



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

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

Tuesday, November 9, 2021

4:00 PM

Rome Municipal Building  
1156 Alpine Drive  
Nekoosa, WI 54457

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve the Agenda
5. Citizen Comments – During the Citizen Comment period of the agenda the Plan Commission welcomes comments from any town resident, not a member of the 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
  - a. 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 EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:**

6. Information Updates, Recent Correspondence, Current Events, Announcements.
7. Open Public Hearing
  - a. Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Outdoor Recreation and proposed zoning map amendment from FR (forest & outdoor recreation) to PUD (Planned Unit Development District) relating to the property owned by Wisconsin Dunes LLC described as follows: Parcel numbers 030-00327-0000, 030-00328-0000, 030-00330-0000, 003-00331-0000, 030-00332-0000, 030-00333-0000, 030-00335-0000.  
All parcels also described as part of Section 26, Town 20N, Range 05E, Town of Rome, Adams County, WI., total area 280 acres.
  - b. Consideration of proposed Planned Unit Development Project Plan amendment – relating to property owned by Wisconsin Dunes LLC (Sand Valley Golf Course) – Revise site plan to add a golf course, a residential subdivision to include rental homes and estate lots, and expanding the existing driving range.

- c. Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-5 (Rural Estate Residence District) relating to the property owned by Gregory Meinholz described as follows: Parcel number 030-00613-0000 also described as the NE ¼, SE ¼, Section 06, Town 20N, Range 06E, Town of Rome, Adams County, WI., total area 40 acres.
- d. Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and proposed zoning map amendment from FR(forest & outdoor recreation) to R-4(Rural Residence district) relating to the property owned by Timberland Investment Resources LLC described as parcel number 030-00557-0000 also described as the NE ¼, SE ¼, Section 04, Town 20N, Range 06E, Town of Rome, Adams County, WI., total area 40 acres.
- e. Consideration of a revised site plan/plan of operation for the property owned by The Lakes Inn, LLC to add Lakes2Sand seasonal UTV and water activities rental business to the property and to remodel existing storage structure into a customer check in/waiting area. Property is located at 1148 W. Queens Way. Also described as part of the W ½, SE ¼, section 17, Town 20N, Range 06E, Lot 1 CSM 513, Town of Rome, Adams County, WI., with a property identification number of 030-00807-0000.
- f. Consideration of amendments to Chapter 320 (Streets and Sidewalks) and Chapter 360 (Zoning) relating to driveway regulations.

8. Close Public Hearing

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

- 9. Discussion and possible action - Meeting minutes from Tuesday, October 12, 2021.
- 10. Discussion and possible recommendation to the Town Board - Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Outdoor Recreation and proposed zoning map amendment from FR (forest & outdoor recreation) to PUD (Planned Unit Development District) relating to the property owned by Wisconsin Dunes LLC described as follows:  
Parcel numbers 030-00327-0000, 030-00328-0000, 030-00330-0000, 003-00331-0000, 030-00332-0000, 030-00333-0000, 030-00335-0000.  
All parcels also described as part of Section 26, Town 20N, Range 05E, Town of Rome, Adams County, WI., total area 280 acres.
- 11. Discussion and possible recommendation to the Town Board - Consideration of proposed Planned Unit Development Project Plan amendment – relating to property owned by Wisconsin Dunes LLC (Sand Valley Golf Course) – Revise site plan to add a golf course, a residential subdivision to include rental homes and estate lots, and expanding the existing driving range.
- 12. Discussion and possible recommendation to the Town Board - Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and zoning map amendment from FR (forest & outdoor recreation) to R-5 (Rural Estate Residence District) relating to the property owned by Gregory Meinholz described as follows:  
Parcel number 030-00613-0000 also described as the NE ¼, SE ¼, Section 06, Town 20N, Range 06E, Town of Rome, Adams County, WI., total area 40 acres.
- 13. Discussion and possible recommendation to the Town Board – Consideration of the proposed Comprehensive Plan map 9 amendment from Forestry to Rural Residential and proposed zoning map amendment from FR(forest & outdoor recreation) to R-4(Rural Residence district) relating to the property owned by Timberland Investment Resources LLC described as follows:  
Parcel number 030-00557-0000 also described as the NE ¼, SE ¼, Section 04, Town 20N, Range 06E, Town of Rome, Adams County, WI., total area 40 acres.

14. Discussion and possible recommendation to the Town Board – Consideration of a revised site plan/plan of operation for the property owned by The Lakes Inn, LLC to add Lakes2Sand seasonal UTV and water activities rental business to the property and to remodel existing storage structure into a customer check in/waiting area. Property is located at 1148 W. Queens Way. Also described as part of the W ½, SE ¼, section 17, Town 20N, Range 06E, Lot 1 CSM 513, Town of Rome, Adams County, WI., with a property identification number of 030-00807-0000.
15. Discussion and possible recommendation to the Town Board – Consideration of amendments to Chapter 320 (Streets and Sidewalks) and Chapter 360 (Zoning) relating to driveway regulations.
16. Discussion and possible action – Review of Town Goals, Objectives & Policies for Utilities and Community Facilities element of the Town’s Comprehensive Plan in establishing of vision to guide future development and growth.

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

17. Next agenda items
18. Next meeting date and time: December 14, 2021 at 4:00 PM

### **ADJOURMENT**

“Speak Your Peace” Commitment – A reminder that the Town Board Members have adopted the Nine Tools of Civility which commits the Board Members and 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 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.

Rome strives to be a diverse community, offering a variety of residential living, year around recreation and business opportunities with an emphasis on environmental preservation.