



Town of Rome  
Nekoosa, WI 54457  
[www.romewi.gov](http://www.romewi.gov)

## TOWN OF ROME PLAN COMMISSION PUBLIC HEARING AND REGULAR MEETING MINUTES

**TUESDAY, AUGUST 11, 2026**

**4:00 P.M.**

### 1. Call to Order

*The meeting was called to order by Chairman Reppen at 4:00 p.m.*

### 2. Roll Call

*Present: William Kappel, Bruce Hoeppe, Jerry Wiessinger, Paul Janczak, Vito Giardino, Heather Dalton and Tim Reppen*

*Also present: Zoning Administrator, Emily Arndt and Deputy Clerk/Treasurer, Taylor Owczynsky*

### 3. Certify Posting of Meeting

*Taylor Owczynsky certified that on, Tuesday, July 28, 2026, the Agenda for the Town of Rome Plan Commission meeting for Tuesday, August 11, 2026 was posted at:*

*Posted at the Rome Town Hall*

*3:02 p.m.*

*Posted at Kwik Trip, LLC*

*3:51 p.m.*

*Posted at Nekoosa Port Edwards State Bank*

*3:59 p.m.*

*Legal Notice published in WI Rapids Tribune*

*July 28 and August 4, 2026*

### 4. Approve Agenda

*Motion by Wiessinger/Janczak 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*

*Citizen Comment received from Ashley Wenger, 1095 N Archers Way: Gateway Overlay District – boundary change proposal.*

**NO ACTION CONTEMPLATED POSSIBLE REFERRAL TO FUTURE AGENDA:**

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

*No updates given.*

## 7. Open Public Hearing

- a. Consideration of an amendment to the findings of fact for the Site Plan/Plan of Operation for Foss's Garden Center, for the property located 1135 CTH D, located in, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00674-0000

*Zoning Administrator Emily Arndt gave an overview of the application. Applicant Foss's Garden Center is requesting an amendment to their findings of fact for the Site Plan/Plan of Operation for the property located at 1367 Alpine Dr. The property is zoned B-1 Business and located within the Gateway Overlay District. The reasoning for the amendment request is due to hardship. Letters were sent to 7 property owners within 200' of the affected property.*

*Applicant/owner Rich Foss was present to explain reasoning for request.*

*Discussion regarding the definition of a special assessment.*

- b. Consideration of an amendment to the Site Plan/Plan of Operation for DCM Landscaping, for the property located at 258 Oak Dr, also described as Lots 3-4 of Fiesta Wood Unrecorded Subdivision, located in NE ¼, SW ¼, Section 12, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01490-0000

*Zoning Administrator, Emily Arndt gave an overview of the application. Applicant DCM Landscaping is requesting an amendment to the Site Plan/Plan of Operation for the property located at 258 Oak Dr. This amendment would include an addition to their heated storage buildings. Letters were sent to 8 property owners within 200' of the affected property.*

- c. Consideration of a Final Plat for Luke's Bluff, to be located in the NW ¼, SW ¼ of the SE ¼ of Section 29, Town 20N, Range 6E, Town of Rome, Adams County, WI; with parcel numbers of 030-00275-0000 and 030-00276-0000; total area 80 acres

*Zoning Administrator Emily Arndt gave an overview of the application. Applicant Kevin Hendricks has submitted an application for Final Plat for the subdivision "Luke's Bluff". Within the packet are materials from Combs & Associates in accordance with Town Code § 326-14 Subdivision procedure. The subdivision will have 16 lots and 2 outlots with lot sizes ranging from 2.4 acres to 3.41 acres. Letters were sent to 25 property owners within 200' of the affected property. As a Final Plat, this item is a recommendation to Town Board. This is located on Archer Ave, west of 16th Ave, on the north side of the road.*

*Applicant present to answer any questions.*

*Dee Dee Sorg, 408 Sir Winston Trail – spoke regarding her concerns for this proposed subdivision.*

- d. Consideration of a Site Plan/Plan of Operation for Central Bistro, for the property located at 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

*Zoning Administrator Emily Arndt gave an overview of the application. Applicant Central Bistro has submitted a Site Plan/Plan of Operation for a Breakfast Restaurant within the multi-tenant building at the property located at 1144 CTH D. The property is zoned B-1 Business District and is also partially within the Gateway Overlay District. Letters were sent to 4 property owners within 200' of the affected*

*property.*

*Applicant Christine Pfeil was present to elaborate on her business plans.*

8. Close Public Hearing

*Motion by Kappel/Giardino to close the public hearing. Motion carried.*

**DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:**

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

*Motion by Giardino/Dalton to approve the July 14, 2026 meeting minutes as presented. Motion carried.*

10. Discussion and possible action – Recommendation to the Town Board; Consideration of an amendment to the findings of fact for the Site Plan/Plan of Operation for Foss's Garden Center, for the property located 1135 CTH D, located in, Section 8, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00674-0000

*Motion by Kappel/Dalton to make a recommendation to the Town Board to amend the findings of fact for the property located at 1135 CTH D; including the allowance for an extension of 2 years (from the date of the Town Board's approval) for the paving of the lot, incorporating the FOF. Motion carried.*

11. Discussion and possible action – Recommendation to the Town Board; Consideration of an amendment to the Site Plan/Plan of Operation for DCM Landscaping, for the property located at 258 Oak Dr, also described as Lots 3-4 of Fiesta Wood Unrecorded Subdivision, located in NE ¼, SW ¼, Section 12, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-01490-0000

*Motion by Giardino/Janczak to make the recommendation to the Town Board for the approval of the amendment to the Site Plan/Plan of Operation for DCM Landscaping. Motion carried.*

12. Discussion and possible action – Recommendation to the Town Board; Consideration of a Final Plat for Luke's Bluff, to be located in the NW ¼, SW ¼ of the SE ¼ of Section 29, Town 20N, Range 6E, Town of Rome, Adams County, WI; with parcel numbers of 030-00275-0000 and 030-00276-0000; total area 80 acres

*Motion by Kappel/Wiessinger to make the recommendation to the Town Board to approve the final plat for Luke's bluff, incorporating the Findings of Fact. Motion carried.*

13. Discussion and possible action – Recommendation to the Town Board; Consideration of a Site Plan/Plan of Operation for Central Bistro, for the property located at 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

*Motion by Kappel/Hoepfner to make the recommendation to the Town Board to approve the site plan/plan of operation for Central Bistro, incorporating the Findings of Fact. Motion carried.*

14. Discussion only – Review of proposed amendments to Article XXV Signs and Billboards concerning signs located within the Gateway Overlay District

*Discussion regarding the Signs and Billboard Ordinance, specifically the Gateway Overlay District. The Town*

*has received several sign permit applications in recent months that have highlighted limitations within the current sign ordinance. After reviewing these applications, staff has had to deny multiple requests because they do not comply with the existing regulations. Additionally, a review of signage within the Gateway Overlay District has identified a significant amount of existing noncompliant signage and has demonstrated that the current ordinance does not provide adequate sign area for many existing businesses. These issues suggest that revisions to the ordinance should be considered to better balance community aesthetics with the practical signage needs of local businesses while maintaining the intent of the Gateway Overlay District.*

## **DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS**

### **15. Next agenda items**

- \*Signs and Billboard Ordinance, including the Gateway Overlay District*
- \*Site Plan/Plan Operation amendment for Tri-Lakes Storage*
- \*RTC ordinance from RTC sub-committee*
- \*Discussion-only concerning the Gateway District*

### **16. Next meeting date and time**

*September 8, 2026 at 4:00 p.m.*

## **ADJOURNMENT**

*Motion by Dalton/Kappel to adjourn at 4:47 pm. Motion carried.*

Respectfully submitted,

*Taylor Owczynsky*

**Taylor Owczynsky**

Deputy Clerk/Treasurer