



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

Plan Commission Zoning Administrator Report

Archer Creek LLC Conditional Use

Applicant Archer Creek LLC has applied for a conditional use permit for storage rental buildings on their property located at 1367 Alpine Dr. The property is zoned B-1 Business and is currently operating as a storage business. There is no active conditional use permit for this property so the applicant is required to obtain a conditional use permit with the proposed construction of additional rental buildings.

Signed findings of fact are included in the packet. No conditions were placed by Plan Commission.

Archer Creek LLC Site Plan/Plan of Operation

Applicant Archer Creek LLC has submitted a site plan and plan of operation for the expansion of the storage rental business at the property located at 1367 Alpine Dr.

Signed findings of fact are included in the packet. No conditions were placed by Plan Commission.

Clear Trail Properties Site Plan/Plan of Operation

Applicant Clear Trail Properties has submitted a site plan and plan of operation for a property management business located within the multi-tenant building at the property located at 1395 Alpine Dr. The property is zoned B-1 Business District and is also partially within the Gateway Overlay District.

Signed findings of fact are included in the packet. No conditions were placed by Plan Commission.

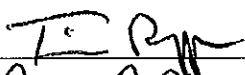
FINDINGS OF FACT:

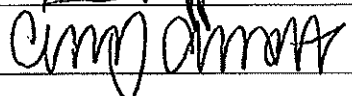
1. A full and complete application was filed by Archer Creek LLC and received June 22, 2026 (herein referred to as "Application") seeking a Conditional Use Permit for 1367 Alpine Dr, also described as Lot 2 of CSM 3742, located in NE ¼, SW ¼, Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00625-0020.
2. The Conditional Use request is to allow Storage Units at the property.
3. The property is zoned B-1 Business District, as defined in Chapter 360 of the Town of Rome's Ordinance.
4. Town of Rome Ordinance Article XVI B-1 Business District requires a Conditional Use Permit for Storage Rental Buildings.
5. The Town of Rome Plan 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 Plan Commission meeting of July 14, 2026.
6. At the public hearing for the Application held by the Town of Rome Plan Commission on July 14, 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 Storage Rental Buildings.

The Town of Rome Plan Commission hereby recommends approval of the Conditional Use Permit request submitted by Archer Creek LLC, for Storage Rental Buildings. The following additional conditions were placed on the approval:

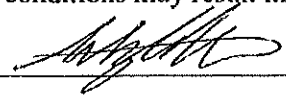
- a. _____
- b. _____
- c. _____
- d. _____

The term of the conditional use shall be indefinite.

Planning Commission Chair:  Date: 7/14/2026

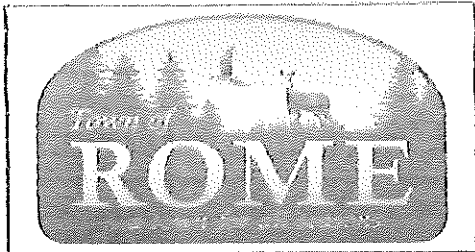
Planning Commission Secretary:  Date: 7/14/2026

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

Signature of Owner/Applicant:  Date: 7/14/2026

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 6/22/26
Fee \$ 300.00 Check # _____
Parcel # 025-70 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, 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 Archer Creek LLC
Mailing Address PO Box 382 Nekoosa WI 54457
1051 S. ARCHERS WAY, NEKOOSA, WI
Phone 715-572-9932 54457

Property Location / Description:

1/4 1/4 Sec. 07 T 2 N R 06E
Lot 2 Block _____ Addition _____
Subdivision or CSM _____
Address 1367 Alpine Dr.

Current zoning and use:

The total area of the property is 3.35 acres and is currently zoned as: B-1 district of the Rome Zoning Ordinance.

Current use is: STORAGE

Proposed Conditional Use:

Proposed Conditional Use is: _____

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

Proposed term (duration) of Conditional Use: Indefinite

⁽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.

Landowner signature: [Signature]

Date: 6/22/26

Office notes: _____

FINDINGS OF FACT:

1. A full and complete application was filed by Archer Creek LLC and received June 22, 2026 (herein referred to as "Application") seeking a Site Plan and Plan of Operation Review for 1367 Alpine Dr, also described as Lot 2 of CSM 3742, located in NE ¼, SW ¼, Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00625-0020 with a parcel number of 030-00625-0020.
2. The property is zoned (B-1) Business District, as defined in Chapter 360 of the Town Code.
3. The Town of Rome Plan 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 Plan Commission meeting of July 14, 2026.
4. At the public hearing for the Application held by the Town of Rome Plan Commission on July 14, 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. At its meeting, the Town of Rome Plan Commission reviewed the Zoning Administrator's report of Site Plan and Plan of Operation Application completeness, as well as consistency with applicable standards in the Town of Rome Zoning Ordinance. A full and complete record the review shall be detailed in the minutes of the Plan Commission.
6. Based upon a review of the Application, and the report received by staff, the following findings were found by the Plan Commission:
 - a. The Applicant has met or is in the process of complying with all of the submittal requirements, as specified on the Site Plan and Plan of Operation Checklist.
 - b. The purpose and location of the proposed project conforms with the standards under the applicable subdistrict as a permitted use and in general characteristics.
 - c. The proposed project conforms to the applicable development, architectural, landscape and signage standards for the B-1 Business District.

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

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

Planning Commission Chair: _____

Date: _____

Planning Commission Secretary: _____

Date: _____

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

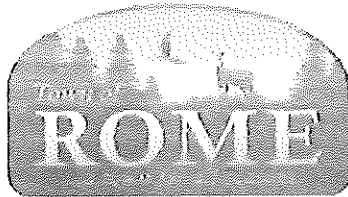
Signature of Owner/Applicant: _____

Date: _____

Signature of Owner/Applicant: _____

Date: _____

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

**OFFICE USE ONLY:**

Date: _____ PERMIT #: _____
Parcel #: 30-625-20 Zoning District: B-1
Waterfront Yes (No)

Zoning Department

1156 Alpine Drive Phone: 715 325-8019

Nekoosa, WI 54457 Fax: 715 325-8035

Email: zoning@romewi.govwww.romewi.gov

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

* **ADDITIONAL REVIEW APPLICABLE:** 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's construction responsibility to complete construction according to the approved submittal, and to 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: Archer Creek LLC Phone: _____
(First) (Middle Initial) (Last)
Mailing Address: PO Box 382, Nekoosa, WI 54457
Property Description:
Gov. Lot: _____ or _____ 1/4, _____ 3/4, Sec. _____, T _____, N, R _____, E _____

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

Property Address: 1367 Alpine Drive

Lot / Parcel Size: Width: 560' Length: 240' Acres / Sq. Ft.: 3.35 Acres

Construction Description: New Building - Storage Units
(New Dwelling, Addition, Accessory Building, Shed)

Use: Commercial
(Residential, Residential Accessory, Commercial, Industrial, Public, etc.)

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

Building Description: Width: 45' Length: 100' Area: 4500 Sq. Ft.
Height: 11 No. of Stories: 1 No. of Bedrooms: _____

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

Signature of Owner or Agent: [Signature] Cell # 715-572-9932
Printed Name: Douglas J. Wenzlaff E-mail doug.wenzlaff@gmail.com
Address: 1051 S. ARCHER'S WAY, NEKOOSA, WI 54457

OFFICE USE ONLY:

Zoning S (B-1)
Paid S (350.00)
Date: 6/29/2011
By: [Signature]

Comments / Conditions: _____

Approved by: _____ Date: _____
Decided by: _____ Date: _____

15. Signs: The location, height, size, materials, and design of all proposed signage:
Free-Standing Number: 1 Size(s): 6'x6' Location(s): Parkside Driveway
Single or Double Faced: Double Materials: Wood / Metal
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: _____
Refuse Containers (type & location): _____

19. Is a Commercial Transfer Site Permit Required ☒ No Yes Date Issued: _____

20. Fencing or Screening: ☒ No Yes: _____

21. Sanitary System: _____

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: Grading / Storm Water Plan in progress by RET Engineering

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: In Progress

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: _____

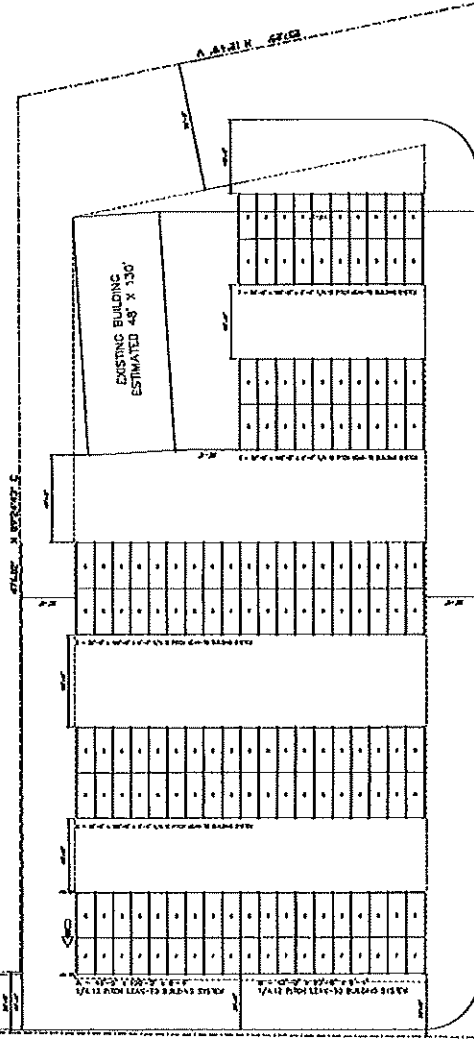
30. Any Chemicals, Hazardous Waste, Solvents, Gasoline or other Petroleum Products Stored on the Site: ☒ No Yes: _____
How are the Chemicals, Wastes and Solvents Disposed of: _____

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: [Signature] Date: 6/22/26

LABEL	UNIT	SIZE	# UNITS	%	SQ. FEET
F	10 x 20		19	12.3	3800
G	10 x 25		135	87.7	33750
TOTAL			154	100	37550



THE SPECIFIC SUBJECT INFORMATION PROVIDED TO TRACKS
DURING THE INVESTIGATION MAY BE USED IN THE DEVELOPMENT OF THE
SUBJECT'S PROFILE AND MAY BE USED IN THE DEVELOPMENT OF THE
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PLEASE REVIEW THIS INFORMATION CAREFULLY

NOTE: THIS IS A CONCEPTUAL SITE DESIGN ONLY AND IS SUBJECT TO ALL APPLICABLE LOCAL REGULATIONS, CODE PROVISIONS, ENGINEERING REQUIREMENTS AND SITE CONDITIONS. THIS WAS PREPARED WITH THE SITE INFORMATION AND MATERIALS PROVIDED TO TRANCHÉ BUILDING SYSTEMS. ANY VARIATIONS OF ACTUAL SITE CONDITIONS, PROPERTY SIZE OR ADDITIONAL REQUIREMENTS WILL AFFECT THE FINAL DESIGN.



PROPOSED MINI-STORAGE SYSTEM FOR
ANDY BENTLEY
367 ALPINE DR
BENICOSY, N 54457

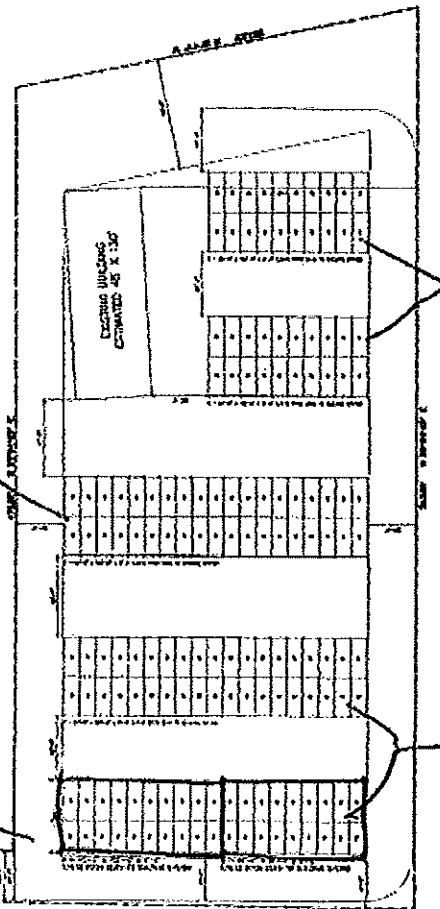
DATE 6/11/2000
SHEET NO. 0135
SHEET TOTAL 0135
SITE

UNIT MIX

LABEL	UNIT	SIZE #	UNITS	%	SQ. FEET
F	10 x 20	19	12.3	3800	
G	10 x 25	135	87.7	33750	
TOTAL		154	100	37550	

Phase 3 2021

Phase 1
9/2020



Phase 2
9/2021

Phase 4
2030/2031

NOTICE

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

** WHEN ANY UNIT IS NOT AVAILABLE FOR RENT, THE UNIT SHALL BE REMOVED FROM THE RENT ROLL. THE UNIT SHALL BE REMOVED FROM THE RENT ROLL. THE UNIT SHALL BE REMOVED FROM THE RENT ROLL.

NOTE: UNITS ARE NOT TO BE RENTED TO ANYONE WHO IS NOT A MEMBER OF THE HOA. UNITS ARE NOT TO BE RENTED TO ANYONE WHO IS NOT A MEMBER OF THE HOA. UNITS ARE NOT TO BE RENTED TO ANYONE WHO IS NOT A MEMBER OF THE HOA.

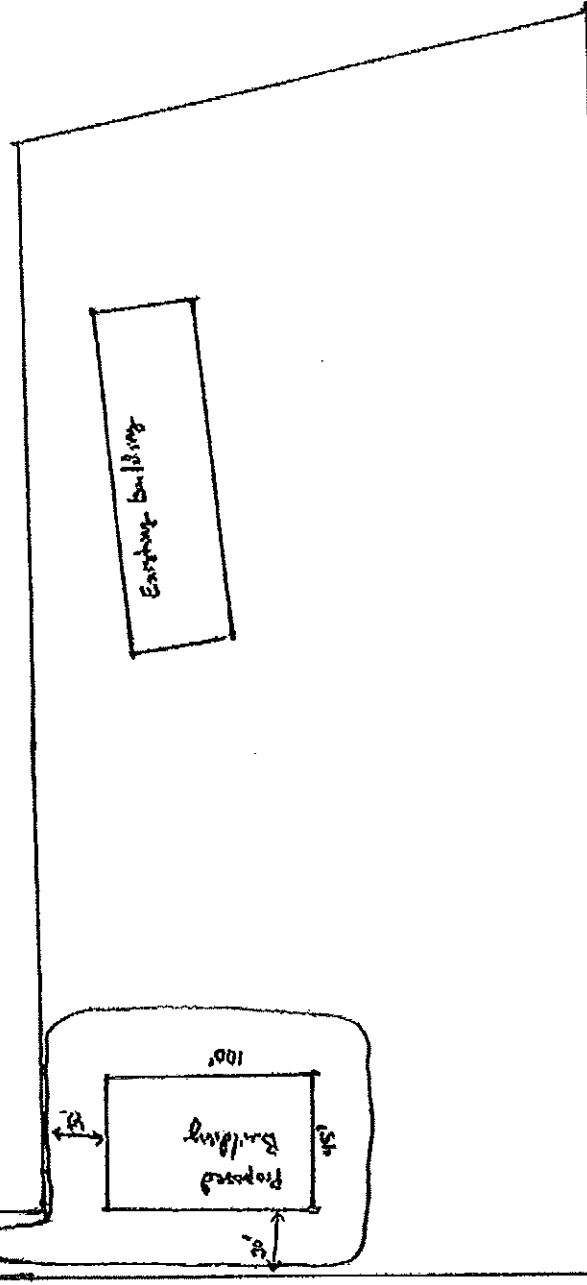
THIS IS A CONCEPTUAL SITE PLAN ONLY AND IS SUBJECT TO CHANGE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

UNIT MIX PHASE 3 2021 PHASE 1 9/2020 PHASE 2 9/2021 PHASE 4 2030/2031		UNIT MIX PHASE 3 2021 PHASE 1 9/2020 PHASE 2 9/2021 PHASE 4 2030/2031	UNIT MIX PHASE 3 2021 PHASE 1 9/2020 PHASE 2 9/2021 PHASE 4 2030/2031	UNIT MIX PHASE 3 2021 PHASE 1 9/2020 PHASE 2 9/2021 PHASE 4 2030/2031
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Alpine Drive

- sign location
- placed as specified
- by sign permit.

Phase 1

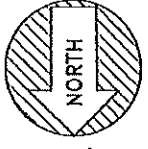


Drive aisle - 30' all sides of building
Driveway - 12' wide x 325' long
Building setbacks - 30' to ward N property lines

45'-0" 11'-3 1/8" EAVE HIGH SIDE

UNIT MIX

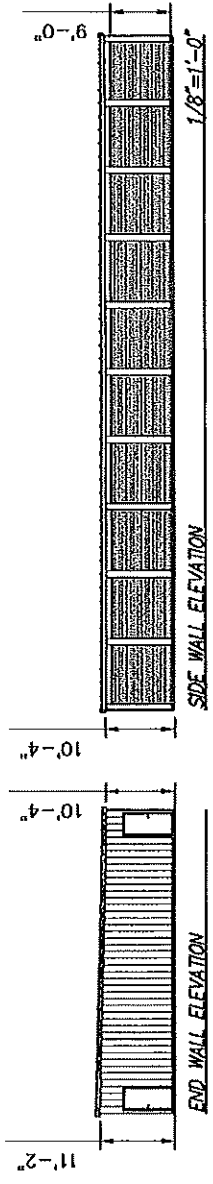
LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
F	10 x 20	10	50.0	2000
G	10 x 25	10	50.0	2500
TOTAL		20	100	4500



LOW SIDE

1 - 45'-0" x 100'-0" x 10'-4" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

100'-0"



DOOR SCHEDULE				
QTY	CODE	TYPE	SIZE	DESCRIPTION
2	D20	SWING	3'-0" x 7'-0"	DOOR LEVER/LEVER CLOSER, LG
2	FE	ROLL-UP	8'-8" x 9'-0"	ROLL-UP DOOR, 944
2	FEI	ROLL-UP	8'-8" x 9'-11"	ROLL-UP DOOR, 944
8	FF	ROLL-UP	9'-0" x 9'-0"	ROLL-UP DOOR, 944
8	FFI	ROLL-UP	9'-0" x 9'-11"	ROLL-UP DOOR, 944

ROLL-UP DOORS MEET ASTM E330
PDL DOORS - PRIMER COAT ONLY

* WHERE APPLICABLE, ALL PRE-HUNG COMMERCIAL DOORS, TYPICALLY USED FOR ENTRANCES, MECHANICAL ROOMS, ETC., WILL BE KEYS ALIKE.

** THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 THROUGH 2021 IBC CODES WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.

*** TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE. IF A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

TRACHTE BUILDING SYSTEMS, Inc.

This drawing and all parts thereof is the exclusive property of Trachte Building Systems, Inc. 314 Wilbur Road, Sun Prairie, Wisconsin (800/356-5824) (Local 508/837-7899) and may not be reproduced in whole or part without written permission.



TRACHTE
A TBS COMPANY

Revisions:

By:	Job Description:
CJS	PROPOSED STORAGE SYSTEM FOR:
KM	ANDY WENZLAFF
	1367 ALPINE DRIVE
	NEKOOSA, WI 54457
Name: CJS	Scale: 1" = 30'
Date: 6/18/26	

♿ DENOTES HANDICAP/WHEELCHAIR ACCESSIBLE UNITS

PLAN APPROVAL

NO FABRICATION WILL BE SCHEDULED OR BEGIN WITHOUT PLAN APPROVAL FROM BUYER. PLEASE SIGN BELOW TO APPROVE THE BUILDING LAYOUT(S) AND DESCRIPTIONS IN THE ATTACHED PLAN.

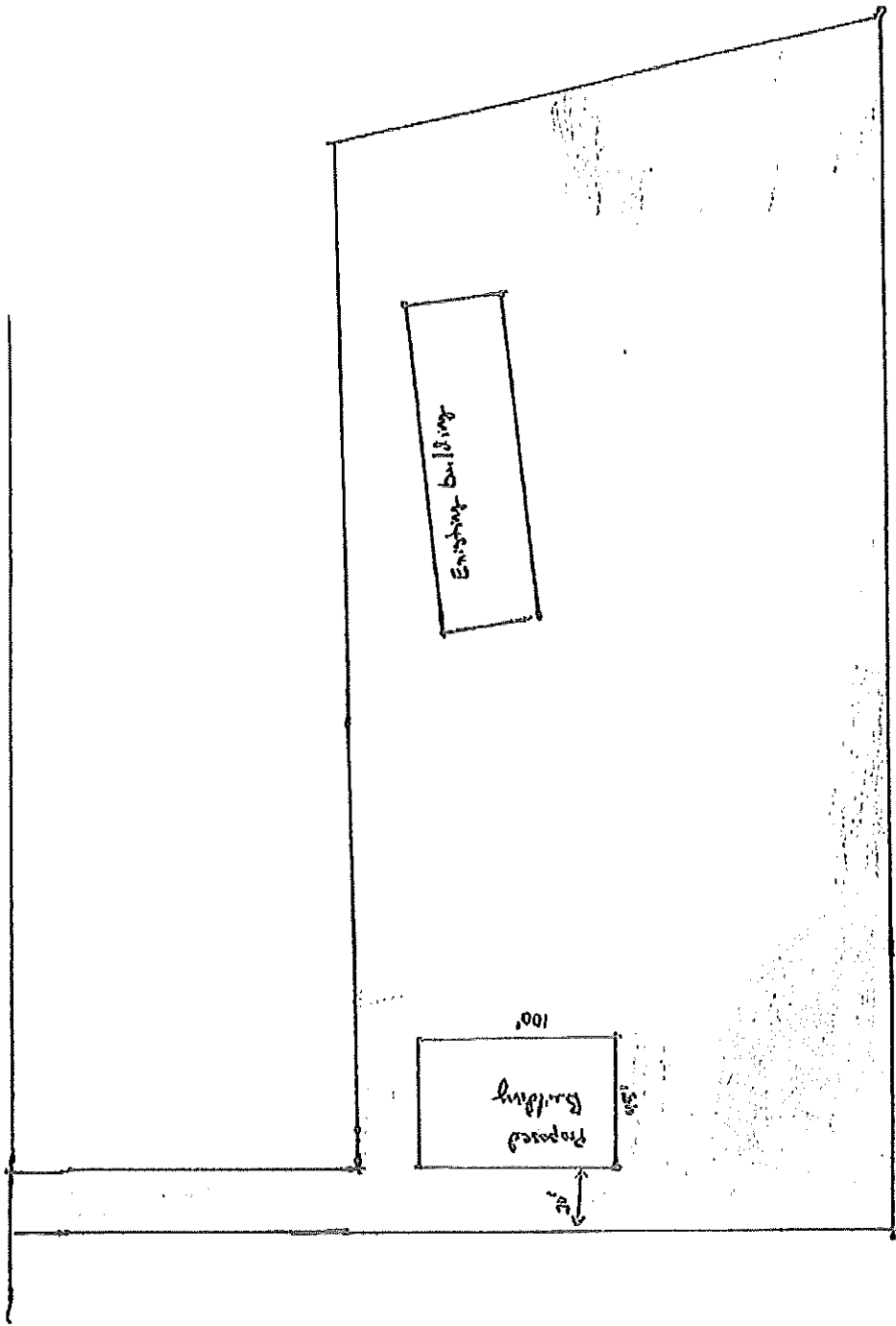
SIGNATURE
COMPANY
DATE

1 OF 1

Sheet Title
FLOOR PLAN
Plan #
63201

SALFS ONI

Alpine Drive



Wooded

Crop - Corn

Gravel

Grass



BUILD HERE. GET THERE.

COLOR OPTIONS

WALL COLORS

ICED WHITE^o

ASH GRAY^o

CREAM BEIGE^o

CLASSIC BEIGE^o

LIGHT STONE^o

SLATE GRAY^o

SILHOUETTE GRAY

DOOR AND TRIM COLORS

CEDAR RED^o

GARNET^o

CRIMSON RED^o

PATRIOT RED^o

SUNSET ORANGE^o

UB YELLOW^{*}

BRIGHT WHITE^{*}

ICED WHITE^o

LIME GREEN^{*}

WASABI GREEN^{*}

EVERGREEN^o

FERN GREEN^{*}

TEAL^{*}

POLAR BLUE^o

ROYAL BLUE^o

SMART BLUE^{*}

MIDNIGHT BLUE^{*}

DESERT TAN^o

LIGHT STONE^o

ASH GRAY^o

SILHOUETTE GRAY

DARK CHARCOAL GREY

SHALE^{*}

CONTINENTAL BROWN^o

BURNISHED SLATE^{*}

MATTE BLACK^o

GALVALUME^{*}

^oAvailable in building trim.

^{*}Available in doors only.





ARCHER CREEK STORAGE

715-323-4055

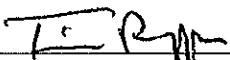
UNITS AVAILABLE

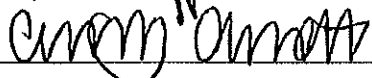
FINDINGS OF FACT:

1. A full and complete application was filed by Clear Trail Properties, and received June 23, 2026 (herein referred to as "Application") seeking a Site Plan and Plan of Operation Review for 1144 County Road D, also described as Lot 1 of CSM 6905, located in SW ¼, NE ¼, Section 08, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00637-0020.
2. The property is zoned (B-1) Business District and falls within Gateway Overlay District, as defined in Chapter 360 of the Town Code.
3. The Rome Town Code, Article XXXI Gateway Overlay District refers to § 360-81.1 and § 360-81.6 which specifies requirements for design review and approval of development projects in the Commercial "A" Subdistrict of Rome Town Center District (RTC), with review by the Plan Commission focusing on layout of the development, including placement, setbacks, parking areas, open areas, and landscaping.
4. The Town of Rome Plan 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 Plan Commission meeting of July 14, 2026.
5. At the public hearing for the Application held by the Town of Rome Plan Commission on July 14, 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.
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 - 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.
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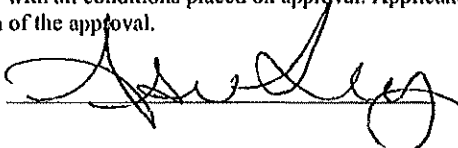
The Town of Rome Plan Commission hereby recommends approval of the Site Plan and Plan of Operation Application submitted by Clear Trail Properties, and recommends to the Town Board approval of the developer's project proposal. The following additional conditions were placed on the approval (if applicable):

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

Planning Commission Chair:  Date: 7/14/2026

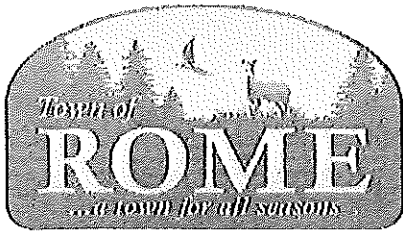
Planning Commission Secretary:  Date: 7/14/2026

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Signature of Owner/Applicant:  Date: 7-14-2026

Signature of Owner/Applicant: _____ Date: _____

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

**OFFICE USE ONLY:**Date: 10/23/20

PERMIT #:

Parcel #: 30-037-20Zoning District: B-1 & gateway

Waterfront

Yes

(No)

Zoning Department

1156 Alpine Drive Phone: 715 325-8019

Nekoosa, WI 54457 Fax: 715 325-8035

Email: zoning@romewi.govwww.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: Clear Trail Properties Phone: _____
(First) (Middle Initial) (Last)

Mailing Address: _____

Property Description:

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

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

Property Address: _____

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

Construction Description: Commercial office space - Interior build out only
(New Dwelling, Addition, Accessory Building, Shed)Use: Commercial - office space
(Residence, Residential Accessory, Commercial, Industrial, Public etc.)Type of Construction (if Manufactured Home, list year): Drywall
(Frame, Masonry, Manufactured, Pole, etc.)Building Description: Width: 22' Length: 50' Area: 1100 Sq. Ft.
Height: 10'-15' No. of Stories: 1 No. of Bedrooms: 1

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

Signature of Owner or Agent: Ashley Lang Cell # 6086174849Printed Name: Ashley Lang E-mail: ashley@cleartrailproperty.comAddress: 1173 Brown Bear Trail Nekoosa, WI 54457**OFFICE USE ONLY:**

Zoning: \$ _____

Paid: \$ 350.00
(check # or cash)Date: 10/23/20

By: _____

Comments / Conditions: _____

Approved by: _____

Denied by: _____

Date: _____

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: BUCK SOBIDEN Phone: 608-354-4978
Mailing Address: 301 FALLS RD # 13232 Grafton, WI 53024
2. Project Operator: _____ Phone: _____
Mailing Address: _____
3. ***Project Site Information:***
Parcel Number: 0300016310020 Legal Description: with easement over lot 1 CSM 1015 Address: 1144 City Rd. D
Lot Size: Depth: 50' Width: 22' Acres: 1100 sqft Zoning: _____
4. ***Name and address of all owners of abutting parcels:*** Heartland Custom Homes Inc.
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:*** Leased Commercial Office Space
7. ***Dimensions and Number of Stories of all Buildings:***
Building A: unit 3 building nearest east lot line
Dimensions: 22' x 50' 1 → Stories / Height: 10-15' Use: Commercial office space
~~Building B:~~
Dimensions: _____ Stories / Height: _____ Use: _____
Building C: _____
Dimensions: _____ Stories / Height: _____ Use: _____
Total Floor Area: 1100 sqft
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:*** Already determined by building owner
- Parking:*** Number of Spaces: _____ Employee Parking: back of building
Dimensions of Parking Lot: _____ Type of Construction: Commercial Office Space
10. ***Outside Events:*** (No) Yes Frequency: _____
11. Maximum Number of Employees: Full-Time: 3 Part-Time: 2
12. Days & Hours of Operation: M-F 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:*** N/A
14. ***Outdoor Lighting:*** Type: _____ Location: _____

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

Free-Standing Number: 1 Size(s): 20" x 48" Location(s): Existing sign board

Single or Double Faced: Double 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): behind building per owner

19. Is a Commercial Transfer Site Permit Required: ☒ No Yes Date Issued: _____

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

21. **Sanitary System:** Bathroom - septic & water installed previously by building owner

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: N/A

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: Building Design Services and property management

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

29. Description of the Production Process: _____

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

How are the Chemicals, Wastes and Solvents Disposed of: _____

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: [Signature] Date: 6-22-2026

New Business Information

Interested in a purchasing a property in Rome Town Center?

The Town of Rome is committed to supporting entrepreneurs and encouraging successful business development. Proper planning helps ensure success for both the business owner and the municipality. If you need assistance completing any of the items outlined below, please contact the Town Administrator to be connected with free or low-cost entrepreneurship resources.

Purchase documents can be submitted to:

Robbie Schaub-Ruemler, Interim Town Administrator
ruemler@romewi.gov

Complete offers are reviewed by the Community Development Authority (CDA) at the next available meeting. The CDA meets on the first Thursday of each month at 3:00 p.m.

Applicants are encouraged to schedule a meeting with Emily Arndt, Zoning Administrator, prior to CDA review to discuss zoning requirements and development expectations.

Offer to Purchase Requirements

Please submit an Offer to Purchase letter to the Town Administrator that includes the following:

- a. Desired location, acreage, and proposed purchase price for the land.
- b. Description of the proposed business.
- c. Business plan outlining market analysis, projected sales/income forecasts, and potential funding partners.
- d. Detailed site plan of the entire property, including the proposed layout of the business, ingress and egress for customers and employees, parking, and general building design.

New Business Requirements

1. Initial Zoning Review

- a. All new businesses in the Town of Rome need to meet with the Zoning Administrator to discuss zoning requirements, necessary permits, and required documents.

2. Existing Commercial Buildings

- a. Similar Business Operations
 - i. If the new owner intends to operate the business substantially similar to the existing business, a new Site Plan/Plan of Operation is not required.
- b. Changes to Business Operations
 - i. If the new owner intends to operate the business different from the existing business, a new Site Plan/Plan of Operation is required.

3. Plan Commission Requirements

Applicants are required to submit the following:

- o Site Plan/Plan of Operation application
- o Conditional use permit (if applicable)
- o Formal site plan of entire property, plans should be to-scale (include property boundaries, setbacks, and proposed placement of future development)
- o Proposed signage
- o Landscaping plan
- o Building design plans (include exterior colors and finishes; samples required)
- o Refuse enclosure
- o Lighting plans
- o Design of ingress and egress including parking lot/paving plan

Application materials may be submitted to:

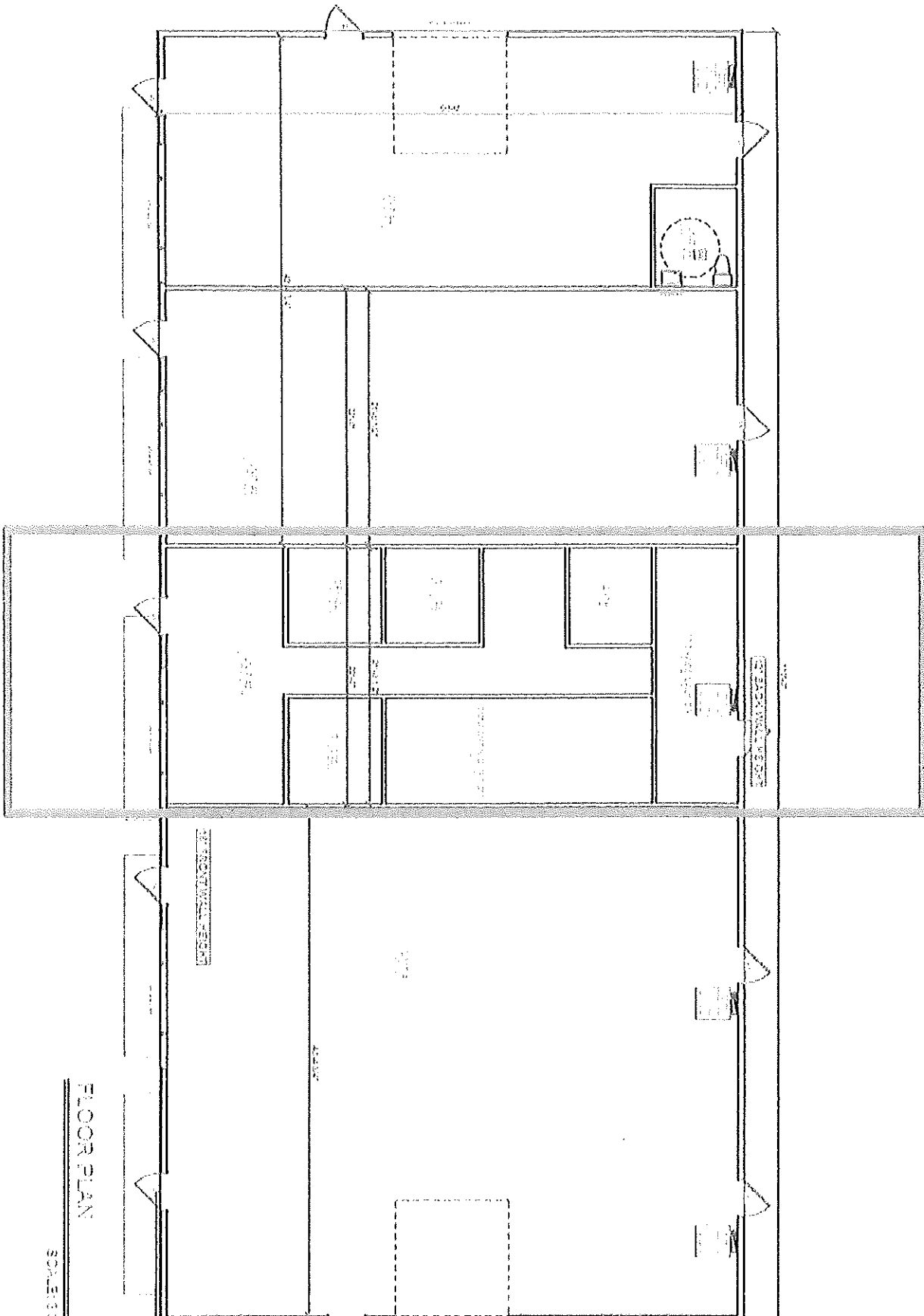
Emily Arndt, Zoning Administrator
earndt@romewi.gov

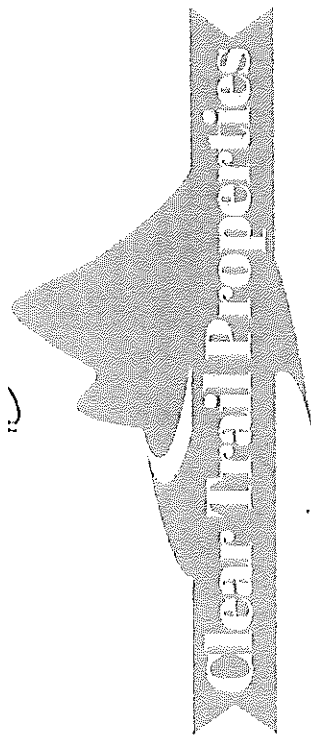
Complete applications are reviewed by Plan Commission at the next available meeting. Plan Commission meets on the second Tuesday of each month at 4:00 p.m.

Print: Asnley Lang Signature: [Signature] Date: 6-22-2026

The undersigned further acknowledges: (1) I have read the entirety of this document and Town Code related to my zoning district(s); (2) I agree to abide by the regulations; (3) I understand the expectation of documents to be provided for Plan Commission.

Golden Ferret





VACATION RENTAL MANAGEMENT &

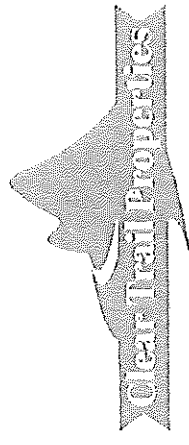
INTERIOR DESIGN

WWW.CLEARTRAILPROPERTIES.COM

715-352-0810

48"

30"



Vacation Rental Management & Interior Design

MUNICIPAL EXECUTIVE SEARCH SERVICES AGREEMENT

This Services Agreement is entered into as of this _____ day of July, 2026 by and between PUBLIC ADMINISTRATION ASSOCIATES, LLC, "PAA", and the TOWN OF ROME, "Town".

Whereas, the Town needs assistance with professional recruitment and selection of Town employees (Rome Town Administrator); and

Whereas, PAA has expertise in professional recruitment and selection of municipal administrators;

Therefore, the parties agree as follows:

1. **Services.** At Town's request, PAA will provide those services listed under the process outlined in PAA's Proposal to the Town dated June 26, 2026, and included as Exhibit A to this Agreement.

2. **Term.** PAA anticipates that this recruitment/selection process will take approximately ninety (90) days and will commence on or about July 13, 2026. The Town shall have the right to terminate this Agreement in the event a suitable candidate has not been hired by the Town within 90 days after execution of this Agreement. In the event of such termination, PAA shall be entitled to compensation for services performed in an amount equal to ½ of the remaining balance then due under this Agreement.

3. **Payment.** For these services, Town will pay PAA **\$13,500** as follows:

- A. One-Third (**\$4,500**) at the execution of this agreement;
- B. One-Third (**\$4,500**) at the mid-point in the Town Administrator executive search process (selection of semi-final candidates);
- C. One-Third (**\$4,500**) upon the completion of services or acceptance by the Town of Rome Board of an employment agreement with the selected Town Administrator.

4. **Other Direct Expenses.** In addition to the payment for the services, Town will pay PAA for any special services that may be required by the Town as enumerated in Exhibit A. PAA will submit invoices for these direct expenses incurred with the final search completion billing.

5. **Professional Conduct.** PAA will provide the services to the Town in a professional and business-like manner, and will act in accordance with all Federal, State, and local laws, regulations, rules, and ordinances. PAA will at all times endeavor to uphold and preserve the reputation of both the Town.

6. **Cooperation & Conduct.** Similarly, the Town and their representatives will act and communicate at all times in a professional manner, will provide its full cooperation to PAA in PAA's search on behalf of Town, and will comply with all Federal, State, and local laws, regulations, rules and ordinances, including anti-discrimination laws, regulations, rules and ordinances.

7. **Liability Insurance.** PAA carries, and will continue to carry throughout the term of this Agreement, Professional liability with limits of \$1,000,000 per occurrence/\$1,000,000 aggregate, commercial general liability insurance with limits of \$1,000,000 per occurrence/\$1,000,000 aggregate and cyber security coverage of \$250,000 per incident/\$250,000 aggregate. A Certificate of Insurance coverages, naming the TOWN as Additional Insured shall be sent to the TOWN, upon request.

8. **Hold Harmless & Indemnity.** The Town agree to hold harmless, indemnify, and defend PAA from any and all demands, claims, causes of action, and judgments brought by candidates or third parties against PAA and/or Town for Town's negligent or intentional conduct resulting in damages to a candidate or third party provided, however, that the Town shall not be liable for such actions to the extent they are undertaken in reliance on advice, recommendation or information provided by PAA.

Similarly, PAA agrees to hold harmless, indemnify, and defend both the Town from any and all demands, claims, causes of action, and judgments brought by candidates or third parties against PAA and Town for PAA's negligent or intentional conduct resulting in damages to a candidate or third party.

9. **Authorized Signatory.** The person signing this contract on behalf of Town warrants and represents that she/he/they have the authority to do so.

10. **No Assignment.** Neither party may assign this contract without the written consent of the other party.

11. **Entire Agreement.** This contract contains the entire agreement between the parties, and supersedes all prior discussions and negotiations between them. This contract may only be amended by a written contract signed by both parties.

12. **Disclosure of Attorney.** PAA discloses to Town that one of PAA's partners is an attorney; however, PAA will not provide the Town with legal advice. Town must seek legal advice from its own counsel.

13. **Governing Law.** This agreement is governed by the laws of the State of Wisconsin.

14. **Records Retention.** PAA acknowledges that the Town is a governmental

entity and is subject to the provisions of the Wisconsin Public Records Law (Wis. Stats. §19.31 et seq.). Most "records" as defined by the law generated in connection with this Agreement are subject to disclosure to the public upon request. Town's obligation includes records prepared and maintained by contractors. Therefore, it may be necessary for the Town to obtain records from PAA while this Agreement is in effect, or during the required record retention period thereafter. The following provisions shall govern the retention and provision of documents relating to work under this Agreement:

a. Provision of Records by PAA. Upon request by the Town, PAA shall provide to the Town any and all documents in PAA's possession or control pertaining to the work performed pursuant to this Agreement, which the Town's record custodian determines are subject to release under the Public Records Law and have been requested by a requester. Such records shall be provided as soon as practicable and without delay, but in no event later than ten (10) business days after the request.

b. Preservation of Records. PAA shall retain copies of all documents and other records prepared by it in connection with the work under this Agreement for a period of not less than seven (7) years. The retention obligation under this paragraph shall not apply to any record after a copy of that record has been provided to the Town.

c. Indemnification. PAA agrees to indemnify the Town and pay any and all costs, expenses, fees (including reasonable attorney fees), forfeitures, penalties and damages incurred by, or assessed against, the Town which arise or result from a failure by PAA to timely provide any records to the Town as required by par. (a), above, other than documents no longer in possession of PAA and exempted from the retention requirement under par. (b). Town agrees to indemnify and defend PAA and pay any and all costs, expenses, fees (including reasonable attorney fees), forfeitures, penalties and damages incurred by, or assessed against PAA which arise or result from the Town's release of records provided by PAA under paragraph a, including, but not limited to the Town's failure to provide a record subject with notice when required, redact information protected by law, keep confidential the identities of employment applicants (with the exception of final applicants) or any cause of action by the subject of a record based on the release of the same by the Town.

d. Survival. The obligations under this paragraph to produce and retain records, including the provisions for indemnity, shall survive the expiration or termination of this Agreement.

Dated this _____ day of July, 2026.

PUBLIC ADMINISTRATION ASSOCIATES

Shawn M Murphy
Shawn M Murphy, Secretary/Treasurer
24505 250th Avenue
Holcombe, WI 54745
smurphy@public-administration.com

TOWN OF ROME, WI

Carl Hasdal, Town Chairperson

Wendy Newsom, Town Clerk
1156 Alpine Avenue
Nekoosa, WI 54457

EXHIBIT A

By reference, the "Proposal to Provide Executive Search Services (Town Administrator) for the Town of Rome, WI", dated 6/26/2026 is incorporated into this agreement in its entirety.

Not included in the lump sum payment of \$13,500 are any aptitude/psychological tests, and/or behavioral assessments; post-offer background checks and/or interview visits to the candidate's community of residence if desired or requested by the TOWN, PAA will facilitate this work and pass through these costs to the TOWN (PAA does not apply any markup to them). The lump sum payment does not include up to three (3) Emotional intelligence exams requested by the TOWN on finalist candidates. PAA shall invoice the TOWN \$100.00/emotional intelligence exam for each exam given.

Please send any payments and correspondence for PAA to:

Public Administration Associates, LLC
% Shawn Murphy
24505 250th Avenue
Holcombe, WI 54745
Email: smurphy@public-administration.com
Phone: (608) 370-1663

ORDINANCE NO. 26 - ____

**AMENDMENT TO THE TOWN OF ROME CODE CHAPTER 137 WATER
TRAFFIC, BOATING, AND WATER SPORTS**

SECTION 137-4(A) SPEED RESTRICTIONS

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 I

Water Traffic, Boating, and Water Sports

§ 137-1. Intent.

The intent of this article is to provide safe and healthful conditions for the enjoyment of aquatic recreation consistent with public rights and the capability of the water resource.

§ 137-2. Applicability and enforcement.

The provisions of this article shall apply to the waters of Lake Sherwood, Lake Camelot and Lake Arrowhead, all of which are within the jurisdiction of the Town of Rome. The officers of the Police Department of the Town of Rome shall enforce the provisions of this article.

§ 137-3. State boating and safety laws adopted.

State boating laws as found in §§ 30.50 to 30.71, Wis. Stats., are adopted by reference.

§ 137-4. Speed restrictions.

- A. No watercraft, other than personal watercraft, shall be operated at a speed greater than slow-no-wake before sunrise or after 8:00 p.m. or sunset, whichever comes first, or at any time when entering, traveling in or leaving a posted section of water. The speed limitation contained in this article shall not apply to any patrol or rescue craft.
- B. No personal watercraft shall be operated at a speed greater than slow-no-wake before 10:00 a.m. or after 8:00 p.m. or at any time when entering, traveling in or leaving a posted section of water. The speed limitation contained in this article shall not apply to any patrol or rescue craft.
- C. Lake Sherwood controlled areas: no person shall operate a watercraft at a speed faster than slow-no-wake in the following areas of Lake Sherwood in the Town of Rome, Adams County:
 - (1) The area located off the Kings Way Dam about 250 feet west, between the Scarlet Beach Club and Lots 14 and 15 of the Robindale Addition.
 - (2) The area of the large island located on the south side of Lake Sherwood between the Yeoman and Longbow Beach Clubs all the way to the east to the 10th Avenue Dam that separates Lake Sherwood from Lake Camelot.
 - (3) The area within 100 feet of the dam. Buoys marking this area shall be placed and maintained by Adams County.
- D. Lake Camelot controlled area:
 - (1) No person shall operate a watercraft at a speed faster than slow-no-wake in the portion of the lake commonly known as the Camelot Channel. Buoys marking this area shall be placed by the Town.
 - (2) The area within 100 feet of the dams. Buoys marking this area shall be placed and

maintained by Adams County.

- E. Lake Arrowhead controlled area: the area within 100 feet of the dam. Buoys marking this area shall be placed and maintained by Adams County.
- F. Subsections A to E do not apply to events permitted under § 137-6.¹

§ 137-5. Water skiing.

- A. Water skiing, for the period of May 1 through August 15, shall be limited to the daylight hours between 10:00 a.m. and 8:00 p.m. or sunset, whichever comes first. Water-skiing during all other times of the year shall be restricted to the hours of 10:00 a.m. to sunset.
- B. No person may operate a motorboat towing water skis, an aquaplane or a similar device carrying more persons than the towed device(s) was either designed to carry or is rated to carry, unless the motorboat operator provides a pickup boat to be in operation while the towing occurs. In the event that the provision of a pickup boat is not required, the motorboat towing the device(s) must have enough capacity-rated seating to accommodate the total number of individuals occupying the motorboat and the towed device(s).
- C. Subsections A and B do not apply to events permitted under § 137-6.

§ 137-6. Races, regattas, sporting events and exhibitions.

No person shall direct or participate in any boat race, regatta, water ski meet or other water-sporting event, or exhibition unless such event has been authorized by the Town Board.

- A. Application for permits shall be made to the Police Chief. Approval for permits may be granted by the Town Board upon recommendation of the Police Chief.
- B. Permits shall be valid only for the days, hours and designated areas specified thereon.
- C. Pickup and dropoff areas for water skiing will be designated on the permit and shall be marked with regulatory markers as per § 30.69(3)(d), Wis. Stats.

§ 137-7. No motor area.

- A. No person shall operate any motor on any motorized boat or similar device within any designated "No Motor Operation Area." All waters north of the County Road D bridge that compromise the Walden area of Lake Camelot are designated a "no motor operation area."
- B. The "no motor" limitation contained in this article shall not apply in case of patrol boat, rescue craft and aquatic weed control devices.

1. Editor's Note: Former Subsection G, regarding exemptions from prohibitions, was repealed 6-16-2022 by Ord. No. 22-08.

ORDINANCE NO. 26- ____

TOWN OF ROME, ADAMS COUNTY, WISCONSIN

**AMENDMENT TO THE TOWN OF ROME CODE CHAPTER 137 WATER
TRAFFIC, BOATING, AND WATER SPORTS**

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

The 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, Town Clerk

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 137-8 Certain artificial wake enhancement prohibited

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

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

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

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

§ 137-9 Penalties

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

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

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

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