, Park applied to the Town for a building permit, to construct a new home on the Property;

WHEREAS, on October 23, 2024, the Town issued the building permit to Park, and thereafter Park commenced construction on their home;

WHEREAS, on May 19, 2025, the Town issued a Stop Work Order to Park based on the proximity of the home to the Lake Camelot waterfront;

WHEREAS, Park applied to the Town for a variance from the waterfront setback requirement;

WHEREAS, on November 3, 2025, the Town denied Park's variance application;

WHEREAS, Park initiated a lawsuit against the Town, challenging the Town's enforcement of the waterfront setback as applied to the Property, which is currently pending in Adams County Circuit Court, Case File No. 25-CV-192 (the "Lawsuit");

WHEREAS, the Parties desire to enter this Agreement to settle fully and finally certain matters between them and to avoid further costs of litigation;

NOW, THEREFORE, in consideration of the mutual promises made herein by the Parties, and for other good and valuable consideration, the receipt of which is acknowledged by each Party hereto, the Parties state and agree as follows:

1. Recitals. The recitals set forth above are fully incorporated into the terms of this Agreement.

2. Consideration. In exchange for Park's execution of this Settlement Agreement and Release and dismissal of the Lawsuit, the Town agrees to: (1) Rescind the Stop Work Order issued on May 19, 2025, regarding the home on the Property; (2) allow Park to complete construction of the home on the Property and issue a certificate of occupancy upon completion of the home and any required inspections related thereto; and (3) not take any enforcement action regarding Park's home related to a 100-foot setback from the waterfront of Lake Camelot.

3. Dismissal of the Lawsuit. Park agrees to enter a Stipulation for Dismissal of the Lawsuit, with prejudice, without the award of costs and/or attorney's fees to any Party, after this Agreement has been fully executed by all Parties and the Town has rescinded the Stop Work Order described in Paragraph 2.

4. Stay of Proceedings. Until such time as the Parties enter and submit a Stipulation for Dismissal of the Lawsuit and the Lawsuit is dismissed by the Court, the Parties agree that all deadlines in the proceeding are stayed.

5. Park's Release of Claims. As a material inducement to the Town to enter into this Agreement, Park, on behalf of themselves, their heirs, successors, and assigns, hereby irrevocably and unconditionally release, acquit, and forever discharge the Town, its current and former elected officials, Board of Appeals, officers, employees, agents, representatives, attorneys, insurers (including EMC Insurance Company), successors, and assigns from any and all charges, complaints, claims, liabilities, obligations, promises, agreements, controversies, damages, actions, causes of action, suits, rights, demands, costs, losses, debts, and expenses, including attorneys' fees and costs actually incurred, of any nature whatsoever, known or unknown, suspected or unsuspected, asserted in the Lawsuit through the Effective Date of this Agreement.

6. No Representation as to Third Party Claims Against Park. As part of this Agreement, the Town agrees that the 100-foot waterfront setback articulated in Section 360-63C of the Town's Zoning Ordinance will not be enforced by the Town regarding the Property and only the 75-foot shoreland setback in § 396-8.B.(1) of the Adams County Code shall be enforced against the home at the Property related to the Lawsuit and this Agreement. However, third parties may have claims or may take enforcement action against Park related to a 100-foot setback to the extent they have an independent right to enforce a 100-foot setback. If in the case that a third party makes a claim against Park related to the waterfront setback of the Park home, Park agrees not to assert any claims against the Town, including claims for damages or for other relief, in said lawsuit; Park agrees that it will only name the Town in any third-party lawsuit related to the waterfront setback of the Park home to the extent the Town is an indispensable party for obtaining a final disposition of said lawsuit.

7. No Admission of Liability or Fault. The Parties agree that this Agreement is a compromise and settlement of complex and disputed claims and that neither the execution of this Agreement nor the performance of any obligations hereunder is to be deemed an admission of liability.

8. No Inducement to Sign. The Parties warrant and represent, each to the other, that no promise or inducement has been offered or made except as herein set forth, and that this Agreement is executed without reliance upon any statement or representation by any other party or his or her agent.

9. No Assignment of Claims. Each Party represents and warrants that they have not assigned, encumbered, or transferred any claim or cause of action they may have against any other Party.

10. Governing Law. The Parties agree that this Agreement shall be governed and interpreted by the laws of the State of Wisconsin. Any action regarding this Agreement shall be commenced in a state court of competent jurisdiction in Wisconsin.

11. Binding Effect and Integration; Successors and Assigns. This Agreement represents the entire agreement between the Parties and supersedes all prior negotiations, representations, or agreements by the Parties, either written or oral. This Agreement may be amended only by a written instrument designated as an amendment to this Agreement and executed by the Parties or their successors. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, assigns, trustees, beneficiaries, and transferees, including any future owner of the Property.

12. Joint Negotiation. This Agreement shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party as a result of the preparation, submission, or other event of negotiation, drafting, or execution. Each Party has been represented by counsel throughout the negotiation of the Agreement.

13. Signature by Counterparts. This Agreement may be signed in multiple counterparts, with all counterparts forming but one Agreement. Signature by a Party and transmission of the same by facsimile or electronic mail shall be binding upon the Party whose signature is so transmitted, regardless of whether or not an original, signed copy of this Agreement is ever delivered.

14. Cooperation. The Parties agree to cooperate fully and execute any and all documents which may be necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement, specifically including a Stipulation of Dismissal of the Lawsuit, with prejudice and without costs to any Party, and the Town rescinding the Stop Work Order, allowing Park to complete construction of the home on the Property and issue a certificate of occupancy upon completion of the home and any required inspections related thereto, and the Town not taking any enforcement action regarding Park's home related to a 100-foot setback from the waterfront of Lake Camelot.

15. Severability. Should any provision of this Agreement be determined to be invalid, illegal or unenforceable by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect the other provisions of the Agreement, which shall remain in full force and effect.

[Signatures Page Follows]

AGREED TO AND ACCEPTED BY:

_____	_____
Date	Stephen Park
_____	_____
Date	Rosalie Park
_____	_____
Date	Stephen and Rosalie Park Living Trust By:_____ Its:_____

TOWN OF ROME

_____	_____
Date	Carl Hasdal, Town Board Chair
	Attest:
_____	_____
Date	Wendy Newsom, Town Clerk

TOWN OF ROME BOARD OF APPEALS

_____	_____
Date	David Newsom, Chair
	Attest:
_____	_____
Date	Wendy Newsom, Town Clerk

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

TOWN OF ROME BOARD MEETING MINUTES

WEDNESDAY, MAY 20, 2026 10:00 A.M.

1. Call to Order

   Chairman Carl Hasdal called the meeting to order at 10:09 a.m.

2. Roll Call

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

3. Certify Posting of Meeting

   Wendy Newsom certified that on, Tuesday, May 19, 2026, the Agenda for the Town of Rome Board meeting for Wednesday, May 20, 2026 was posted at:

Posted at the Rome Town Hall	*8:00 a.m.*
Posted at Kwik Trip, LLC	*9:04 a.m.*
Posted at Nekoosa Port Edwards State Bank	*9:09 a.m.*
Emailed to the Wisconsin Rapids Tribune	*9:40 a.m.*

4. Approve the Agenda

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

5. Pledge of Allegiance

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

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

   a. Interviewing of Town Administrator Candidates – This will take place at the Town Hall with a break at Noon for lunch with no Town business being discussed during lunch

   Motion at 10:10 a.m. to go into closed session pursuant to Wis. Stat. Section 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility:

   b. Interviewing of Town Administrator Candidates – This will take place at the Town Hall with a break at Noon for lunch with no Town business being discussed during lunch

DRAFT

Motion carried by unanimous roll call vote.

The Board exited closed session at 3:48 p.m.

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

Motion at 3:48 p.m. to enter into open session authorized by Wis. Stat. 19.83(2) to possibly take action from the closed Session and continue with the agenda. Motion carried by unanimous roll call vote.

ADJOURNMENT

Motion by Lewis/Samelstad to adjourn the meeting at 3:48 p.m. Motion carried.

Respectfully submitted,

Wendy Newsom
Wendy Newsom
Town of Rome Clerk

DRAFT

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

TOWN OF ROME BOARD MEETING MINUTES

THURSDAY, MAY 21, 2026 5:00 P.M.

1. Call to Order

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

2. Roll Call

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

3. Certify Posting of Meeting

   Wendy Newsom certified that on, Tuesday, May 19, 2026, the Agenda for the Town of Rome Board meeting for Thursday, May 21, 2026 was posted at:

Posted at the Rome Town Hall	*8:00 a.m.*
Posted at Kwik Trip, LLC	*9:04 a.m.*
Posted at Nekoosa Port Edwards State Bank	*9:09 a.m.*
Emailed to the Wisconsin Rapids Tribune	*9:40 a.m.*

4. Approve the Agenda

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

5. Pledge of Allegiance

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

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

   No citizen comments

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

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

DRAFT

Lewis: Visit Rome is excited to showcase the Summer Concert Series and hopes everyone comes out for it.

Giardino: There will be a grand opening of the Jeanne Osgood Trail on June 13, 2026 from 11:30 a.m. to 1:30 p.m. The Friends of the Library coffee will resume in the fall. He is looking into handicap parking at the parks. He reminded everyone that the Veteran's Walk will take place this Sunday, May 24th starting at Noon with lunch and patriotic music in the Rome Town Center.

Hasdal: Funeral services for Don Fornasiere, who was a long-time member of several Town Committees, will be tomorrow. There are many committee openings and we have only received five applications. He thanked Sue and Vito Giardino for all their efforts on the Veteran's Walk Banners. Nicole Dunbar will be here soon to do training with staff.

Schaub-Ruemler: Informed the Board that Mark Kane has completed his schooling and graduated with honors.

8. Department and Committee Reports

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

Chairman Hasdal asked the Director of Public Works about the Transfer Site. Director of Public Works Knoblock stated that the brush is piling up at the Transfer Site and he will need to look at options for contractors as they are filling the site up.

Chairman Hasdal asked about Dyracuse and Director of Public Works Knoblock stated that it is doing well and there are a lot of groups renting the park for the day.

Chairman Hasdal asked about extending the hours at the Transfer Site going from April through September instead of Memorial Day to Labor Day. The Director of Public Works will look into it.

Chairman Hasdal mentioned that there was a contractor here recently asking about putting a shuttle service in Town.

Chairman Hasdal would like a section on the agenda for Short Term rentals with a report of issues and resolutions and getting reports from the Court Clerk regarding what was handled in Court that month.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action – Approval of the May 7, 2026 and May 14, 2026 meeting minutes

   Motion by Lewis/Reppen to approve the May 7, 2026 and May 14, 2026 meeting minutes. Motion carried.

10. Discussion and possible action – Checks, Vouchers, Receipts and Journal Entries - approve checks #50518 – 50593 totaling $237,999.98; Auto-payments totaling $108,496.15; State / Social Security /

Medicare / Withholdings totaling $66,701.34; Payroll Vouchers V25194 – V25378 totaling $179,265.48; Receipts #27287 – 27366 totaling $595,781.46

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

11. Discussion and possible action – Presentation from Greg Johnson on General Obligation Promissory Notes, Series 2026A funding

Greg Johnson from Ehler's presented the General Obligation Promissory Notes, Series 2026A funding, stating that the Town again received an Aa3 rating from Moody's.

12. Discussion and possible action – Approval of Resolution No. 26 – 05; A Resolution Authorizing the Issuance and Sale of $3,575,000 General Obligation Promissory Notes, Series 2026A

Motion by Samelstad/Lewis to approve Resolution No. 26 – 05; A Resolution Authorizing the Issuance and Sale of $3,525,000 General Obligation Promissory Notes, Series 2026A. Motion carried.

13. Discussion and possible action – Approval of road bids as recommended by Public Works Director Cody Knoblock for the following roads:

- Oxford Court
- East Queens Way
- Sumac Trail
- Robindale Court
- Campfire Road
- Sandy Arbor Road
- Valley Trail
- Jack Pine Arbor Road
- Kingswood Trail
- Sequoia Trail
- Spruce Trail
- Timber Trail
- Earl Court

Director of Public Works Cody Knoblock explained that the roads listed are what were bid on and the costs for the total road projects. He told the Board that there is an excess of approximately $274,000 and explained that there are a couple of options, one being to add a couple of small roads or to carry forward the funds to next year.

Supervisor Reppen asked if any of the cul-de-sacs that were beat up by the winter could be fixed. Director of Public Works Knoblock stated that yes that would be an option but you could ruin the rest of the road by doing so.

Motion by Lewis/Samelstad to allocate and spend the extra money this year on roads that need it. Motion carried.

Motion by Samelstad/Reppen to approve the road bids as recommended by Public Works Director Knoblock for the roads listed. Motion carried.

14. Discussion and possible action – Approval of Ordinance No. 26 – 07; Amendment to Code Chapter 266 Nuisances; Section 1 – 4 Private Property, Permit, Violations and Penalties, Definitions

It was explained that Attorney Abts made changes to this ordinance based on a recommendation from Judge Thibodeau as the ordinance as it was written did not provide for a penalty if not followed.

Sergeant Brian Upton gave an overview of what a nuisance is in the ordinance.

Motion by Reppen/Lewis to approve Ordinance No. 26 – 07; Amendment to Code Chapter 266 Nuisances; Section 1 – 4 Private Property, Permit, Violations and Penalties, Definitions. Motion carried.

15. Discussion and possible action – Review the Wellhead Protection ordinance

Chairman Hasdal explained the reason for this ordinance which is meant to protect our drinking water.

Director of Public Works Knoblock reiterated that this will help protect our drinking water.

16. Discussion and possible action – Approval of sending a proposed amendment to Town of Rome Code Chapter 137 – Boating and Waterways; Sections 1 – 4, a transmittal letter and the lake condition report to the Wisconsin Department of Natural Resources for their review

Chairman Hasdal explained that this ordinance is now ready to be reviewed by the DNR.

Motion by Reppen/Giardino to approve having the Town Clerk send the proposed amendment to Town of Rome Code Chapter 137 – Boating and Waterways; Sections 1 – 4, a transmittal letter and the lake condition report to the Wisconsin Department of Natural Resources for their review. Motion carried.

17. Discussion and possible action – Brush and Timber ordinance discussion

He stated that there is a rumor that the Town won't pick up from anything over 2 acres and that is not true. If the brush is put out the Town will pick it up.

Supervisor Giardino stated that he will be looking at this with the Fire Chief.

Sergeant Brian Upton stated that the Police Department has been proactive and do drive around and look for violations of this ordinance and the camping ordinance in the Town. He stated that they have been doing this for the last couple of years.

Supervisor Samelstad stated that he spoke with the Fire Chief about this and he is against having the Fire Department do this.

18. Discussion and possible action – Request from the Public Works Director to hire ARC Central, LLC to design the kitchen in the community room for an amount not to exceed $6,000.00

Director of Public Works Cody Knoblock explained that this company would come in and do a drawing of what could be done in the kitchen.

Motion by Lewis/Samelstad to approve the request from the Public Works Director to hire ARC Central, LLC to design the kitchen in the community room for an amount not to exceed $6,000.00. Motion carried.

19. Discussion and possible action – Request from 14 Mile Watershed for approval of a donation of $850.00 for the State of Our Lakes Luncheon on June 6, 2026

Dave Trudeau, 1060 S. Archers Way, gave an explanation of the reason for the cost increase.

Motion by Lewis/Reppen to approve the request from the 14 Mile Watershed for a donation of $850.00 for the State of Our Lakes Luncheon on June 6, 2026. Motion carried.

20. Discussion and possible action – Ordinance enforcement to include Short Term Rentals

Sergeant Brian Upton explained the process and provided information on the short term rental in question.

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

    Motion at 6:03 p.m. by Lewis/Giardino to go into closed session pursuant to Wis. Stat. 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; and (f) considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges specific persons except where par; for purposes of discussing employment matters involving the Town Clerk. Motion carried by unanimous roll call vote.

    The Town Board exited closed session at 7:19 p.m.

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

    Motion at 7:20 Samelstad/Lewis to enter into open session authorized by Wis. Stat. 19.83(2) to possibly take action from the closed Session and continue with the agenda. Motion carried by unanimous roll call vote.

    No action taken from closed session.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

23. Next agenda items

    - *Brush and Timber Ordinance*
    - *Liquor Licensing Approvals*
    - *Zoning items*
    - *Parks and Recreation items*

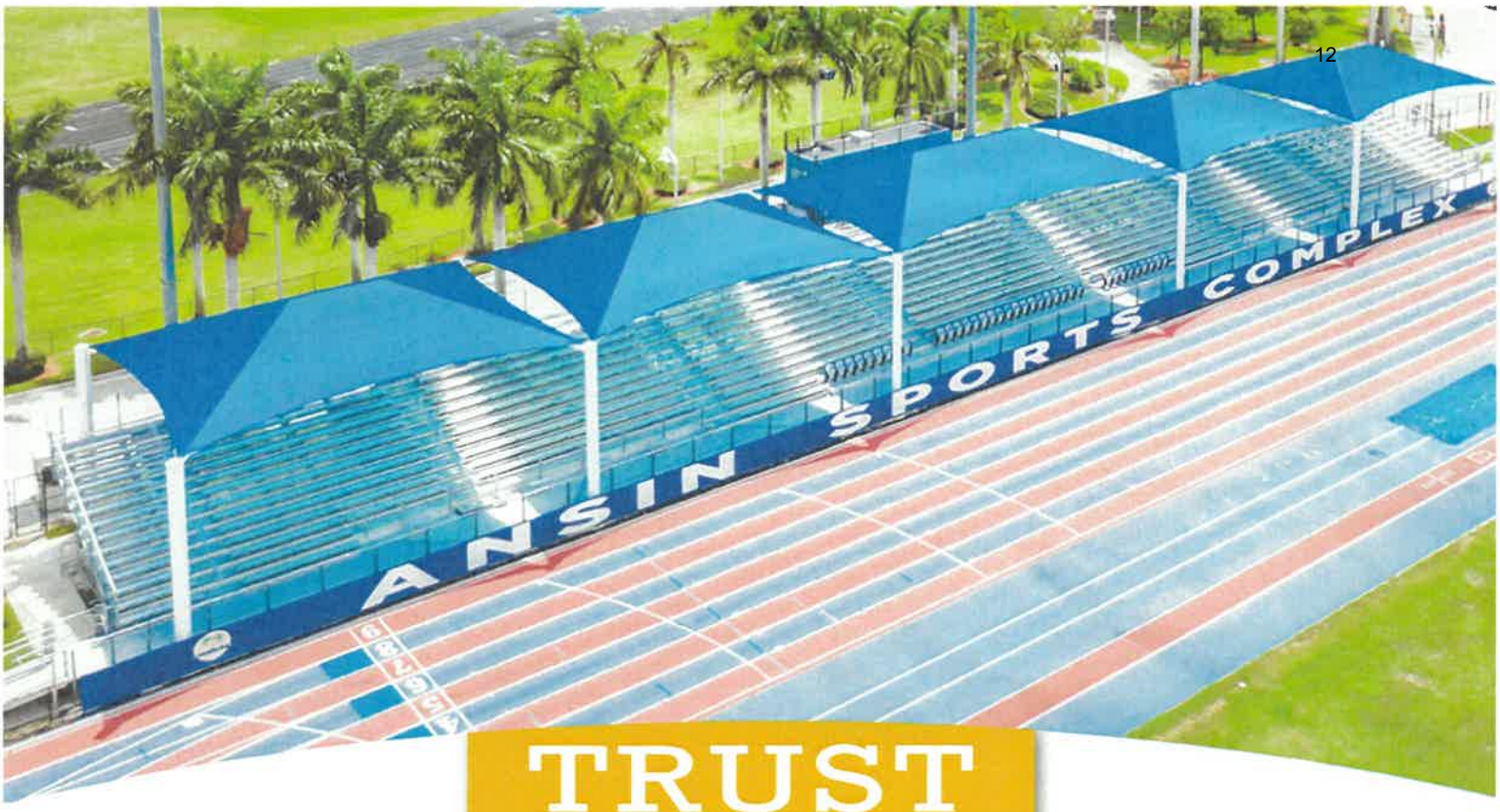
24. Next meeting date and time

    Next meeting – June 4, 2026 – 5:00 p.m.

ADJOURNMENT

Motion by Lewis/Giardino to adjourn at 7:23 p.m. Motion carried.

Respectfully submitted,
Wendy Newsom
Wendy Newsom
Town of Rome Clerk



TRUST *the* EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.

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THE PRO PLAYGROUNDS DIFFERENCE

Equipment and Products

When you purchase playground equipment from us, you're buying direct. This means that you are getting the absolute lowest price possible. We do not utilize sales reps, middle men or distributors like many of our competitors do, this gives you more purchasing power. We have hundreds of playgrounds available for purchase and can custom design most anything to meet your needs. We have a vast product offering including shade structures, site amenities and playground surfacing like artificial turf and poured in place rubber.

Installation

We are one of only a few companies in the United States that actually service and install the products we sell in house. This means that the person you speak to when you buy your playground may very well be the person who installs it. Our competitors use local sub contractors, many of whom know nothing about installing a playground or playground safety, and worse many of whom are unlicensed, uninsured and a high risk.

Services

We are truly a full service parks and recreations firm. We take care of every aspect of your playground project in house, from the design, to the sale to the installation. We have in house capabilities that are unmatched by our competitors. From traditional construction needs like sidewalks, to the safety surfacing including poured in place rubber and rubber turf, a single contractor with a huge list of capabilities. Our competitors subcontract these services, that means higher prices, lower quality, longer lead times and a lack of accountability.

Licensing

We are State Certified General Contractors and licensed Playground Safety Inspectors. This means that we have the knowledge, experience and legal ability to complete your project. Many firms that install playground equipment are unlicensed, inexperienced and uninsured.

Experience

We have designed and installed over 500 playgrounds in the USA, from start to finish. We have experience with projects as small as $5,000 and as large as 1,000,000. Our firm has provided expert testimony in court cases involving playground equipment. When it comes to playgrounds, we are the experts.

Accountability

We still believe that the customer is always right. We also feel that our responsibilities to our customers do not end once we have completed a sale, in fact that's when they truly begin. Our service after the sale in unparalleled. If you have any problems or issues with your equipment, we resolve the problems in house. Our competitors have only one concern and that is closing the sale.

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The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
4/24/2026	59965

Project Name
Shade Structure

IPEMA CERTIFIED to ASTM F1292 · IPEMA CERTIFIED to ASTM F2075 · IPEMA CERTIFIED to ASTM F1487

GUARANTEED BEST PRICE GUARANTEED

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Town of Rome ATTN: Tim Reppen 1156 Alpine Dr Rome, WI 54457	Town of Rome ATTN: Tim Reppen 1156 Alpine Dr Rome, WI 54457

Item	Description	Qty	Cost	Total:
	Furnish Labor and Materials to: 1. Install 1 Shade Structure			
	SHADE STRUCTURE			
CSSD	Custom Hanging Cantilever Shade Design (24' x 10' x 9') Inground Mount with Glide Elbows	1	8,699.00	8,699.00
CLR	Colors: Frame - Spring Green			0.00
CLR	Colors: Fabric TBD			0.00
ENGS	Engineered Drawings for Shade Structure Only	1	850.00	850.00
Shipping	Combined Shipping and Freight Charges	1	2,154.00	2,154.00
	MATERIALS & INSTALLATION			
RBAR5	No. 5 Rebar	113	1.54327	174.39
RMC	Ready Mix Concrete 2500 PSI MIN	4	200.00	800.00
LBR	Labor and Installation	1	10,321.61	10,321.61
OSPERMIT	PERMIT - NOT IN FLORIDA - PERMITTING IS NOT INCLUDED IN THIS PRICE, CUSTOMER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS IF REQUIRED.		0.00	0.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

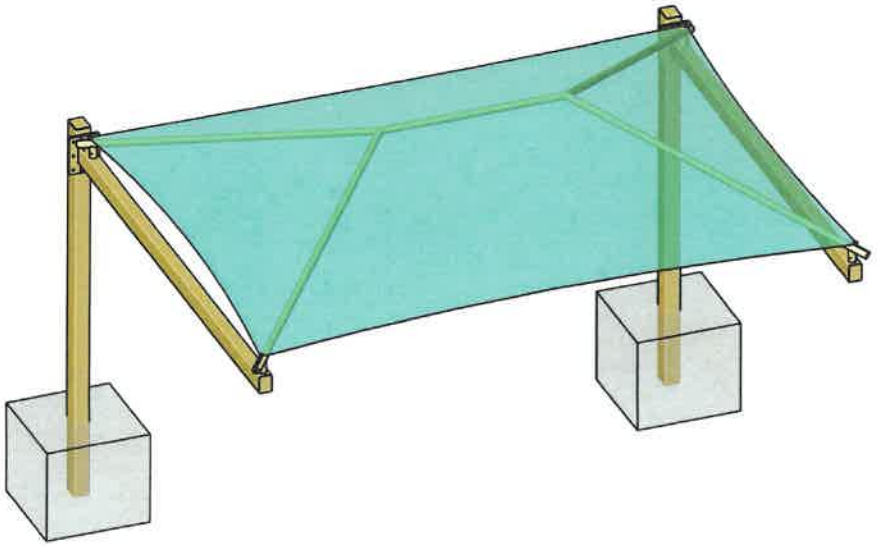
Signature _____ Name / Title _____ Date ___/___/___

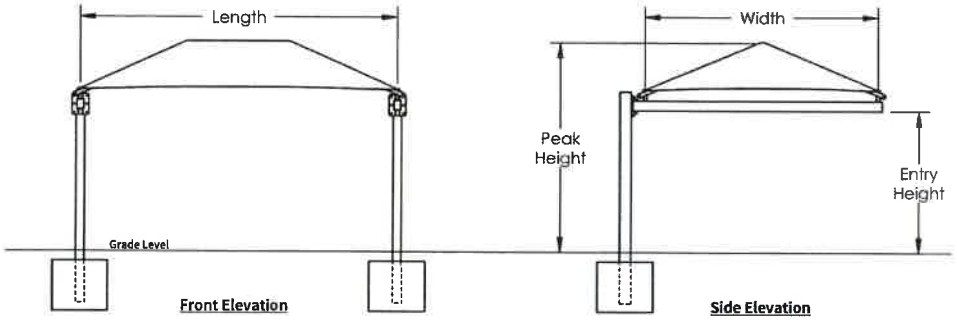
Subtotal:	$22,999.00
Sales Tax: (7.5%)	$0.00
Total:	$22,999.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

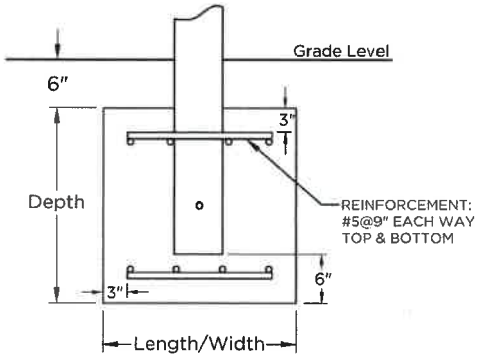
Hanging Cantilever Hip Shade

Length	24'	**Width**	10'	**Entry Height**	9'
Peak Height	11.02'	**Elbow**	Glide	**Column Mount**	Embedded
Column Size	7"x5"x1/4"	**Rafter Size**	Ø3.5" 11-Ga	**Ridge Size**	Ø3.5" 11-Ga
Column Length	13'	**Rafter Length**	7.11'	**Ridge Length**	14.73'
Dome Qty.	1	**Column Qty.**	2	**Beam Size**	6"x4"x3/16"

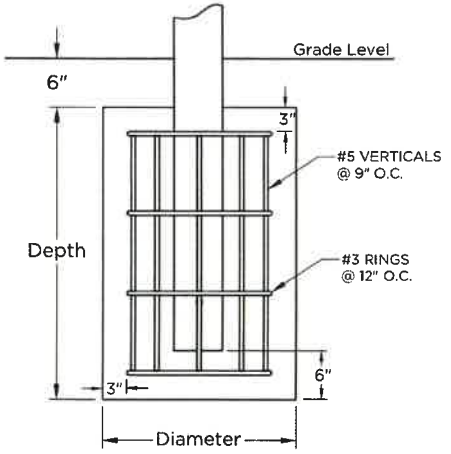




Square Footing		
Column	Length & Width	Depth
Single Cap	3.16	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	4.89	N/A
3'-0"	3.4	N/A



Superior Shade

QUOTE	SHADE SIZE	SHADE STYLE
127410	24 X 10	**Hanging Cantilever Hip Shade**

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Color Options

Frame

Gloss

Matte, Textured, or Metallic

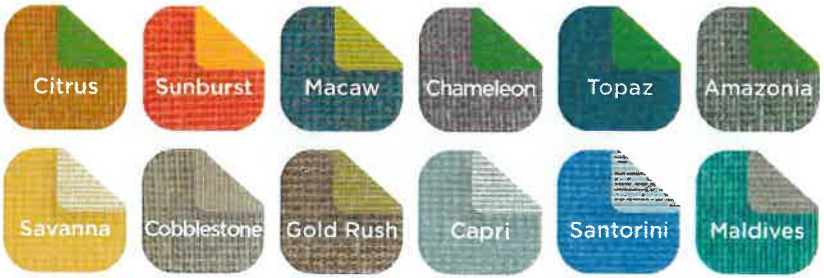
Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant (FR).

Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.

1-800-573-PLAY

WWW.PROPLAYGROUNDS.COM

PRO PLAYGROUNDS
The Play & Recreation Experts

Playground Equipment

- Over 200 commercial play units, plus endless customized design options, all IPEMA certified.
- Full line of accessory units including swing sets, spring riders, rope and rock climbers and more.
- Industry leading lifetime warranty and affordable pricing.
- Professionally installed by CPSI and CGC.

Shade Structures

- Large catalog of pre-designed units including hip and ridge shades, cantilever and umbrella shades.
- Broad design capability and customization to meet your shade needs, both standard and sails.
- 95% UV blocking, keeps people and equipment cool and protected.
- Compliant with FBC wind load requirements.

Surfacing Products

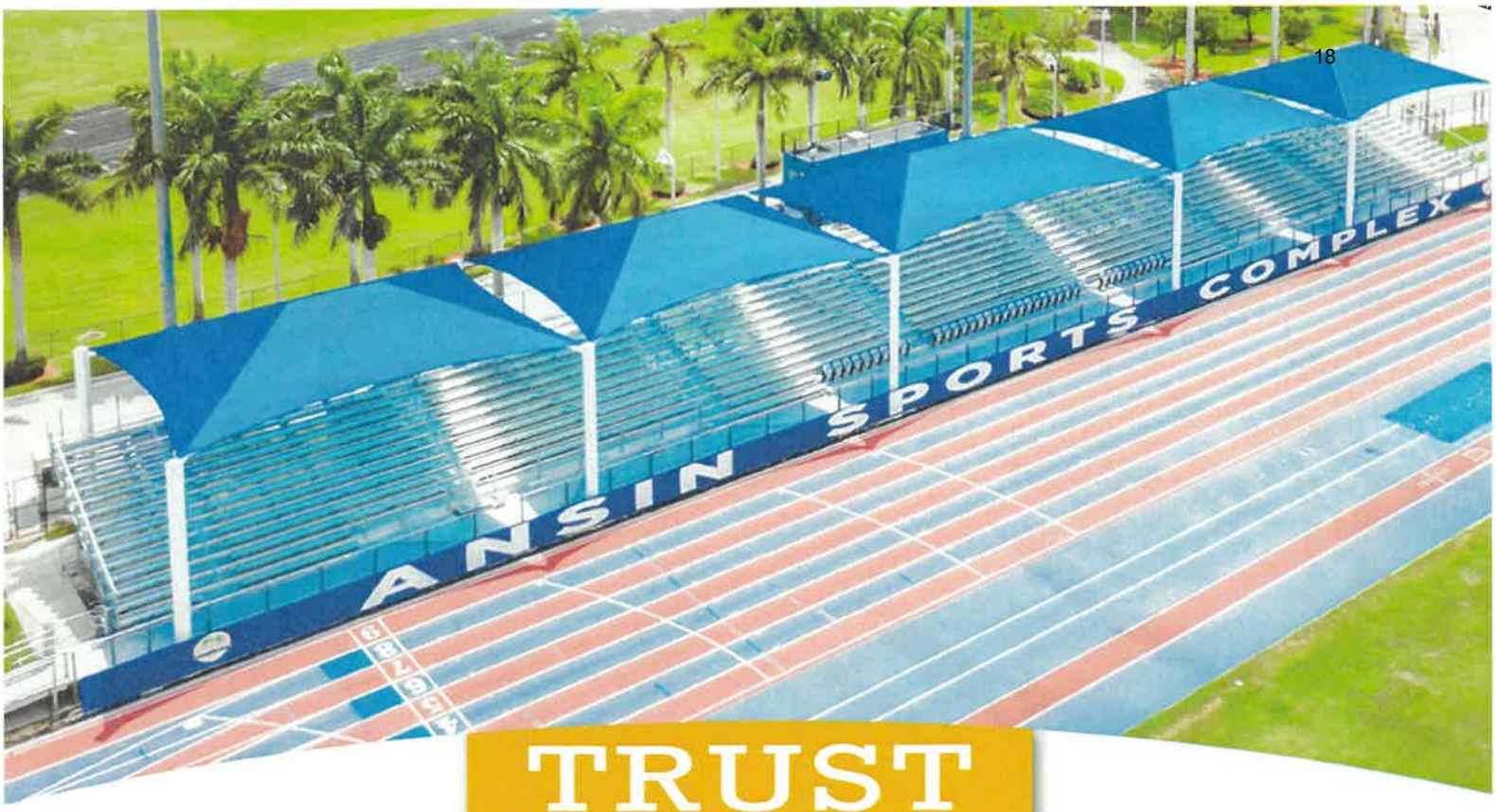
- Poured in place rubber surfacing for playgrounds, splash pads, entry ways, etc.
- Over 50 varieties of artificial turf for leisure, play, animal and sport applications.
- Eco friendly recycled rubber mulch for playground surfacing.
- Professional installation by certified installers.

Site Amenities and Dog Park

- Full catalog of benches and tables to meet your needs with custom colors, logos, finishes, etc.
- Trash receptacles, dog waste stations, grills, bike racks, bleachers and more, all customizable.
- Dog park accessories including obstacle courses, waste and watering stations, etc.
- Custom amenities, fire pits, ADA, etc.

Fitness and Athletic Equipment

- Selection of products for athletic needs including basketball, soccer and football goals.
- Outdoor fitness equipment for exercising, including cardiovascular and strength training products.
- Commercial grade products constructed with durable materials to ensure a lifetime of use.



TRUST *the* EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.

PRO PLAYGROUNDS
The Play & Recreation Experts

1-800-573-7529 | www.proplaygrounds.com

PRO PLAYGROUNDS
The Play & Recreation Experts
WWW.PROPLAYGROUNDS.COM | 1-800-573-PLAY

THE PRO PLAYGROUNDS DIFFERENCE

Equipment and Products

When you purchase playground equipment from us, you're buying direct. This means that you are getting the absolute lowest price possible. We do not utilize sales reps, middle men or distributors like many of our competitors do, this gives you more purchasing power. We have hundreds of playgrounds available for purchase and can custom design most anything to meet your needs. We have a vast product offering including shade structures, site amenities and playground surfacing like artificial turf and poured in place rubber.

Installation

We are one of only a few companies in the United States that actually service and install the products we sell in house. This means that the person you speak to when you buy your playground may very well be the person who installs it. Our competitors use local sub contractors, many of whom know nothing about installing a playground or playground safety, and worse many of whom are unlicensed, uninsured and a high risk.

Services

We are truly a full service parks and recreations firm. We take care of every aspect of your playground project in house, from the design, to the sale to the installation. We have in house capabilities that are unmatched by our competitors. From traditional construction needs like sidewalks, to the safety surfacing including poured in place rubber and rubber turf, a single contractor with a huge list of capabilities. Our competitors subcontract these services, that means higher prices, lower quality, longer lead times and a lack of accountability.

Licensing

We are State Certified General Contractors and licensed Playground Safety Inspectors. This means that we have the knowledge, experience and legal ability to complete your project. Many firms that install playground equipment are unlicensed, inexperienced and uninsured.

Experience

We have designed and installed over 500 playgrounds in the USA, from start to finish. We have experience with projects as small as $5,000 and as large as 1,000,000. Our firm has provided expert testimony in court cases involving playground equipment. When it comes to playgrounds, we are the experts.

Accountability

We still believe that the customer is always right. We also feel that our responsibilities to our customers do not end once we have completed a sale, in fact that's when they truly begin. Our service after the sale in unparalleled. If you have any problems or issues with your equipment, we resolve the problems in house. Our competitors have only one concern and that is closing the sale.

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
4/22/2026	59755

Project Name
Shade Structure

IPEMA CERTIFIED to ASTM F1292 · IPEMA CERTIFIED to ASTM F2075 · IPEMA CERTIFIED to ASTM F1487

GUARANTEED BEST PRICE GUARANTEED

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Town of Rome ATTN: Tim Reppen 1156 Alpine Dr Rome, WI 54457	Town of Rome ATTN: Tim Reppen 1156 Alpine Dr Rome, WI 54457

Item	Description	Qty	Cost	Total:
	Furnish Labor and Materials to: 1. Install 1 Shade Structure			
	SHADE STRUCTURE			
CSSD	Custom Hip Shade Design (36' x 20' x 9') Inground Mount with glide elbows **2 Domes to equal 72' x 20'**	1	21,779.00	21,779.00
CLR	Colors: Frame - Spring Green			0.00
CLR	Colors: Fabric TBD			0.00
ENGS	Engineered Drawings for Shade Structure Only	1	850.00	850.00
Shipping	Combined Shipping and Freight Charges	1	3,752.00	3,752.00
	MATERIALS & INSTALLATION			
RBAR5	No. 5 Rebar	381	1.54331	588.00
RMC	Ready Mix Concrete 2500 PSI MIN	10	200.00	2,000.00
LBR	Labor and Installation	1	16,030.00	16,030.00
OSPERMIT	PERMIT - NOT IN FLORIDA - PERMITTING IS NOT INCLUDED IN THIS PRICE, CUSTOMER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS IF REQUIRED.		0.00	0.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

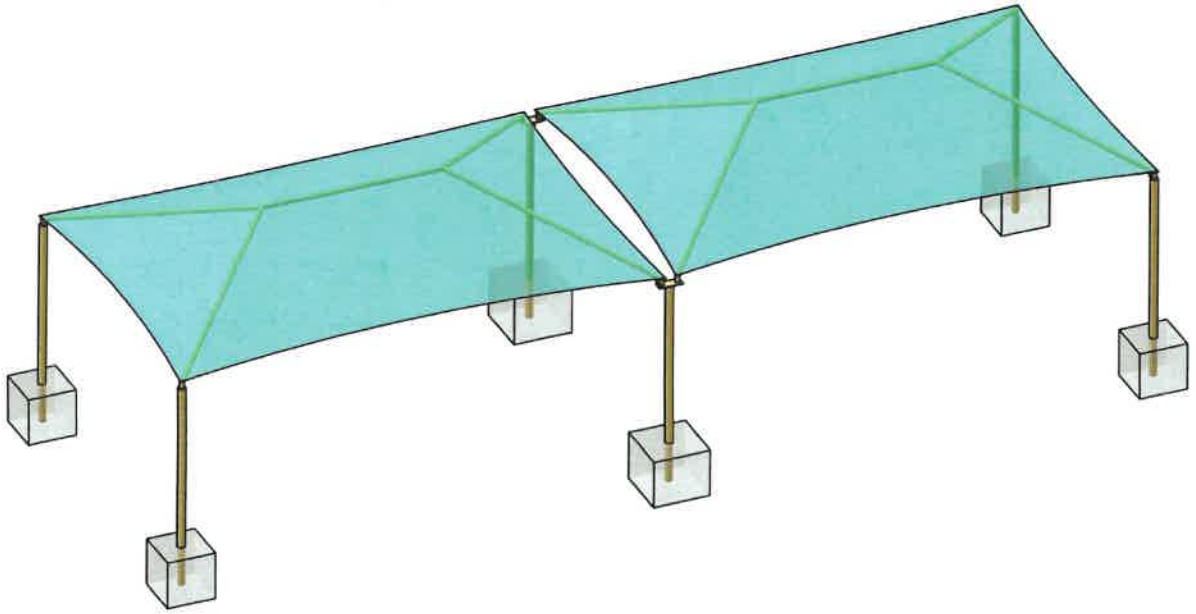
Signature _____ Name / Title _____ Date ___/___/___

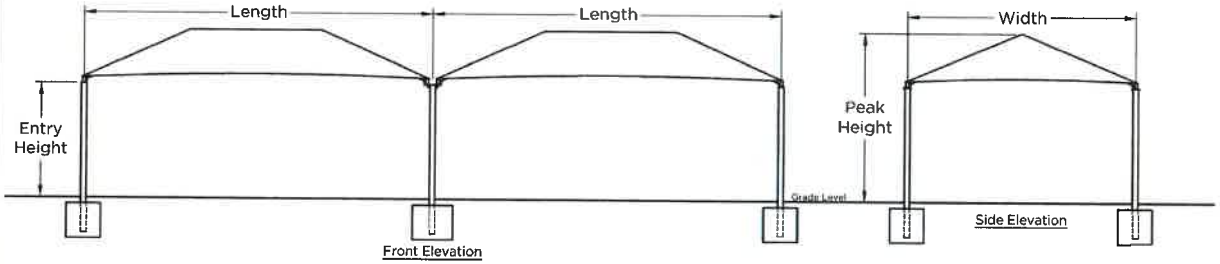
Subtotal:	$44,999.00
Sales Tax: (7.5%)	$0.00
Total:	$44,999.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

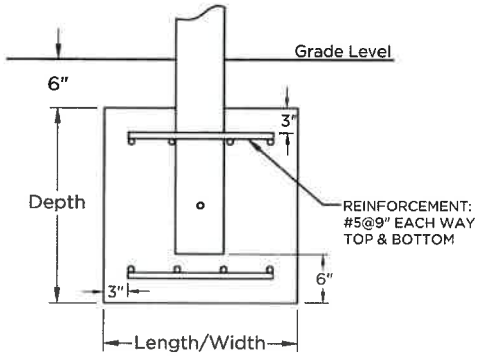
Multi-Dome Hip Shade

Length	36'	**Width**	20'	**Entry Height**	9'
Peak Height	13.04'	**Elbow**	Glide	**Column Mount**	Embedded
Column Size	Ø5.5" Sch-40	**Rafter Size**	Ø5.0" 7-Ga	**Ridge Size**	Ø5.0" 7-Ga
Column Length	12'	**Rafter Length**	14.22'	**Ridge Length**	17.47'
Dome Qty.	2	**Column Qty.**	6		

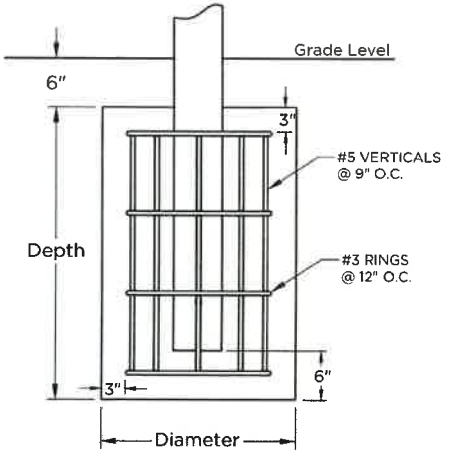




Square Footing		
Column	Length & Width	Depth
Single Cap	3.4	3
Double Cap	3.74	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	Out of range
2'-6"	5.64	Out of range
3'-0"	3.92	4.75



QUOTE	SHADE SIZE	SHADE STYLE
127129	36 X 20	Multi-Dome Hip Shade

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Color Options

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Gloss

Matte, Textured, or Metallic

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Traditional Fabric

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

Plan Commission Zoning Administrator Report Regarding Items 13 - 17

Park's Home Litigation
Adams County has a shoreland ordinance which adopts the statewide setback standard of 75 feet. The County's shoreland ordinance was first adopted in 1970 which is before the Town's special setback requirements were adopted. The exception noted in Wisconsin Statutes Section 59.692(2)(b) allows towns to be more restrictive than County shoreland ordinance if the Town ordinance pre-existed the County ordinance. Therefore, if the Town ordinance does not pre-date the County shoreland restriction, the 100-foot setback cannot be enforced.

Sand Valley Comprehensive Plan and Zoning Map Amendment
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.
Signed findings of fact are included in the packet.

Conditional Use – Hobby Farm on CTH Z
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.
Signed findings of fact are included in the packet. No conditions were placed by Plan Commission.

Certified Survey Map including New Road Construction
Included in your packet is a Certified Survey Map submitted by Duggan Sand Valley LLC which includes the construction and dedication of a road.
Certified Survey Maps are not typically reviewed by Plan Commission or Town Board. This Certified Survey Map is unique because it includes the construction of a new Town road. The road will be constructed to Town standards.

Site Plan/Plan of Operation – Tri-Lakes Powersports
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.
Signed findings of fact are included in the packet. No conditions were placed by Plan Commission.

ORDINANCE NO. 26 - _____

AMENDMENT TO THE TOWN OF ROME CODE CHAPTER 360

SECTION 360-32 – MAPS

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 _____, 2026.

Approved: _____
Carl Hasdal, Chairman

Attested: _____
Wendy Newsom, Clerk

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: 5/29/26

Planning Commission Secretary: _____ Date: 5/19/26

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

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.

Office use:
File # Date received
[1] Fee $ Check #
Parcel # Total acres (sq. ft.)

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 ¼ SE ¼ 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

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

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

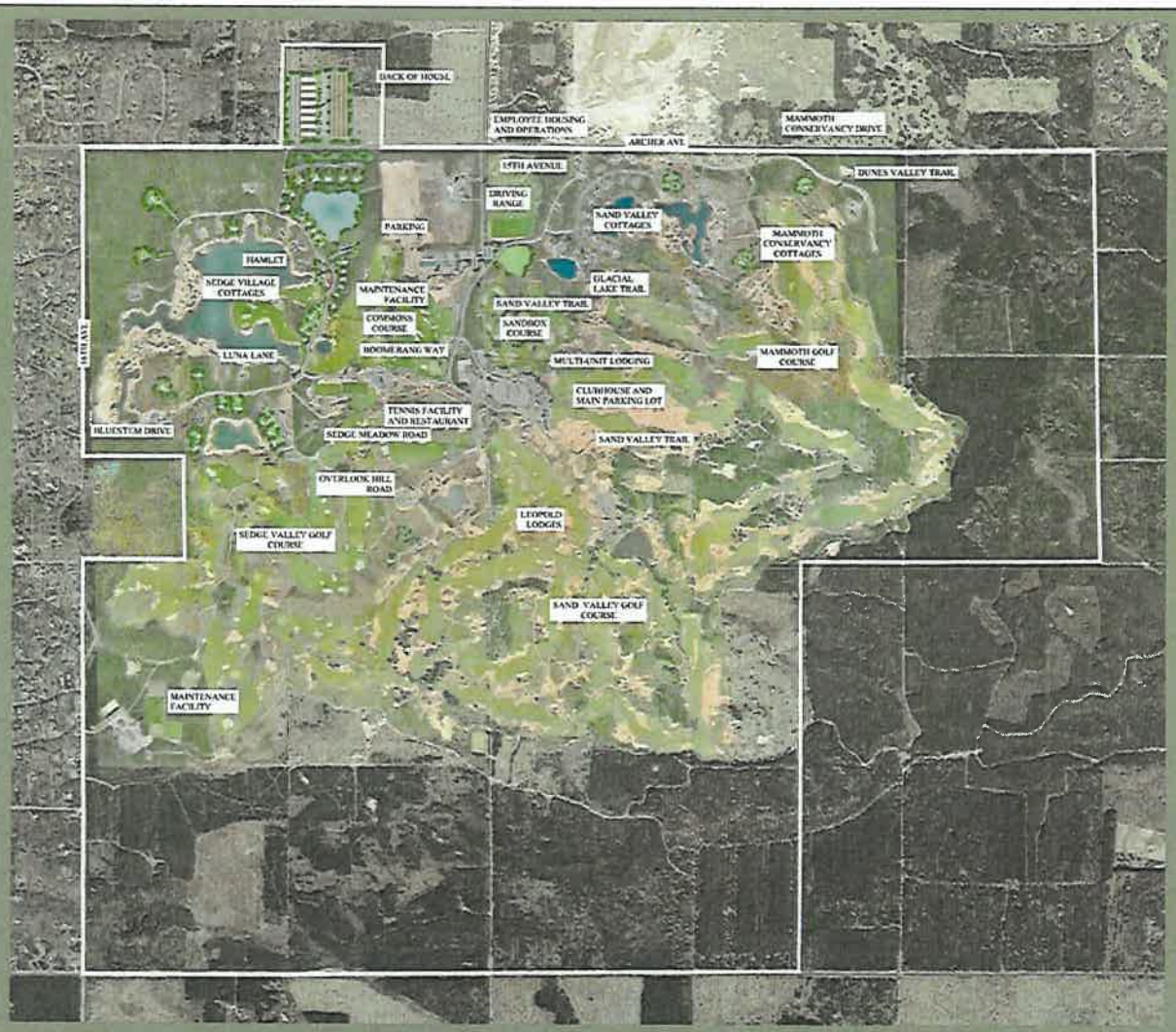
Proposed use of the property is: Operations/Recreation Use for Sand Valley Golf Resort

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 informatio

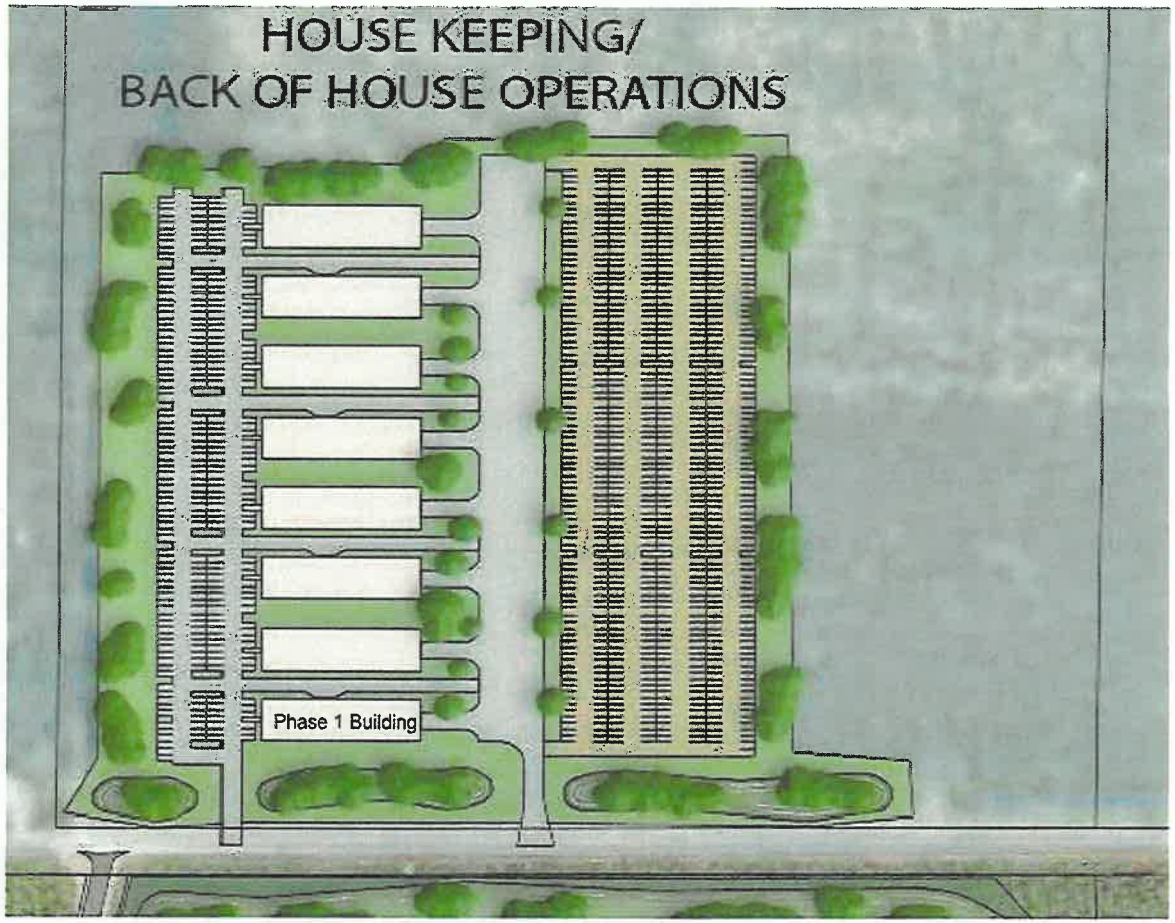
Landowner signature[2] Date 06/20/2026



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: T. Ryp Date: 5/29/26

Planning Commission Secretary: [signature] Date: 5/19/26

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: Cassandra Duberstein Date: 5/12/26

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 4/20/26
[1] Fee $ 300 Check # online
Parcel # 30-62 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 Duberstein
Mailing Address 163 County Road Z
Nekoosa, WI 54457
Phone 715-443-3365

Property Location / Description:

___ ¼ ___ ¼ Sec. 02 T 20 N R 05 E
Lot ___ Block ___ Addition ___
Subdivision or CSM ___
Address 163 County Rd Z
Parcel 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 4/20/26
Landowner signature[2] **Date**

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.

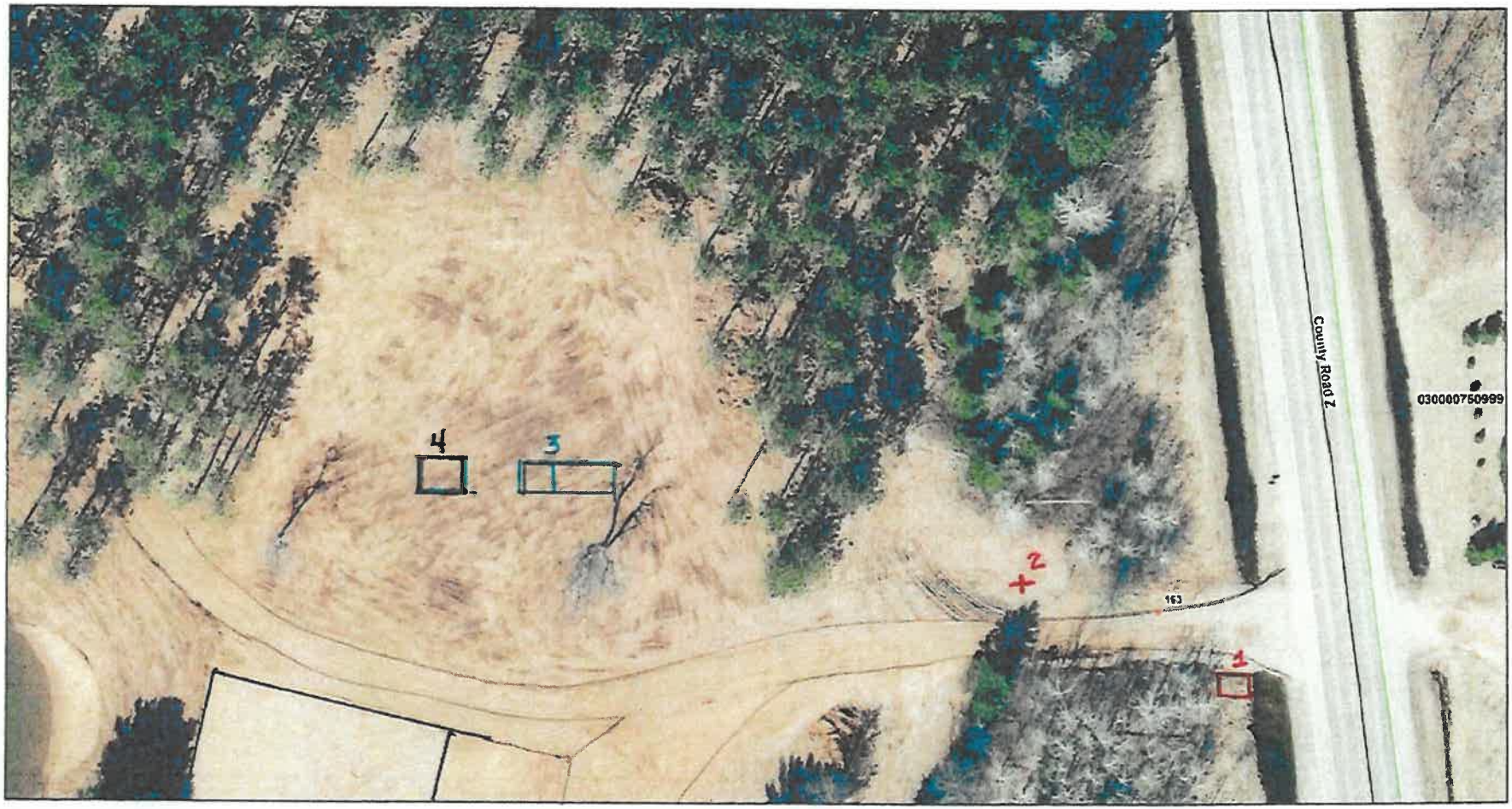
The included site map shows the proposed location of the roadside stand marked (#1). There is room for vehicles to pull into our driveway and turn around in the area marked (#2). The chicken coop is marked (#3) and is 8' x 10' with an attached covered and fenced chicken run area of 8' x 12'. An existing 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

FARM FRESH
EGGS
OPEN

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

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Ayres Associates

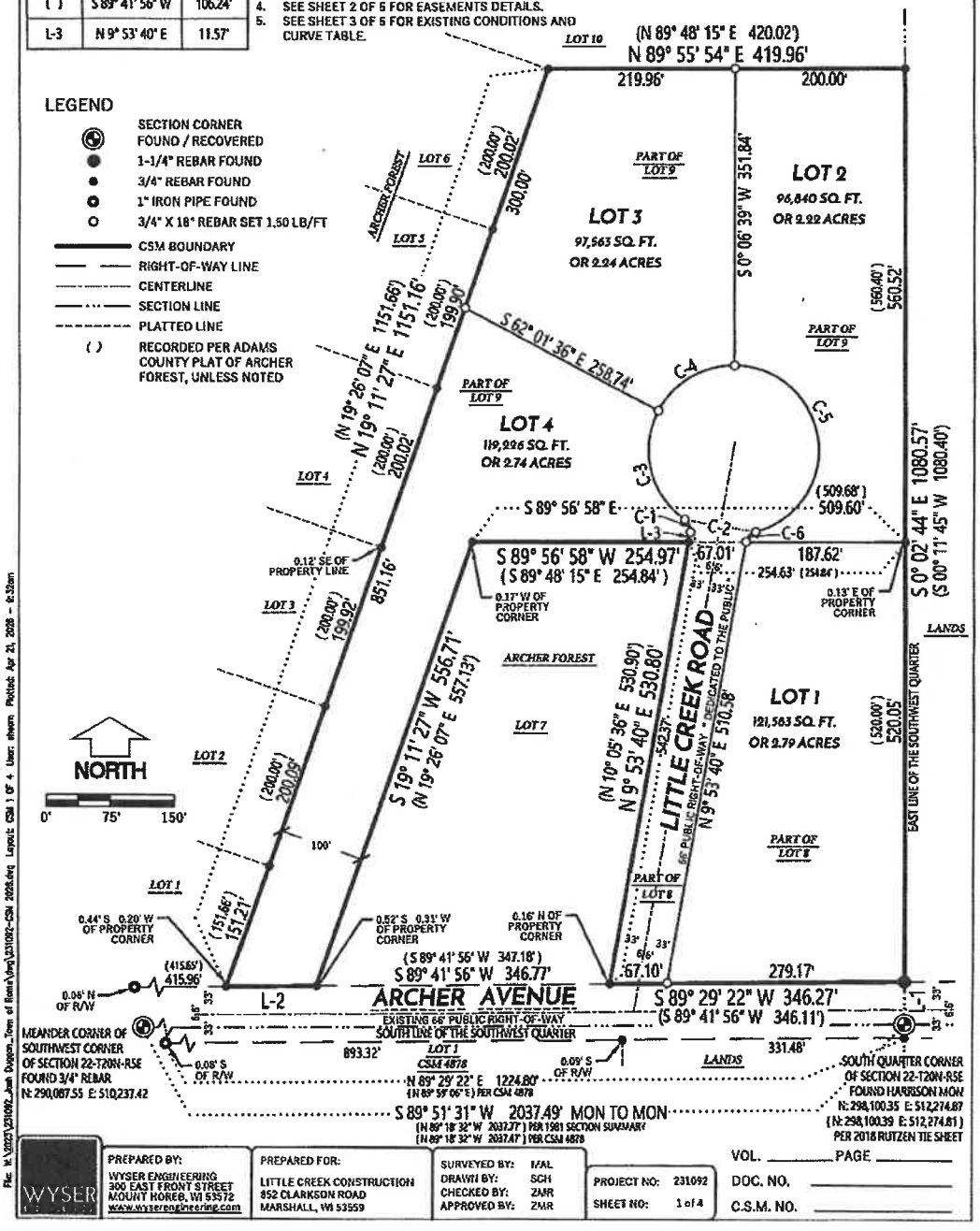
This map is not 100% accurate and subject to error.
Ayres Associates | Esri, Garmin, NGA, USGS | Samuel Bertz | Wisconsin Department of Natural Resources, Bureau of Watershed Management |

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	11.57'

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.



WYSER ENGINEERING

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: 1 of 4

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

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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

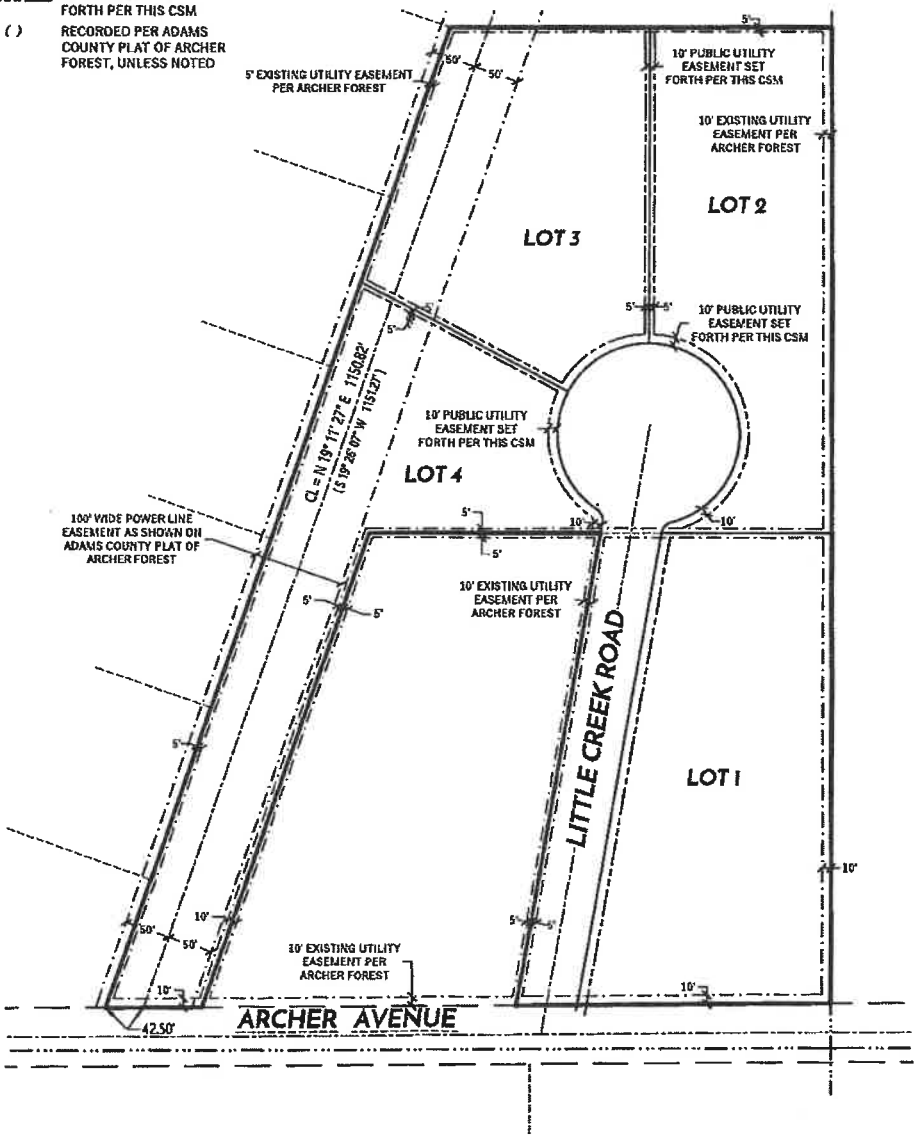
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT PER ADAMS COUNTY PLAT OF ARCHER FOREST, UNLESS NOTED
- NEW EASEMENT SET FORTH PER THIS CSM
- ( ) RECORDED PER ADAMS COUNTY PLAT OF ARCHER FOREST, UNLESS NOTED

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEETS 3 OF 5 FOR FURTHER DETAILS ON EXISTING FEATURES.

NORTH

0' 75' 150'



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: 2 of 4	VOL._____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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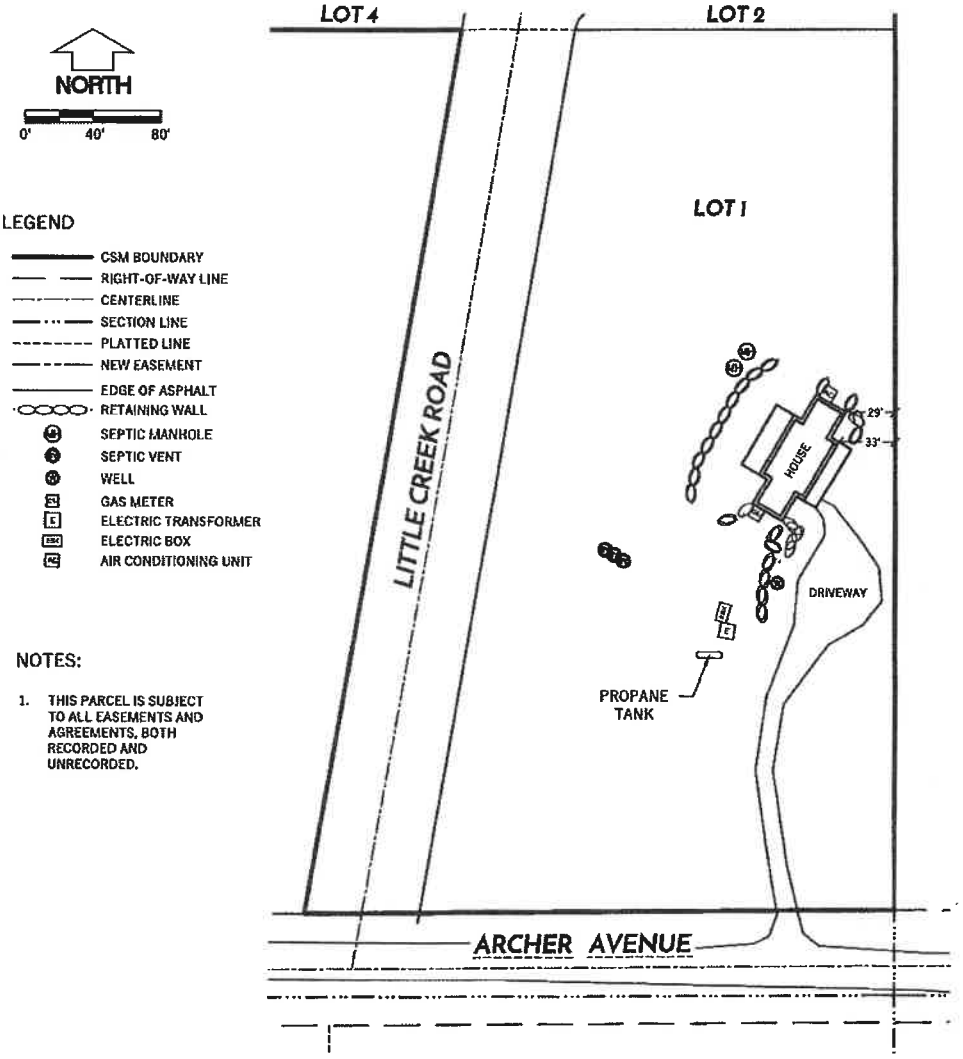
CERTIFIED SURVEY MAP NO._____

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
- PLATTED LINE
- NEW EASEMENT
- EDGE OF ASPHALT
- RETAINING WALL
- SEPTIC MANHOLE
- SEPTIC VENT
- WELL
- GAS METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- AIR CONDITIONING UNIT

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

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

WYSER ENGINEERING

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: 3 of 4

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

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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 DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR

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_Josh Duggan_Town of Rome\dwg\231092-CSM 2024.dwg Layout: CSM 4 OF 4 User: ekeem Plotted: Apr 21, 2026 – 8:41am

WYSER

PREPARED BY:
WYSER ENGINEERING
320 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: T. Ripp Date: 5/29/26

Planning Commission Secretary: [signature] Date: 5/19/26

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: Dale R Ripp Date: 5-12-26

Signature of Owner/Applicant: Kari Ripp Date: 5/12/26

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.

Town of ROME ...a town for all seasons

OFFICE USE ONLY:

Date: _____ PERMIT #: _____
Parcel #: 30-0208 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 R Ripp Phone: 608-575-9428
{First} {Middle Initial} {Last}
Mailing Address: 347 14th Ave Nekoosa WI 54457

Property Description:
Gov. Lot: _____ or _____ ¼, _____ ¼, 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 AKNOWLEDGES: (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: $ _____
Paid: $ PAID (check # or cash)
Date: 4/28/20
By: _____
Comments / Conditions: _____
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 & Kari 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: 1-1-2026

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:** 4-23-26

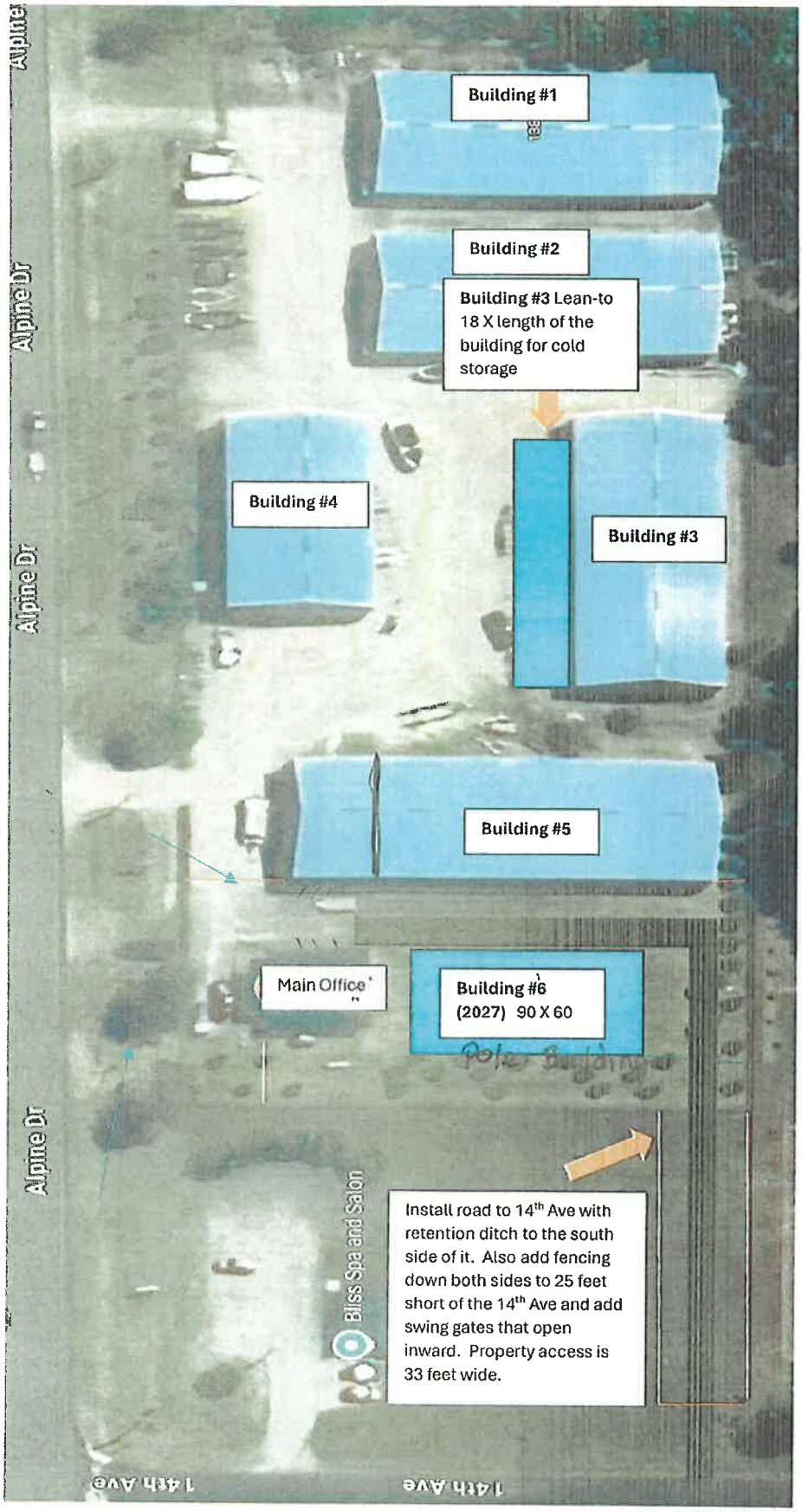
Tri-Lake's Power Sports & Golf Carts / Change of Season & Rental 2026 and 2027 building plans.

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 us 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.

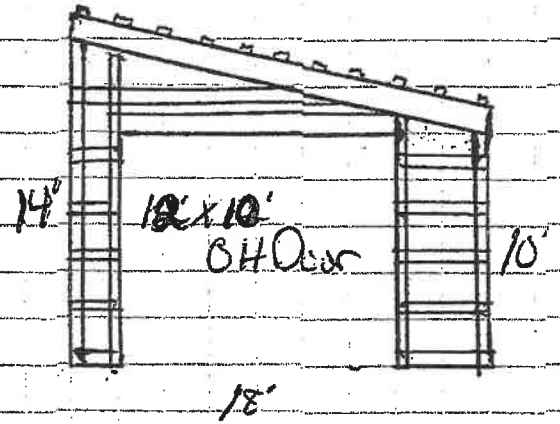
2027 – Building #6. Once the back lot is re-graded, we would like to put up a 6th cold storage building 90 X 60. The building would be well within the zoning requirements of the lot. The addition of the building would be to expand our storing capacity and help with our current customer waiting list.

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

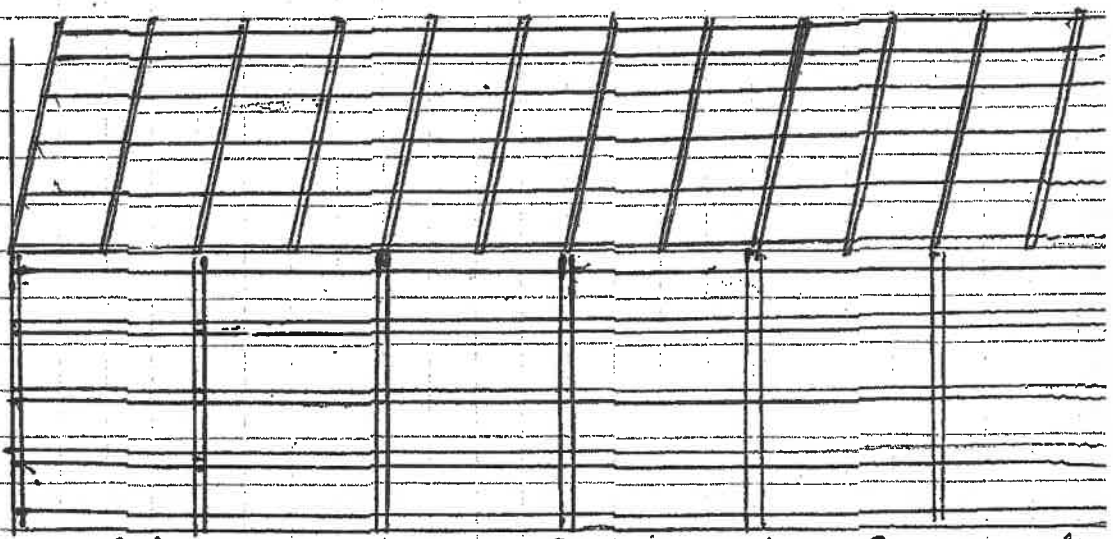


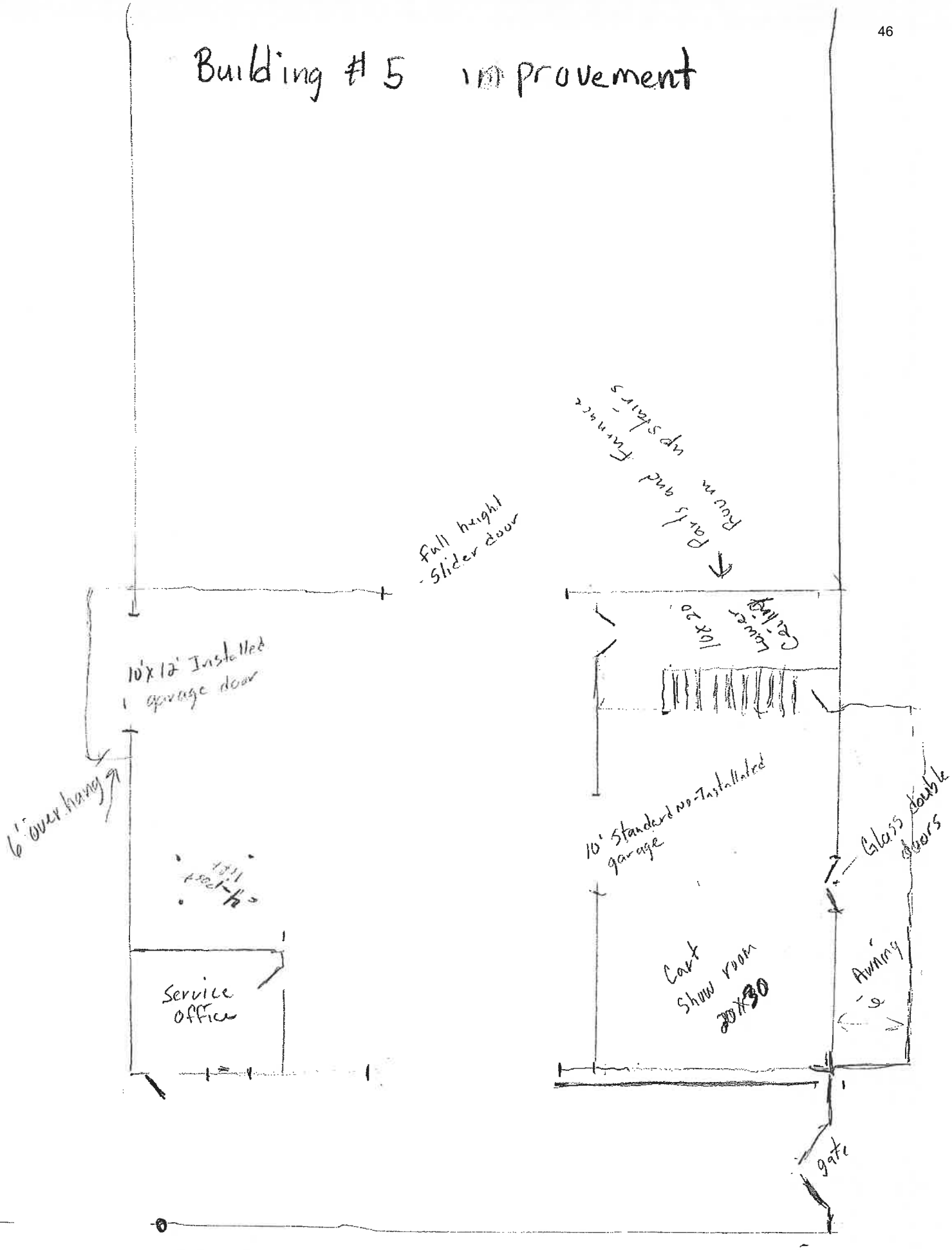
Building #3 (add-on)

18'x32'x10' Post Frame



Double 2x12 Header for ~~Truss~~ Rafter Carrier
12" LVL Rafters 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
Treated 2x8 Skirt Board 2x6 Side Girts with 29 Ga
Steel For Siding

Building #5 improvement