



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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING AND REGULAR
MEETING

TUESDAY, JUNE 9, 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 REFERAL TO FUTURE AGENDA:

6. Information Updates, Recent Correspondences, Current Events, and Announcements
7. Open Public Hearing
 - a. Consideration of proposed amendments to Ordinance – Article XXX Entitled “Wellhead Protection District”
 - b. Consideration of proposed amendments to Section 360-9 Of the Zoning Code Entitled “Use Regulations”, Section 360-35 Of the Zoning Code Entitled “Permitted Uses”, Section 360-60 Of the Zoning Code Entitled “Permitted Uses”, Section 360-83 Of the Zoning Code Entitled “Permitted Uses”, Section 360-87 Of the Zoning Code Entitled “Permitted Uses”, Section 360-62 Of the Zoning Code Entitled Height, Setbacks, Area and Other Requirements
8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action – Approval of the May 12, 2026 meeting minutes.
10. Discussion and possible action - Recommendation to the Town Board; Consideration of the proposed amendment to Ordinance – Article XXX Entitled “Wellhead Protection District”
11. Discussion and possible action – Recommendation to the Town Board; Consideration of the proposed amendments to Section 360-9 Of The Zoning Code Entitled “Use Regulations”, Section 360-35 Of The Zoning Code Entitled “Permitted Uses”, Section 360-60 Of The Zoning Code Entitled “Permitted Uses”, Section 360-83 Of The Zoning Code Entitled “Permitted Uses”, Section 360-87 Of The Zoning Code Entitled “Permitted Uses”, Section 360-62 Of The Zoning Code Entitled Height, Setbacks, Area And Other Requirements

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

12. Next agenda items
13. Next meeting date and time

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, MAY 12, 2026

4:00 PM

1. Call to Order

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

2. Roll Call

Present: Chairman Tim Reppen, William Kappel, Heather Dalton, Bruce, Paul Janczak, Jerry Wiessinger and Vito Giardino; Also present: Zoning Administrator Emily Arndt and Administrative Assistant Jennifer Gutknecht. Excused: Bruce Hoeppner

3. Certify Posting of Meeting

Jennifer Gutknecht certified that on, Friday, May 8, 2026 the agenda for the Town of Rome Plan Commission meeting for Tuesday, May 12, 2026 was posted at the following locations:

Rome Town Hall

12:00 p.m.

Kwik Trip, LLC

12:26 p.m.

Nekoosa Port Edwards State Bank

12:16 p.m.

Legal notices printed in Wisconsin Rapids Daily Tribune

April 11, 2026, April 28, 2026 & May 5, 2026

4. Approve Agenda

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

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 citizen comments

NO ACTION CONTEMPLATED POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Recent Correspondences, Current Events, and Announcements

No update

7. Open Public Hearing

Motion by Kappel/ Dalton to open the public hearing. Motion Carried.

- a. Comprehensive Plan Zoning Update 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

Zoning Administrator Emily Arndt noted that the PUD plan update has been approved and that the remaining step is the related map amendment. The zoning amendment rezones 40 acres for Sand Valley Golf Resort's housekeeping operations to Planned Unit Development.

- 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

Cassandra Duberstein, 163 County Rd Z, was present.

Zoning Administrator Emily Arndt indicated this zoned R4 Rural Residence District. A hobby farm is a conditional use. Applicants would be keeping chickens and have a roadside stand. Cassandra and Dale Duberstein neighbor, Dustin Arnett, wrote a letter to support the proposed hobby farm.

- c. Ordinance for Well Head Protection Consideration of proposed Ordinance – Article XXX Entitled “Wellhead Protection District”

Zoning Administrator Emily Arndt indicated that the Wellhead Protection District has been thoroughly reviewed. Committee Member William Kappel asked if all state mandates are being followed, and Zoning Administrator Emily Arndt affirmed this.

Zoning Administrator Emily Arndt clarified that this is just a zoning ordinance amendment and is completely separate from the Wellhead Protection Plan.

Town of Rome resident, Dale Ripp, 347 14th Ave, was present and asked if there a campground there.

- 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

Zoning Administrator Emily Arndt noted that Certified Survey Maps are not typically presented at Plan Commission. This map is unique because it includes the dedication of a road to the Town.

- 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.

Applicant, Dale Ripp, was present in person and presented his application.

8. Close Public Hearing

Motion by Kappel/Dalton to approve to close to public hearing. Motion carried.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action – Approval of the April 20, 2026 meeting minutes.

Motion by Kappel/Wiessinger to approve the April 20, 2026 meeting minutes. Motion carried.

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

Motion by Wiessinger/Janczak to make a recommendation to the Town Board to approve the proposed comprehensive plan and zoning map amendment. Motion carried

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

Motion by Wiessinger/Dalton to make a recommendation to the Town Board to approve the conditional use permit for a hobby farm. Motion carried

12. Discussion and possible action - Recommendation to the Town Board; Consideration of proposed Ordinance – Article XXX Entitled “Wellhead Protection District”

Request made for someone to present and explain this ordinance amendment to the Plan Commission.

Table to next agenda

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

Motion by Kappel/Wiessinger to make a recommendation to the Town Board to approve the proposed certified survey map. Motion carried

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.

Motion by Kappel/Dalton to make a recommendation to the Town Board to approve the site plan/plan of operation for improvements to Tri-Lakes Powersports. Motion carried

15. Discussion only - Comprehensive Plan sub-committee update

Discussion regarding comprehensive plan subcommittee member volunteers.

16. Discussion only - Proposed camping ordinance amendment

Zoning Administrator Emily Arndt proposed a camping ordinance amendment that would “clean up” the current camping regulations throughout Town Code.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

17. Next agenda items

- Wellhead Protection Ordinance Amendment
- Camping Ordinance Amendments

18. Next meeting date and time

Tuesday, June 9, 2026 - 4:00 p.m.

ADJOURNMENT

Motion by Wiessinger/Janczak to adjourn the meeting at 4:50 p.m. Motion carried

Respectfully Submitted,

Emily Arndt

Emily Arndt

Town of Rome Zoning Administrator



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

Plan Commission Zoning Administrator Report

Item 7a & 10

Included in your packet is the proposed ordinance amendment for the Wellhead Protection District.

Item 7b & 11

Included in your packet is the proposed ordinance amendment addressing camping regulations

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

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§ 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 requirementrequirements 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.

§ 360-152153. 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.

§ 360-153154. 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.

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

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~~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.~~

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

~~Woodworking, wood products manufacturing and wood finishing~~

§ 360-15916055. 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~~

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§ 360-156

§ 360-10

- ~~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.~~ D. 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 District.

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

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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.

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§ 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.

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Town of Rome, WI

§ 360-156

§ 360-12



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§ 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 unless the lot contains a single-family dwelling 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

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[securely attached, below the address sign, to the Town-issued address identification post.](#)

~~(5)~~(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~~

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~~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 c~~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 C~~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.