



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

AGENDA
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING

TUESDAY, FEBRUARY 13, 2024

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 a revised site plan/plan of operation for Wisconsin Trapshooting Association to construct a storage building on the property located at 1312 Akron Drive, also described as Govt. Lot 14, Section 06, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00608-0000
 - b. Consideration of the issuance of a Conditional Use Permit for the following purpose: allow for a campground at the property located on Archer Ln., owned by Barnum Bay Beach and Marina, LLC, also described as Lot 1 CSM 4670, located in Government Lot 2 of Section 28, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00408-0015
 - c. Consideration of a site plan/plan of operation for Barnum Bay Beach and Marina, LLC for the property located on Archer Ln., also described as Lot 1 CSM 4670, located in Government Lot 2 of Section 28, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00408-0015
 - d. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 429 10th Avenue, owned by Joseph Bellocchio,

d/b/a Rome Recovery, LLC, located in the SW1/4, NW1/4, Section 22, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-00871-0000

- e. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1314 Bogey Trail, owned by Bogey Trail, LLC, also described as Lot 8 of Bogey Addition to Lake Arrowhead, located in the SE1/4, NE1/4, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-02909-0507
- f. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 227 Derby Court, owned by Amanda and Billy Van Wie d/b/a BAV Camelot LLC, also described as Lot 51 of Dundee Addition to Lake Camelot, located in the NW1/4, SW1/4, Section 10, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-05378-0000
- g. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1477 Rapids Trail, owned by Shanna and Benjamin Olson, also described as Lot 1 of CSM 6050 (a/k/a Lots 8 & 9 of Red Cloud Addition to Lake Arrowhead), located in the NW1/4, SW1/4, Section 12, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-04074-0010
- h. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1099 S. Archers Way, owned by Brian and Kimberly Jackson, also described as Lot 5 of Deer Lodge Assessor's Plat to Lake Sherwood, located in the NE1/4, SW1/4, Section 16, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-01971-0000

8. Close Public Hearing

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, December 12, 2023
10. Discussion and possible referral to future agenda - Tim Schwecke, Civi Tek Consulting, regarding Zoning Code Audit/Update Process and Timeline
11. Discussion and possible recommendation to the Town Board - Consideration of a revised site plan/plan of operation for Wisconsin Trapshooting Association to construct a storage building on the property located at 1312 Akron Drive, also described as Govt. Lot 14, Section 06, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00608-0000
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13. Discussion and possible recommendation to the Town Board - Consideration of a site plan/plan of operation for Barnum Bay Beach and Marina, LLC for the property located on Archer Ln., also described as Lot 1 CSM 4670, located in Government Lot 2 of Section 28, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00408-0015
14. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 429 10th Avenue, owned by

Joseph Bellocchio, d/b/a Rome Recovery, LLC, located in the SW1/4, NW1/4, Section 22, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-00871-0000

15. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1314 Bogey Trail, owned by Bogey Trail, LLC, also described as Lot 8 of Bogey Addition to Lake Arrowhead, located in the SE1/4, NE1/4, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-02909-0507
16. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 227 Derby Court, owned by Amanda and Billy Van Wie d/b/a BAV Camelot LLC, also described as Lot 51 of Dundee Addition to Lake Camelot, located in the NW1/4, SW1/4, Section 10, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-05378-0000
17. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1477 Rapids Trail, owned by Shanna and Benjamin Olson, also described as Lot 1 of CSM 6050 (a/k/a Lots 8 & 9 of Red Cloud Addition to Lake Arrowhead), located in the NW1/4, SW1/4, Section 12, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-04074-0010
18. Discussion and possible action - Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1099 S. Archers Way, owned by Brian and Kimberly Jackson, also described as Lot 5 of Deer Lodge Assessor's Plat to Lake Sherwood, located in the NE1/4, SW1/4, Section 16, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-01971-0000

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

19. Next agenda items:
 - a. Review Camping Regulations in new developed subdivisions
20. Next meeting date and time: March 12, 2024 at 4:00 p.m.

ADJOURNMENT

“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.



Town of Rome
Nekoosa, WI 54457
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Plan Commission Zoning and Building Department Staff Report

Item 10

In August, 2023, the Town of Rome entered into a Professional Services Agreement with Civi Tek Consulting, LLC for services related to the Town's Zoning Code (Chapter 360). Under the scope of services, Civi Tek will perform an audit of the Town's Zoning Code and provide findings/recommendations on potential Code revisions. Included, for reference is a general scope of services for the Zoning Code Audit, which provides an overview of services constituting the audit. At prior meetings, the Plan Commission began general discussions surrounding sections for specific focus (i.e. zoning district permitted and conditional uses), and overall fit for land use and development in the Town. Additionally, Sub-Committee work took place in review and recommendation of edits to various elements of the Town's Comprehensive Plan. The Zoning Code Audit and recommendations will help serve as an opportunity to revisit those discussions and tie together those past efforts as potential Code updates are considered.

Item 7a & 11

Applicant Wisconsin Trapshooting Association requests approval for a revision to their Site Plan/Plan of Operation for the property located at 1312 Akron Drive. Applicant would like to construct a new 54'x120' storage building near the Southwest Parking Lot area for target storage. An updated Site Plan/Plan of Operation Review Application, Checklist/Supplemental Information, associated map and renderings are included in the packet. For reference, the last approved Site Plan/Plan of Operation from 2019 is also included in your packet. Letters were sent to 3 property owners within 200' of the affected property.

Item 7b/c & 12/13

Applicant Barnum Bay Beach and Marina, LLC has submitted a Conditional Use Permit for the 6.38-acre parcel located on Archer Ln, requesting use as a Campground. The site (030-00408-0015) is zoned B-1, for which Campground/Recreational Vehicle Park is listed as a Conditional Use under Code Sec. 360-78. Additionally, under Town Code Sec. 247-4, a Campground License must be obtained from the Town, and Campground Permit issued from Wisconsin Department of Safety and Professional Services (Wis. Stat. 97.67). Finally, the Town Code Article XXVI sets forth requirements for a Site Plan and Plan of Operation for new business development, and associated development and design standards. Included in your packet is the Conditional Use Permit Application, Campground License Application, Site Plan and Plan of Operation Application, Checklist and associated map and renderings. Additionally, you'll find an Interim Zoning Administrator Report with additional items of note from his review of the proposed development. A final note- consideration of the Site Plan and Plan of Operation will be contingent on the Plan Commission's decision for Agenda Item #12. Letters were sent to 18 property owners within 200' of the affected property.

Item 7d & 14

Joseph Bellocchio d/b/a Rome Recovery, LLC has submitted a Short-Term Rental (STR) license application and Conditional Use Permit for the property located at 429 10th Avenue, requesting use for the 2023/2024 season that ends on June 30, 2024. Letters were sent to 6 property owners within 200' of the affected property. The applicant has completed all license requirements including a property manager within 25 miles on record with the Town. The Plan Commission places conditions on CUPs issued for STRs that will set maximum occupancy and maximum number of vehicles allowed on the property based on the standards found in Town Code, Chapter 234-61. Staff recommend a maximum occupancy of 4 and maximum vehicles of 2 to be parked on hard surfaces, not on the lawn/grass, at the property. Please also note the FD Inspection Report included

herein. Staff further recommends a sign-off by applicant and associated acknowledgment letter from the insurance provider that they are aware of low maintenance road servicing the lot and possible access effects/delay on emergency services.

Item 7e & 15

Bogey Trail, LLC has submitted a Short-Term Rental (STR) license application and Conditional Use Permit for the property located at 1314 Bogey Trail, requesting use for the 2023/2024 season that ends on June 30, 2024. Letters were sent to 10 property owners within 200' of the affected property. The Plan Commission places conditions on CUPs issued for STRs that will set maximum occupancy and maximum number of vehicles allowed on the property based on the standards found in Town Code, Chapter 234-61. Staff recommend a maximum occupancy of 11 and maximum vehicles of 5 to be parked on hard surfaces, not on the lawn/grass, at the property. The applicant has completed all license requirements including a property manager within 25 miles on record with the Town.

Item 7f & 16

Amanda and Billy Van Wie d/b/a BAV Camelot LLC have submitted a Short-Term Rental (STR) license application and Conditional Use Permit for the property located at 227 Derby Court, requesting use for the 2023/2024 season that ends on June 30, 2024. Letters were sent to 9 property owners within 200' of the affected property. The Plan Commission places conditions on CUPs issued for STRs that will set maximum occupancy and maximum number of vehicles allowed on the property based on the standards found in Town Code, Chapter 234-61. Staff recommend a maximum occupancy of 8 and maximum vehicles of 4 to be parked on hard surfaces, not on the lawn/grass, at the property. The applicant has completed all license requirements including a property manager within 25 miles on record with the Town.

Item 7g & 17

Shanna and Benjamin Olson have submitted a Short-Term Rental (STR) license application and Conditional Use Permit for the property located at 1477 Rapids Trail, requesting use for the 2023/2024 season that ends on June 30, 2024. Letters were sent to 12 property owners within 200' of the affected property. The Plan Commission places conditions on CUPs issued for STRs that will set maximum occupancy and maximum number of vehicles allowed on the property based on the standards found in Town Code, Chapter 234-61. Staff recommend a maximum occupancy of 16 and maximum vehicles of 8 to be parked on hard surfaces, not on the lawn/grass, at the property. The applicant has completed all license requirements including a property manager within 25 miles on record with the Town.

Item 7h & 18

Brian and Kimberly Jackson have submitted a Short-Term Rental (STR) license application and Conditional Use Permit for the property located at 1099 S. Archers Way, requesting use for the 2023/2024 season that ends on June 30, 2024. Letters were sent to 11 property owners within 200' of the affected property. The Plan Commission places conditions on CUPs issued for STRs that will set maximum occupancy and maximum number of vehicles allowed on the property based on the standards found in Town Code, Chapter 234-61. Staff recommend a maximum occupancy of 8 and maximum vehicles of 4 to be parked on hard surfaces, not on the lawn/grass, at the property. The applicant has completed all license requirements including a property manager within 25 miles on record with the Town.



Town of Rome
Nekoosa, WI 54457
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**MINUTES
TOWN OF ROME PLAN COMMISSION PUBLIC HEARING
AND REGULAR MEETING**

TUESDAY, DECEMBER 12, 2023

4:00 PM

**ROME MUNICIPAL BUILDING
1156 Alpine Drive
Nekoosa, WI 54457**

1. Call to Order

The meeting was called to order by Chairman Mike Baker at 4:00 p.m.

2. Roll Call

Plan Commissioners present: Jerry Wiessinger, Paul Janczak, Mike Baker, Diana Duelge, Lori Dujmadi and Bill Kappel. Also present: Building Inspector/Interim Zoning Administrator Dan Hansen, Administrative Assistant Support Specialist Taylor Owczynsky and Attorney Nicholas Flanagan. Baker Thompson, Bill Dvorak, CoCo Collins, and Eric Newman regarding items 7a & 10; James & Angela Lawrence regarding 7b & 11.

3. Certify Posting of Meeting

Attorney Nicholas Flanagan certified on behalf of Administrative Assistant Support Specialist Taylor Owczynsky that the agenda was posted at the following locations on Tuesday, December 5, 2023.

Rome Municipal Building at 9:15 a.m.

Kwik Trip at 9:25 a.m.

Nekoosa Port Edwards State Bank at 9:30 a.m.

The agenda was emailed to the Wisconsin Rapids Daily Tribune at 9:40 a.m.

The agenda was emailed to Town web services on Thursday, November 30, 2023 at 1:08 p.m.

The public hearing notice was printed in the Wisconsin Rapids Daily Tribune for publication in the legal section on November 28 and December 5, 2023.

4. Approve the Agenda

Motion by Dujmadi/Duelge to approve the agenda. Motion carried.

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*

None

NO ACTION CONTEMPLATED EXCEPT POSSIBLE REFERRAL TO FUTURE AGENDA:

6. Information Updates, Recent Correspondence, Current Events, Announcements

None

7. Open Public Hearing

There were 8 members of the public present.

- a. Consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort).
Present to speak on the application and answer questions were Baker Thompson, Senior Vice President of Real Estate and Homeowner Experience at Sand Valley Golf Resort, Bill Dvorak, Senior Vice President of Development, CoCo Collins, VP Development Sales, and Eric Newman, VP Construction and Development. The proposed Project Plan incorporates feedback received at the joint Plan Commission/Town Board meeting on November 16, 2023. Page #14 in the proposed Project Plan document is new. Questions were answered regarding the existing lots in the development, number of home sites across the resort, parking areas and entrances to the development. Representatives stated that existing lots in the top left corner of the map were part of the last PUD revision, which is part of Sedge Village. All sold to individual homeowners. In 2014 it said there would be no more than 296 home sites. Representatives estimate the current number to be around 100-150 homes across the entire Resort. All parking is open to the public, and parking at the satellite facilities still available for day traffic, all have individual parking lots. Planning to add parking by Central Campus. Entrances include by the "Welcome Center", 15th Ave. and Sand Valley Trail. Commissioner Wiessinger states he has concerns regarding density issues and deviating from a 1-acre minimum.
- b. Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1358 Sawgrass Dr, owned by James & Angela Lawrence, also described as Lot 149 of Augusta Addition to Lake Arrowhead, located in NE 1/4, SW 1/4, Section 18, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02852-0521
Applicants James and Angela Lawrence present to answer questions regarding the application. This property had already been operating as a short-term rental and is now being purchased by new owners. Since short-term rental licenses are carried under a specific owner, the new owner must apply for a short-term rental license in order to continue operating the property as a short-term rental. Attorney Nicholas Flanagan stated the applicant has completed all license requirements including a property manager within 25 miles on record with the Town. Gary Mayer, 1367 Raindance Trail states he has nothing against the people but has questions about the policies. Concerned that in the insurance that there is not enough money if there is a fire by somebody that rents the property.

8. Close Public Hearing

Motion by Wiessinger/Duelge to close the public hearing. Motion carried.

DISCUSS AND POSSIBLE ACTION ON THE FOLLOWING ITEMS:

9. Discussion and possible action - Meeting minutes from Tuesday, November 14, 2023
Motion by Wiessinger/Janczak to approve the minutes as presented. Motion carried.
10. Discussion and possible recommendation to the Town Board - Consideration of proposed Planned Unit Development Project Plan amendment request for property owned by Wisconsin Dunes LLC (Sand Valley Resort)
Discussion on lack septic system(s) not being in the plan, and growth of the development increasing the need for public services. Representatives provided further details in regards to the sanitation/POUT System. They stated that there is currently a POUT system serving the tennis facility that was for a lot higher use as well as a restaurant that was never built. So, there is a lot of extra capacity there. In the future, whether a lot can handle a septic system or a further POUT system is needed, they feel confident in the space they have for the sanitary sewer.

Motion by Djumadi/Kappel to recommend to the Town Board approval of the Proposed Planned Unit Development Project Plan Amendment Request for the Property owned by Wisconsin Dunes LLC Sand Valley Resort. Motion carried, with Wiessinger opposed.

11. Discussion and possible action – Consideration of the issuance of a Conditional Use Permit for the following purpose: the short-term rental at the property located at 1358 Sawgrass Dr, owned by James & Angela Lawrence, also described as Lot 149 of Augusta Addition to Lake Arrowhead, located in NE ¼, SW ¼, Section 18, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-02852-0521.

Motion by Duelge/Kappel to grant the request for conditional use permit for short-term rental at the address of 1358 Sawgrass Drive and to approve the findings of fact. The following term and conditions were placed on approval:

- a. The conditional use permit shall remain valid indefinitely provided the homeowner holds a short-term rental license from the Town of Rome.
- b. Maximum rental occupancy shall be set at twelve.
- c. Maximum number of vehicles shall be set at four. Vehicles to be parked on hard surfaces, not on the lawn/grass, at the property.
- d. Property Manager within 25 miles of the property and contact information on file with the Town.

Motion carried.

12. Discussion and possible referral to a future agenda - Consideration of Amendment to Town Code § 360-24(B)(8) after 2023 Act 16

Attorney Flanagan provided an overview of the item. Act 16 seeks to provide regulatory certainty, from permit/proposal review to approval and challenges. One of the changes under Act 16 relates to amending Zoning Ordinances in situations where there is a protest petition filed. The Town of Rome has a process built into its Code under Section 360-23(B)(8). Under Act 16, state law now prohibits such a process from being established at the local level. Wis. Stat. 66.10015(3)(a) provides that a zoning amendment only requires approval by a simple majority of a quorum of the members elect. Therefore, it is recommended we update the Town ordinance to remove the now-prohibited super-majority vote for proposed zoning amendments met with protest petitions. A note, the new provision does not take effect until January 1, 2025.

Consensus to hold on consideration of this item until the upcoming Zoning Code Audit.

DATES AND ITEMS FOR FUTURE AGENDA/MEETINGS

13. Next agenda items:
a. Discussion of permitting Camping in Newer Developed Subdivisions.

14. Next meeting date and time: January 9, 2024 at 4:00 p.m.

ADJOURNMENT

Chairman Baker adjourned the meeting at 5:28 p.m.

“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.

August 6, 2023

Lori Djumadi, Chairwoman
Town of Rome
1156 Alpine Drive
Nekoosa, Wisconsin 54457

Jami Gebert, Town Administrator
Town of Rome
1156 Alpine Drive
Nekoosa, Wisconsin 54457

Dear Ms. Djumadi and Ms. Gebert:

As requested, I've prepared a general scope of services related to the Town's zoning code that can be used for budgeting purposes. Two distinct tasks are proposed.

Part One: Zoning Code Audit

A zoning code audit involves a thorough review of the Town's current zoning code (text/map) along with your internal administrative policies and procedures. The intent of an audit is to evaluate what is working and what is not and to provide detailed recommendations on potential changes. Specifically, an audit will:

- Identify gaps and missing pieces and inconsistent provisions.
- Identify how the code could be organized to help users better navigate code requirements.
- Determine if the current code complies with Federal law and Wisconsin state statutes, including pertinent case law and legislative changes (e.g., Act 67).
- Evaluate existing zoning districts to identify if any can be eliminated or combined with another and if new districts should be added to achieve specific needs.
- Determine how the zoning code could be used to more fully implement the Town's comprehensive plan.
- Determine the extent to which the code is or is not user friendly. In other words, can a developer find the information they need, by themselves, to move forward with a project?
- Evaluate review procedures and requirements to make sure they are clear and right sized.
- Identify review procedures that could potentially be done administratively, instead of by the Plan Commission/Town Board.
- Look for opportunities to create more predictable and desired development outcomes.
- Introduce best practices and new land use concepts if warranted.
- Identify what is working well and what needs to be tweaked or removed altogether.
- Evaluate landscaping and off-street parking requirements.
- Identify administrative capabilities, including gaps and proficiencies.
- Evaluate to what extent planned unit development projects should be allowed as a development tool.

- Identify opportunities to reduce regulatory barriers to affordable housing and other desired development.

In addition, to findings and recommendations, the audit will describe different options to address recommendations made in the report, while being conscious of budget constraints. At least two options will be described so that decision makers can make informed decisions on how best to move forward with a full code rewrite or targeted amendments.

Deliverables: A written report will be prepared to document the findings and recommendations derived from the audit. We will present the report at a Plan Commission and/or Town Board meeting if so requested.

Budget: the audit can be done for a not-to-exceed cost of \$4,800.

Timeline: An audit could be completed in 3 months,

Part Two: Code Revisions

Undoubtedly, the zoning code audit will identify ways the zoning code could be improved. The question is whether a total rewrite is warranted or if the existing code could be reworked with targeted changes. The answer will dictate the level of effort and the corresponding budget.

Reboot	Rewrite
Purpose: Make targeted revisions to the existing code.	Purpose: Undertake a complete rewrite of the existing zoning code.
Budget Estimate: \$16,000 to \$29,000	Budget Estimate: \$42,000 to \$65,000
Timeline: 3 to 8 months	Timeline: 12 to 15 months

While it would be premature to suggest one strategy over the other, a reboot is the most likely outcome based on what I've seen so far.

As you review this for budgeting purposes, be sure to contact me and I can provide additional details if needed.

Sincerely,



Tiri Schwecke, AICP

**OFFICE USE ONLY:**

Date: 030-00608-0000 PERMIT #: _____
Parcel #: 030-00608-0000 Zoning District: _____
Waterfront Yes No

Zoning Department

1156 Alpine Drive Phone: 715 325-8019
Nekoosa, WI 54457 Fax: 715 325-8035
Email: zeddies@romewi.com
www.romewi.com

**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: WIS. TRAPSHOOTING ASSOC

KEN MICHAELS PRES

Phone: 715-497-9742

{First}

{Middle Initial}

{Last}

Mailing Address: WANDA BARWALD 112 VANDERVOORT ST. TOMAH WI 54660

Property Description:

Gov. Lot: 14 or 1/4, 1/4, Sec. _____, T _____ N, R _____ E
PARCEL # 030 00608 0000

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

Property Address: 1312 AKRON DR NEROOSA WI 54457

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

Construction Description: NEW STORAGE BLD. METAL SHED

(New Dwelling, Addition, Accessory Building, Shed)

Use: COMMERCIAL

(Residence, Residential Accessory, Commercial, Industrial, Public etc.)

Type of Construction (if Manufactured Home, list year): POLE BLD WOOD FRAME METAL

(Frame, Masonry, Manufactured, Pole, etc.)

Building Description: Width: 54' Length: 120' Area: 6,480 Sq. Ft.
Height: 16' SIDEWALL No. of Stories: 1 No. of Bedrooms: 0

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: Ken Michels Cell # 715-497-9742

Printed Name: Kenneth Michels E-mail Ken.Michels.WTA@gmail.com

Address: 329813 Thornapple Creek Rd Ringle, WI 54471

OFFICE USE ONLY:

Zoning: \$ 350.00
Paid: \$ 100
(check# or cash)

Comments / Conditions: _____

Date: _____

By: _____

Approved by: _____
Denied by: _____

Date: _____
Date: _____

TAX PARCEL 030 00608 0000

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.

PRES. KEN MICHEALS 715-497-9742

1. Project Owner: WIS TRAPSHOOTING ASSOC Phone: 702-592-7005 WANDA TREAS.
Mailing Address: WANDA BARWALD 112 VANDERVORT ST. TOMAH WIS
54660

2. Project Operator: SAME AS ABOVE Phone: SAME
Mailing Address: SAME

3. ***Project Site Information:*** PARCEL NUMBER 030-00608-0000
Parcel Number: _____ Legal Description: _____ Address: _____
Lot Size: Depth: _____ Width: _____ Acres: _____ Zoning: _____

4. ***Name and address of all owners of abutting parcels:*** WIS TRAPSHOOTING ASSOC

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:*** SAME TYPE
OF STRUCTURE METAL+WOOD FRAME COLOR SAME

7. ***Dimensions and Number of Stories of all Buildings:***

Building A:
Dimensions: 54'x120' Stories / Height: 16' Sidewalls Use: Storage

Building B:
Dimensions: _____ Stories / Height: _____ Use: _____

Building C:
Dimensions: _____ Stories / Height: _____ Use: _____
Total Floor Area: _____

8. ***Outside Storage:*** No Yes: _____

9. ***Traffic flow patterns within the site, entrances and exits, loading and unloading areas, parking areas, sidewalks, ramps, curb cuts on the site and within 100 feet of the site:*** O

Parking: Number of Spaces: 0 Employee Parking: 0
Dimensions of Parking Lot: 0 Type of Construction: WOOD FRAME / METAL

10. ***Outside Events:*** No Yes Frequency: _____

11. Maximum Number of Employees: Full-Time: 0 Part-Time: 0

12. Days & Hours of Operation: AS WHEN NEED FOR SHOOTS

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:*** O

14. ***Outdoor Lighting:*** Type: NONE Location: _____

15. **Signs:** The location, height, size, materials, and design of all proposed signage:
Free-Standing Number: NO NE Size(s): _____ Location(s): _____
Single or Double Faced: _____ Materials: _____
Wall Mounted Number: _____ Size(s): _____ Materials: _____
Lighted: NO Yes: _____

16. **Outside Food and / or Beverage Service:** NO Yes: _____

17. **Inside and / or Outside Music (type, hours & days):** NO Yes: _____

18. Refuse Disposal: Public: _____ Private: WASTE MANAGEMENT
Refuse Containers (type & location): DUMP STERS

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

20. **Fencing or Screening:** NO Yes: _____

21. **Sanitary System:** NO NE

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: STORM WATER RETENTION

24. Any Special License Required to be obtained from Local State or Federal Licensing Agencies for the proposed Operation: NO YES TOWN OF ROME ADAMS CO.

25. Did the Wisconsin Department of Commerce Approve the Building Plans?: NO Yes
Date Approved: _____ Comments: _____

26. **Expansion of an Existing Operation:** No YES: _____

27. **Onsite Sale of any Items and / or Services:** NO Yes: _____

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

29. Description of the Production Process: STORAGE

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: K. M. Date: 9/23/23

FINDINGS OF FACT:

- 1) A full and complete application was filed by Wisconsin Trapshooting Association, and received September 23, 2023 (herein referred to as "Application") seeking a Revision to the Site Plan & Plan of Operation Review for the property located at 1312 Akron Drive, also described as Govt. Lot 14, Section 06, Town 20N, Range 06E, Town of Rome, Adams County, WI, with a parcel number of 030-00608-0000.
- 2) The revised Site Plan & Plan of Operation Review request is to allow for the construction of a new storage building for target storage.
- 3) The property is zoned B-1 Business District, as defined in Chapter 360 of the Town Code.
- 4) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 5) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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.
- 6) At the conclusion of the public hearing, after consideration and discussion of the application, public comments, and the report received by staff, the Planning Commission, upon a motion duly seconded, approved the request for revision to the Site Plan & Plan of Operation, and the following findings were found by the Plan Commission:
 - a. The Site Plan & Plan of Operation conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed structure and 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 Plan Commission hereby recommends approval of the revised Site Plan & Plan of Operation request submitted by Wisconsin Trapshooting Association, to allow for the construction of a new storage building at parcel# 030-00608-0000. The following additional conditions were placed on the approval: (if applicable):

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

Planning Commission Chair

Date

Planning Commission Secretary

Date

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

**TOWN OF ROME
PLANNING & ZONING**

Date: 1/25/2024

Property Owner: Wisconsin Trapshooters Association

**1312 Akron Drive
Nekoosa, WI 54457**

Legal Description: 030-00608-0000

GOVT LOT 14, Section 06

T20, N06E

- Land Division
- Platting
- Site Plan/Plan of Operation
- Preliminary
- Final

Police Chief

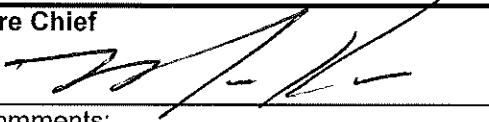


Approved

Comments:

Disapproved

Fire Chief

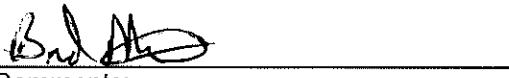


Approved

Comments:

Disapproved

Director of Public Works

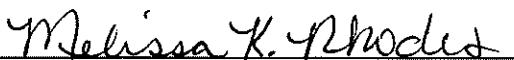


Approved

Comments:

Disapproved

Town Clerk



Approved

Comments:

Disapproved

Tax Assessor

Comments:

Approved

Disapproved

WTA SHOOTING COMPLEX
SITE PLAN

PROJECT OWNER:
WISCONSIN TRAPSHOOTING ASSOCIATION
ATTENTION: BRUCE STITELEY
W5863 MUSKELLUNGE LAKE RD.
TOMAHAWK, WI 54487

DESIGNER:
TEAM ENGINEERING, INC.
ATTENTION: RON GRANGER, P.E.
P.O. BOX 117
240 MAIN STREET
LOGANVILLE, WI 53943

0 200 400
SCALE: 1" = 200'

LEGEND

- REFUSE CONTAINERS
- ⊕ PROPOSED WELL LOCATION
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED GRAVEL AREAS

**BUILDINGS
CONCRETE SIDEWALK
GRAVEL ROADS & PARKING**

NOTE: THE CAMPGROUND AND ITS REST ROOM FACILITIES WILL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE HFS 178.

118 E. Main Street
Reedsburg, WI 53959
Phone: (608)768-50754

TEAM ENGINEERING

Transportation : Environmental
Agricultural : Municipal
and Land Surveying

14 MORE TRAPS WEST
15 TRAP
16 TRAP

TRAP
13

6' SIDEWALK

SHOOTER
SHIELDED

6' SIDEWALK

SHOOTER
SHIELDED

WEST VENDOR Row
PARKING

HOOP
BUILDING
44 x 80
EXISTING

96 x 60
MAIN BLD.
EXISTING

PROPOSED HALL OF
FAME BLD. 2-3 YEARS OFF
FOOD COURT

PARKING

PROPOSED NEW BLD MPB OF ROME BUILDEP
TARGET STORAGE BLUEPRINT ENCLOSED

54 x 120
DRIVEWAY

PARKING
LOT

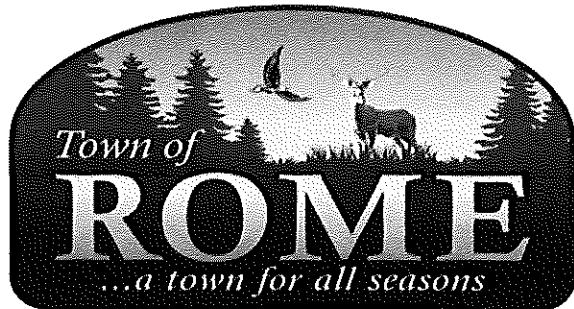
N

EXISTING
CAMP GROUND

MAIN DRIVEWAY

1312 AKRON DRIVE

AKRON DRIVE



Date: 10/02/2023

Receipt # OCT23 - 4

Received from WI Trapshooting Assosc

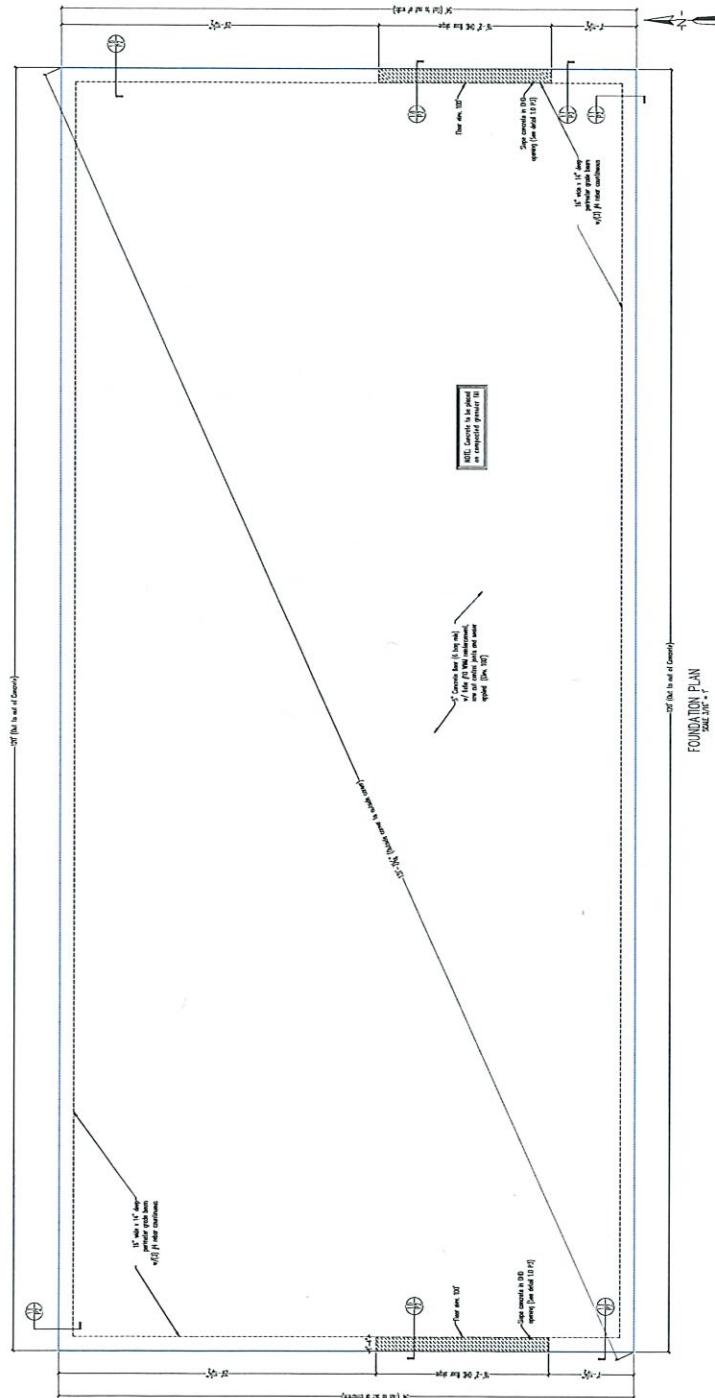
Parcel #: 030-00608-0000

Address: 1312 Akron Dr

For:	Permit #	Amount	Account #
Building Permit			100-14-44300-000
Zoning Permit			100-14-44400-000
State Seal			100-00-21103-000
Electrical Permit			100-14-44300-000
Driveway Permit			100-03-44900-000
Fire Number Sign			100-03-46220-100
Conditional Use			100-14-44900-000
STR License			100-00-44100-000
Room Tax License			100-00-44100-000
Business License			100-14-44100-000
Camping Permit			100-14-44900-000
Off Season Camping Permit			100-14-44900-000
Other			
Site Plan/Plan of Operation		350.00	100-14-44900-000
TOTAL PAID:		\$ 350.00	

CASH:

CHECK #: 1001
CREDIT CARD:



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: W1 TRAPSHOOTING ASSC Phone: 608-370-1118
Mailing Address: _____

2. Project Operator: FRITZ THISTIE Phone: 608-370-1118
Mailing Address: N2111 SMITH PARK Rd, LODI, WI 53555

3. ***Project Site Information:***

Parcel Number: 030-00579 Legal Description: _____ Address: _____
Lot Size: Depth: 40 Ac Width: _____ Acres: 40 ACRES Zoning: B1

4. ***Name and address of all owners of abutting parcels:*** _____

5. ***All existing lot lines, easements and rights-of-way. Include area in acres or square feet, abutting land uses and structures:*** N - AKRON AVE, S - AKRON DR, E - Hwy 13, W - WTA

6. ***The location and use of all existing and proposed structures within the development.*** Indicate design details to make new construction compatible with existing structures: _____

7. ***Dimensions and Number of Stories of all Buildings:***

Building A:
Dimensions: N/A Stories / Height: _____ Use: _____

Building B:
Dimensions: N/A Stories / Height: _____ Use: _____

Building C:
Dimensions: N/A Stories / Height: _____ Use: _____
Total Floor Area: _____

8. ***Outside Storage:*** No Yes: _____

9. ***Traffic flow patterns within the site, entrances and exits, loading and unloading areas, parking areas, sidewalks, ramps, curb cuts on the site and within 100 feet of the site:*** _____

Parking: Number of Spaces: 80 Employee Parking: —
Dimensions of Parking Lot: _____ Type of Construction: LIME STONE

10. ***Outside Events:*** No Yes Frequency: SCHEDULED SHOOTING EVENTS

11. Maximum Number of Employees: Full-Time: 1 to 3 Part-Time: 0 -

12. Days & Hours of Operation: Thur thru SUN 9-5:00

13. ***A landscape plan showing existing and proposed vegetation cover and water sources, and all proposed changes to these features, including size and type of plant material, drainage and storm-water retention areas and grade alterations:*** _____

14. ***Outdoor Lighting:*** Type: NONE Location: _____

15. **Signs:** The location, height, size, materials, and design of all proposed signage:
Free-Standing Number: 0 Size(s): _____ Location(s): _____
Single or Double Faced: _____ Materials: _____
Wall Mounted Number: _____ Size(s): _____ Materials: _____
Lighted: No Yes: _____

16. **Outside Food and / or Beverage Service:** No Yes: PORTABLE FOOD VENDORS
DURING SHOOTING EVENTS

17. **Inside and / or Outside Music (type, hours & days):** No Yes INSIDE OR OUTSIDE
BANDS AFTERNOONS / EVENINGS

18. Refuse Disposal: Public: _____ Private: _____
Refuse Containers (type & location): DUMPSTER PROVIDED BY ADAMS CRY RECYCLING

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

20. **Fencing or Screening:** No Yes: TREE BUFFER ALL SIDES

21. **Sanitary System:** N/A

22. Any Potential Problems or Nuisances such as Odor, Smoke, Vibration or Noise Resulting from this Operation: No Yes NOISE; SHOTGUNS

23. **Surface Water Drainage Facilities:** Storm Water Retention, Flow of Surface Water, and Amount of Impervious surfaces: _____

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 SHOOTING RELATED GEAR

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

29. Description of the Production Process: N/A

30. **Any Chemicals, Hazardous Waste, Solvents, Gasoline or other Petroleum Products Stored on the Site:** No Yes: _____
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: Frederick W. Histle Date: 10/31/19

Cody @wootrainin.org

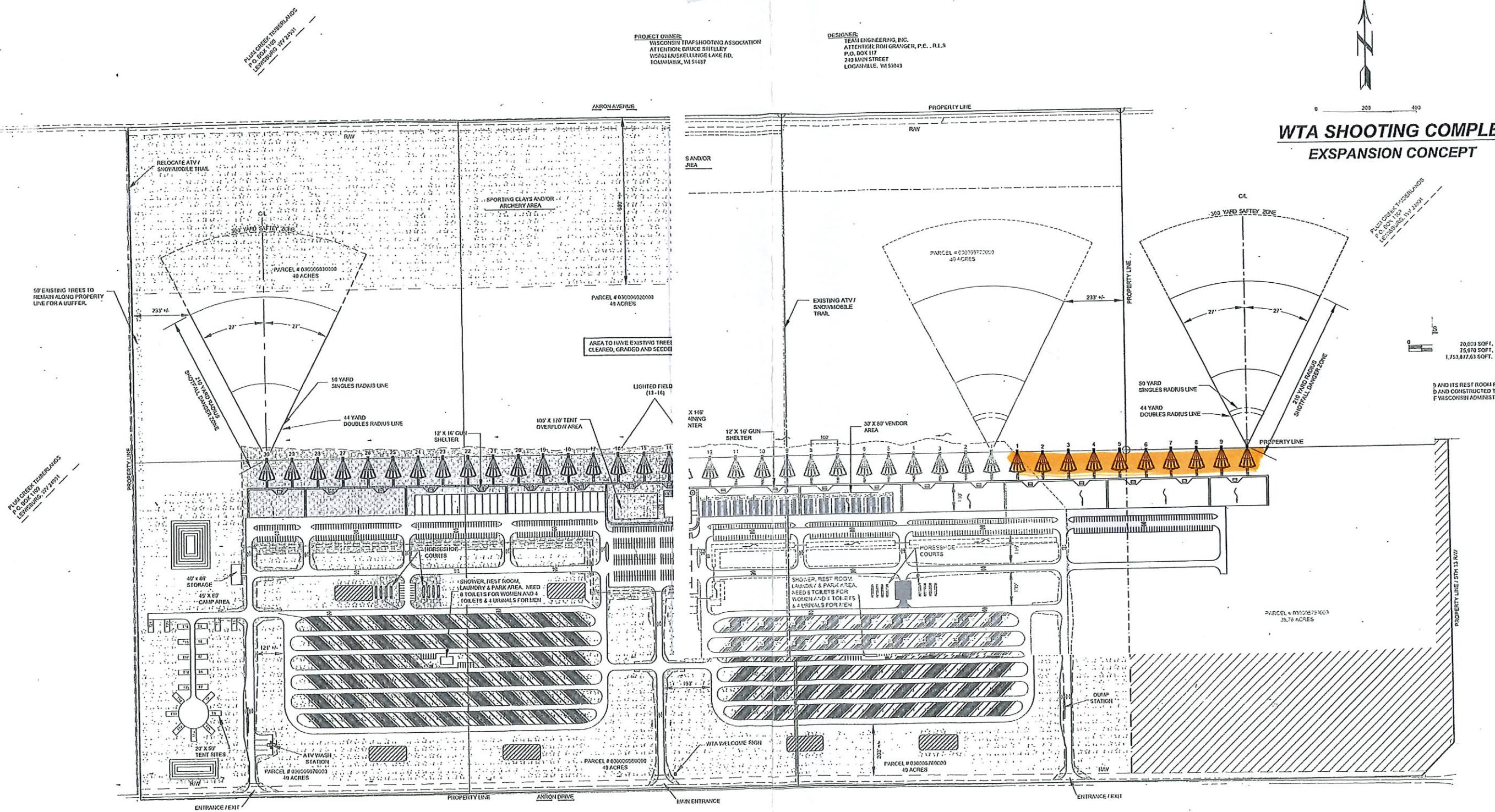
WTA SHOOTING COMPLEX SITE PLAN

PROJECT OWNER:
WISCONSIN TRAFOOTING ASSOCIATION
ATTENTION: BRUCE STILEY
WISCONSIN TURFLLUGGE LAKE RD.
TAMIAWA, WI 53917

DESIGNER:
TEAM ENGINEERING, INC.
ATTENTION: ROY GRANGER, P.E., R.L.S.
P.O. BOX 117
240 MAIN STREET
LOGANVILLE, WI 53943



WTA SHOOTING COMPLEX EXPANSION CONCEPT



TEAM
Engineering

240 MAIN STREET, PO BOX 117
LOGANVILLE, WI 53943
PHONE: (608) 727-2146 FAX: (608) 727-2148

Cody @woe training.org

WTA SHOOTING COMPLEX SITE PLAN

100

PLAT CHECK RUBBER/MPZ
P.O. BOX 117
LOGANVILLE, WI 53943
1/12/2001

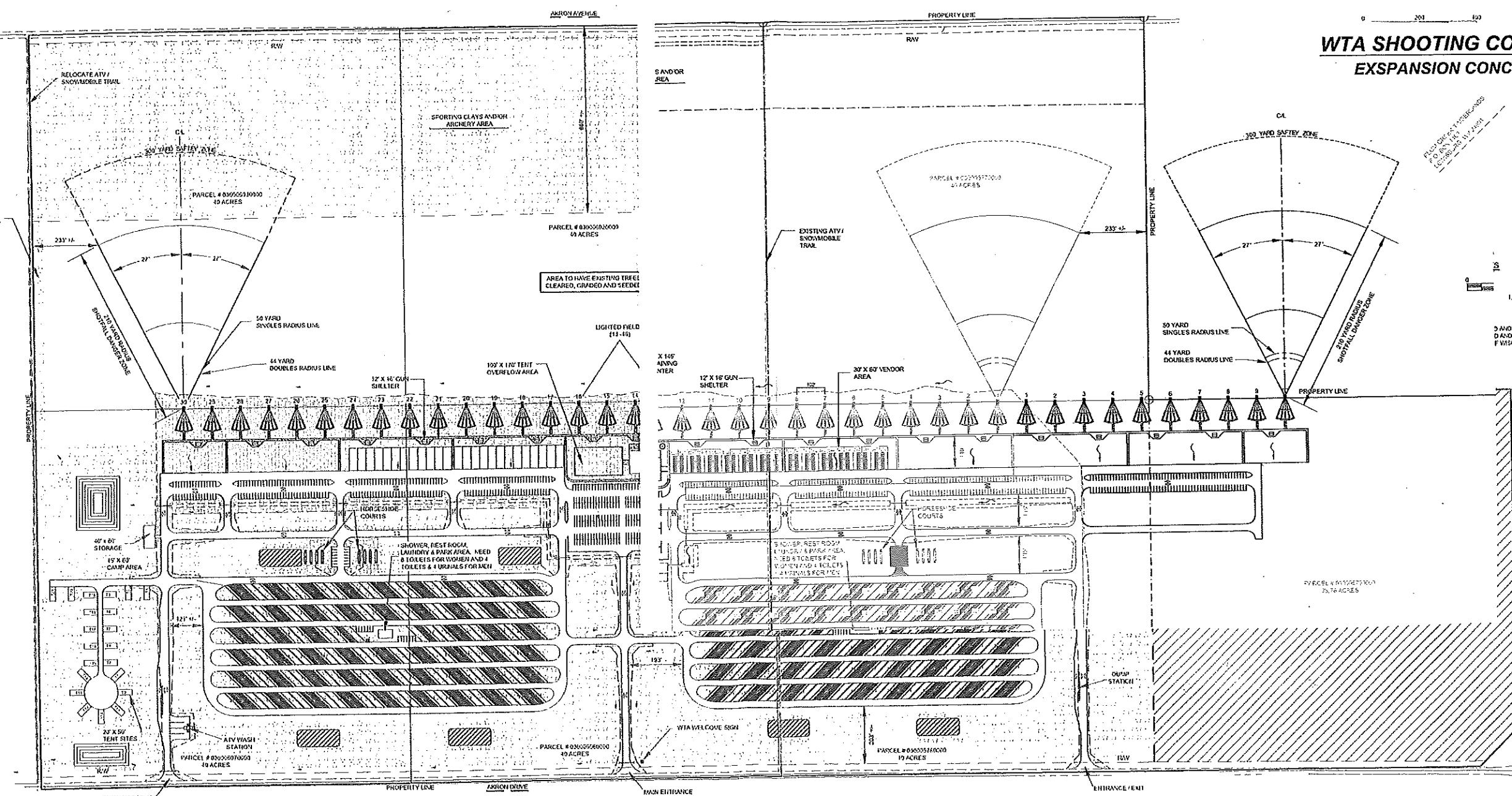
PROJECT OWNER:
WTA SHOOTING ASSOCIATION
ATTENTION: DRAKE SHILLIX
WACATIMUS LAKE RD.
EQUAIAWAH, WI 54857

DESIGNER:
TEAM ENGINEERING INC.
ATTENTION: HOW GRANGER, P.E., H.I.S.
PO. BOX 117
240 MAIN STREET
LOGANVILLE, WI 53943

0 200 400

WTA SHOOTING COMPLEX EXSPANSION CONCEPT

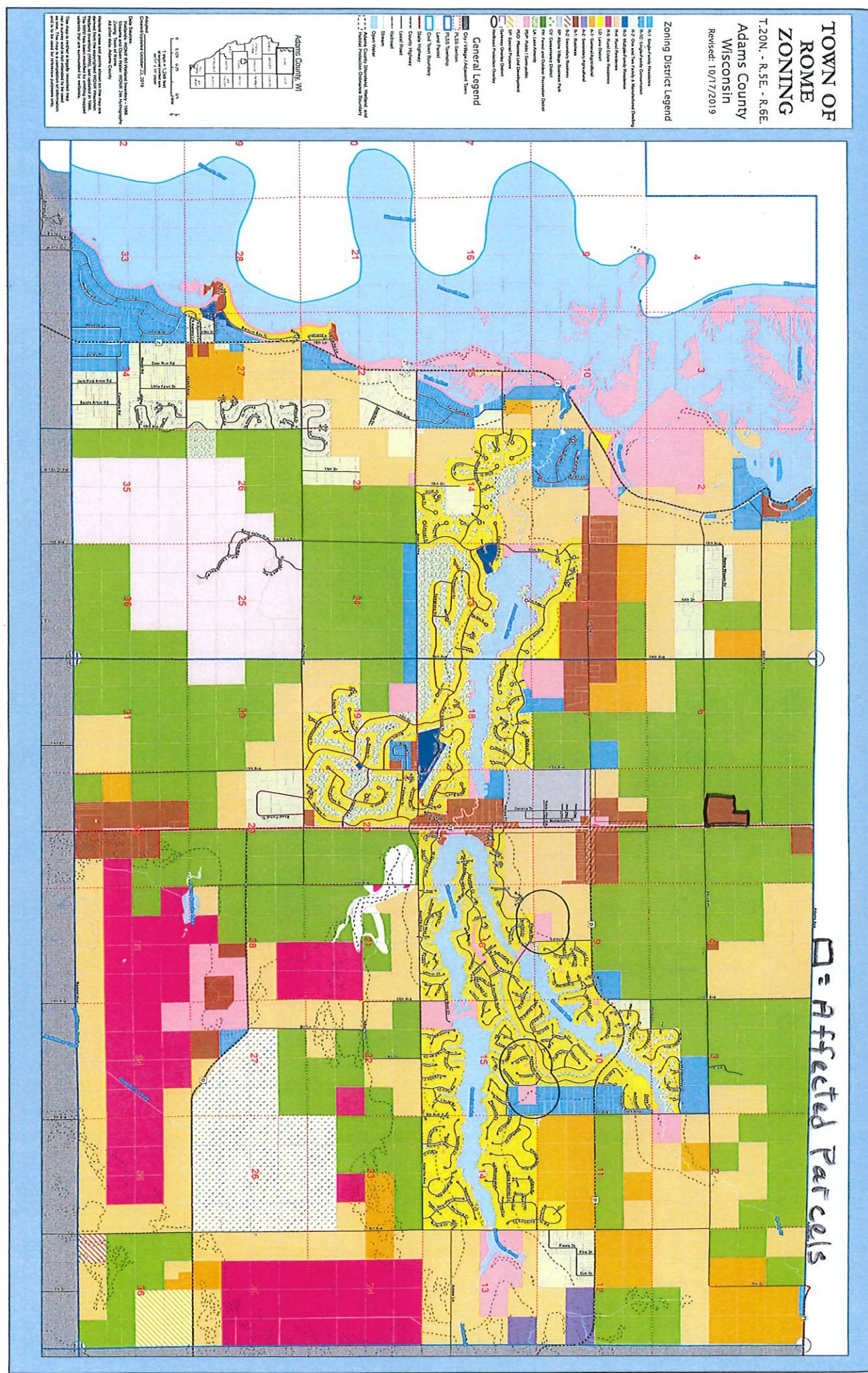
50 EXISTING TREES TO
REMAIN ALONG PROPERTY
LINE FOR A BUFFER.



TEAM
Engineering

240 MAIN STREET, PO BOX 117
LOGANVILLE, WI 53943
PHONE: (608) 727-2146 FAX: (608) 727-2148

PLAT CHECK RUBBER/MPZ
P.O. BOX 117
LOGANVILLE, WI 53943
1/12/2001





Plan Commission Administrator Report

Item 7b&c

Barnum Bay Beach and Marina, LLC has property located on Archer Ln., also described as Lot 1 CSM 4670, located in Government Lot 2 of Section 28, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00408-0015. This parcel is zoned B-1 Business. Barnum Bay Beach and Marina, LLC has no existing construction on this property and this site plan/plan of operation would be for the operation of a campground with RV pads (short term RV parking), water, power and sewer. They plan to have an office and a bathhouse as additional buildings. As indicated on the Campground License Application they indicated they plan to have up to 26-50 anticipated Campground sites.

Representative signed New Business Information Sheet and seemingly meets requirements. Representative filled out and signed Petition for Conditional Use Permit. Owner filled out and signed the Site Plan and Plan of Operation Checklist and seemingly meets requirements. Letters were sent to 18 property owners within 200' of the affected property. The Town of Rome Planning & Zoning Department had the appropriate Department heads sign and approve the Site Plan/Plan of Operation.

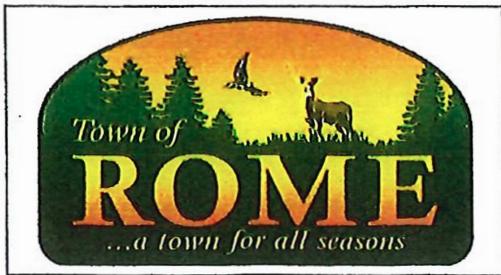
Currently waiting for: (Expected to be submitted before Plan Commission meeting)

- Idea of Parking layout.
- Landscape plan showing existing and proposed vegetation cover and water sources, and all proposed changes to these features, including type of plant material and drainage.
- Signage they plan to have.
- Cosmetic drawings of the bathhouse and office, and any other buildings being built.

Sincerely,


Dan Hansen

Interim Zoning Administrator
Town of Rome
715-325-8019



Planning and Zoning Department

1156 Alpine Drive

Nekoosa, WI 54457

Phone: 715 325 - 8019

Fax: 715 325 - 8035 www.romewi.com

zoning@romewi.com

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.

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 Barnum Bay Beach + Marina

Mailing Address 1735 Archer Ln
Nekoosa WI 54457

Phone 715-325-6555

Current zoning and use:

The total area of the property is 6.380 acres and is currently zoned as: B-1 district of the Rome Zoning Ordinance.

Current use is: No Existing Construction

Proposed Conditional Use:

Proposed Conditional Use is: Campground

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

Short term rental Camping

Proposed term (duration) of Conditional Use: Camping, water-power-sewer Short term Rental

⁽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.

Daniel Silvi (Representative) 12/28/2023

Landowner signature⁽³⁾

Date

Office notes: _____

FINDINGS OF FACT:

- 1) A full and complete application was filed by Barnum Bay Beach and Marina, LLC, and received December 28, 2023 (herein referred to as "Application") seeking a Conditional Use Permit for the property located on Archer Ln, also described as Lot 1 CSM 4670, located in Government Lot 2 of Section 28, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00408-0015.
- 2) The Conditional Use request is to allow for a campground 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 360-78 requires a Conditional Use Permit for campground/recreational vehicle parks, so that conditions may be imposed as are necessary to protect the public health, safety and welfare of surrounding lands.
- 5) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 6) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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 Planning Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found by the Plan Commission:
 - a. The conditional use conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.
 - c. The Applicant has met or is in the process of complying with all of the conditions of application/issuance for a Campground Permit from the State of Wisconsin, which will be a requirement prior to issuance of Campground License.

The Town of Rome Planning Commission hereby approves the Conditional Use Permit request submitted by Barnum Bay Beach and Marina, LLC, for operation of a campground at parcel # 030-00408-0015.

The following additional conditions were placed on the approval:

1. _____
2. _____
3. _____

The term of the conditional use shall be _____.

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 Conditional Use Permit.

Signature of Owner/Applicant: _____ Date: _____

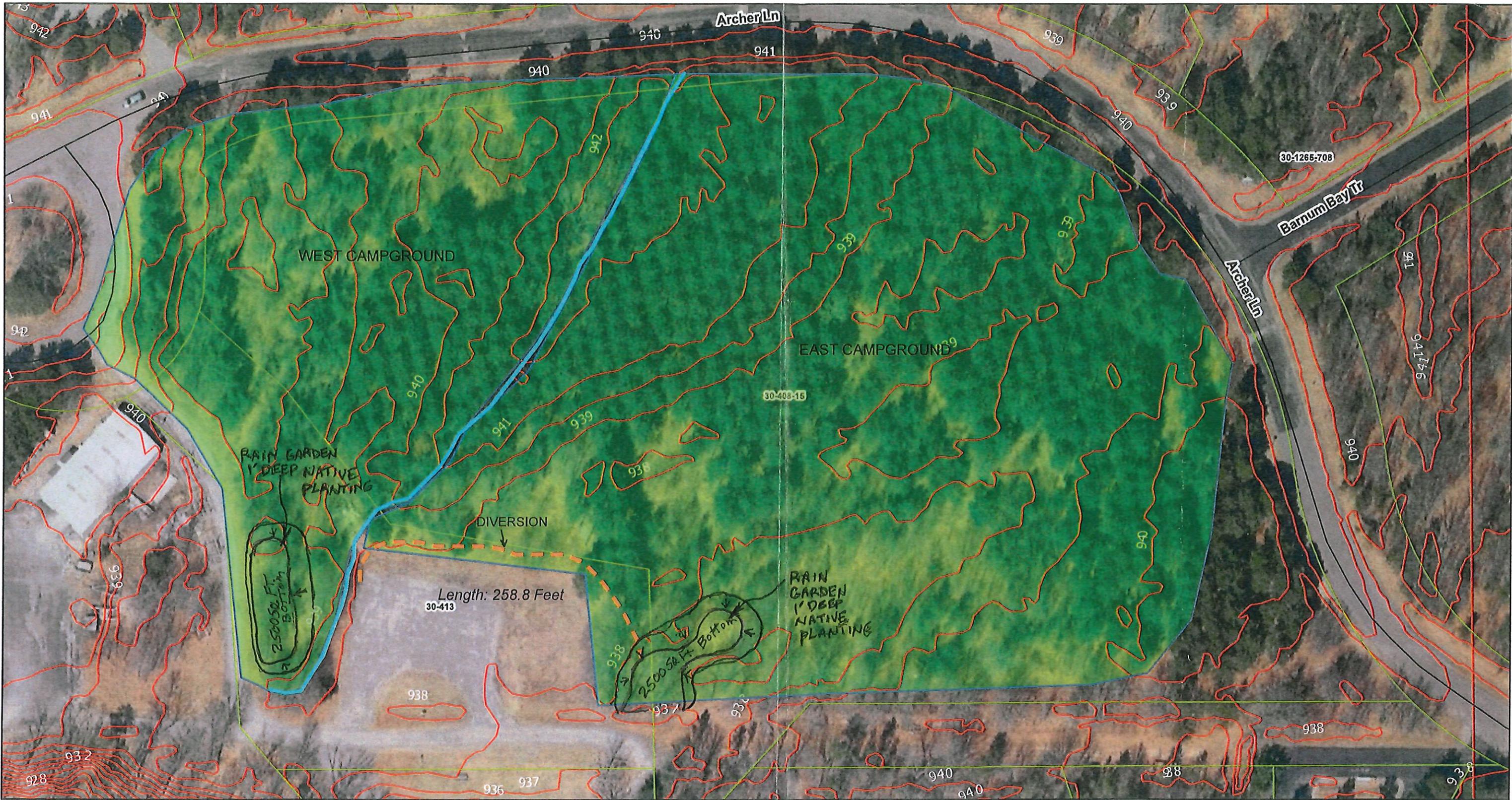
Signature of Owner/Applicant: _____ Date: _____

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.

Adams County Web Map



THE LURE CAMPGROUND : STORMWATER PLAN



12/27/2023, 3:52:55 PM

0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.04 0.06 km

Roads

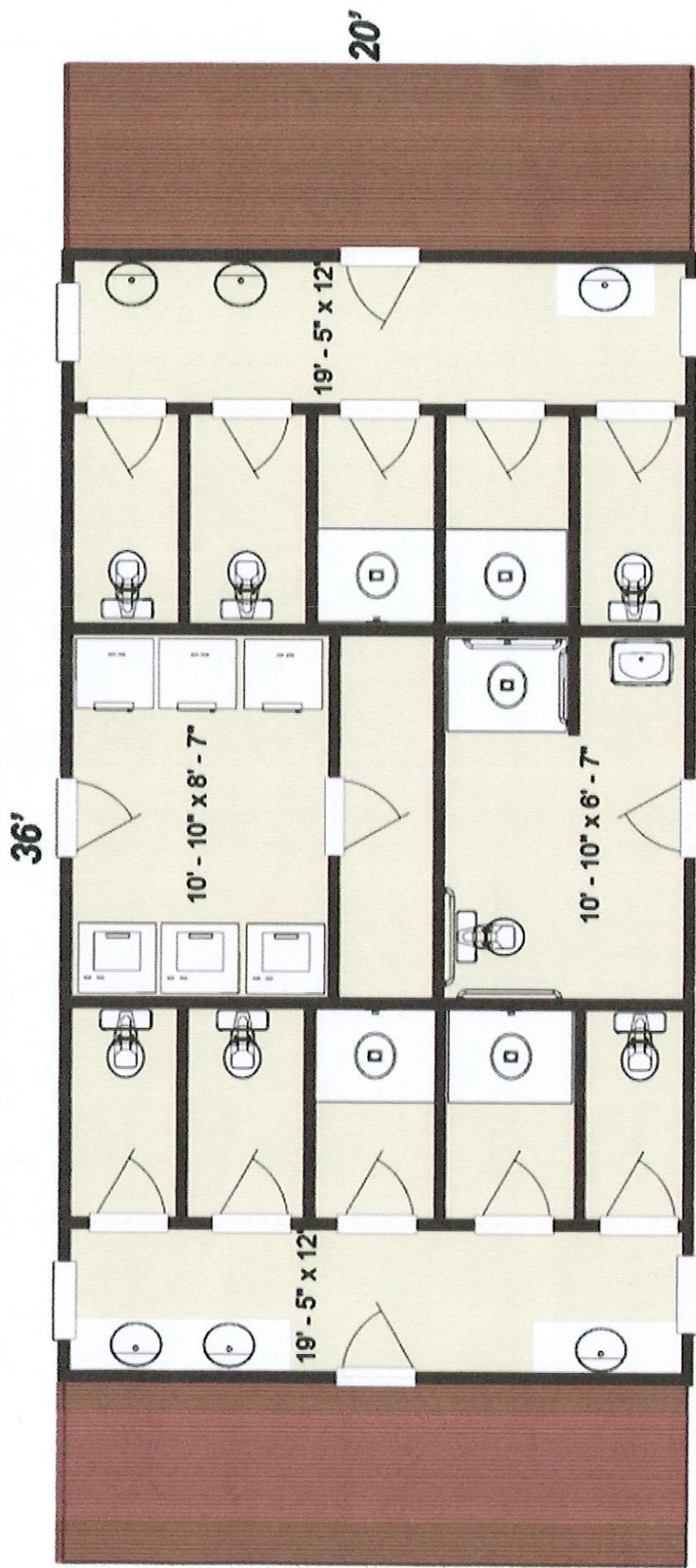
Local Road

Parcels

PLSS Section

Ayres Associates, Esri Canada, Esri, HERE, Garmin,
INCREMENT P, USGS, EPA, USDA

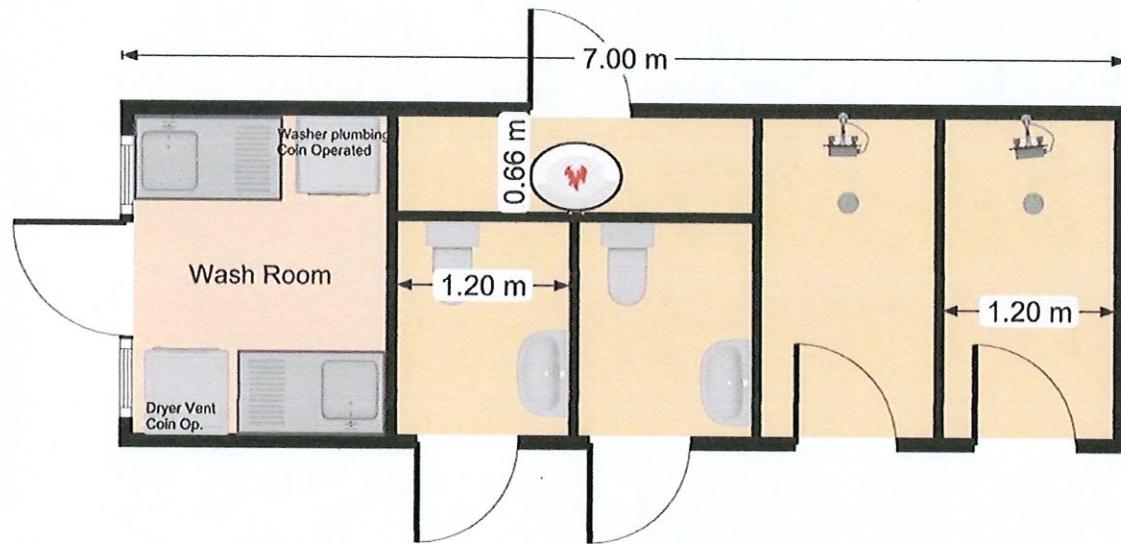
THE LURE RV RESORT & CAMPGROUND



camp ground bathroom layout/laundry room

[All](#) [Images](#) [Video](#) [Local](#) [News](#) [Filter](#)

Showing results for [campground bathroom layout/laundry room](#)
Search instead for [camp ground bathroom layout/laundry room](#)



**OFFICE USE ONLY:**

Date: _____

PERMIT #: _____

Parcel #: _____

Zoning District: _____

Waterfront Yes No

Zoning Department

1156 Alpine Drive Phone: 715 325-8019
Nekoosa, WI 54457 Fax: 715 325-8035
Email: www.romewi.com

**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: Barnum Bay Beach and Marina LLC Phone: 715.325.6555

{First} {Middle Initial} {Last}

Mailing Address: 1735 Archer Lane, Nekoosa WI 54457

Property Description:

Gov. Lot: 2 or 1/4, 1/4, Sec. 28, T 20 N, R 05 E

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

PT GOVT LOT 2 LY S ARCHER LN, LOT 1 CSM 4670

Property Address: PROPERTY #: 030-00408-0015

Lot / Parcel Size: Width: _____ Length: _____ Acres / Sq. Ft.: 6.380

Construction Description: No existing construction or buildings on the property. Requesting approval to build campground
(New Dwelling, Addition, Accessory Building, Shed)

Use: to be used as campground / short term RV parking
(Residence, Residential Accessory, Commercial, Industrial, Public etc.)

Type of Construction (if Manufactured Home, list year): Campground / RV pads, water and electric supply, well + septic system
(Frame, Masonry, Manufactured, Pole, etc.)

Building Description: Width: _____ Length: _____ Area: _____ Sq. Ft.
Height: _____ No. of Stories: _____ No. of Bedrooms: _____

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: Mark Anderson Cell # 608.577.8181

Printed Name: Mark Anderson E-mail mark.anderson.md@gmail.com

Address: 5888 Hialeah Dr, Fitchburg WI 53711

OFFICE USE ONLY:		Comments / Conditions:	
Zoning: \$ _____	Paid: \$ _____ (check # or cash)	Approved by: _____	Date: _____
Date: _____	By: _____	Denied by: _____	Date: _____

TOWN OF ROME
SITE PLAN AND PLAN OF OPERATION
CHECKLIST

NOTE: ***Bold Italic*** items are to be indicated on the Site Plan. Use the space provided on this form for comments.

1. Project Owner: **BARNUM BAY BEACH AND MARINA LLC** Phone: 715.325.6555
Mailing Address: 1735 ARCHER LANE, NEKOOSA WI 54457
2. Project Operator: _____ Phone: _____
Mailing Address: _____
3. **Project Site Information:** PT GOVT LOT 2 LY S ARCHER LN
Parcel Number: 030-00408-0015 Legal Description: LOT 1 CSM 4670 Address: _____
Lot Size: Depth: _____ Width: _____ Acres: 6.380 Zoning: G2 - COMMERCIAL
4. **Name and address of all owners of abutting parcels:** _____
5. **All existing lot lines, easements and rights-of-way. Include area in acres or square feet, abutting land uses and structures:** _____
See Survey Map and drawing
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: _____
No existing structures. Initial plan is to build the infrastructure for camping pads / RV pads, then add Well and Septic, then a pump house with bathroom and showers.
7. **Dimensions and Number of Stories of all Buildings:**
Building A:
Dimensions: 24X30 Stories / Height: 1 stories / 8 FT Use: office / store
Building B:
Dimensions: 14X27 Stories / Height: 1 stories / 8 FT Use: shower Area / bath room
Building C:
Dimensions: 8X8 Stories / Height: 1 stories / 8 FT Use: laundry
Total Floor Area: _____
8. **Outside Storage:** No Yes: _____
9. **Traffic flow patterns within the site, entrances and exits, loading and unloading areas, parking areas, sidewalks, ramps, curb cuts on the site and within 100 feet of the site:** _____
See survey map
- Parking: Number of Spaces: _____ Employee Parking: _____
Dimensions of Parking Lot: _____ Type of Construction: _____
10. **Outside Events:** No Yes Frequency: _____
Events would continue on the Lure Bar & Grill / Barnum Bay Marina lot, but no new events on this lot
11. Maximum Number of Employees: Full-Time: _____ Part-Time: 3-4
12. Days & Hours of Operation: _____
Regular business hours for check-in / check-out, when the Lure restaurant is open
13. **A landscape plan showing existing and proposed vegetation cover and water sources, and all proposed changes to these features, including size and type of plant material, drainage and storm-water retention areas and grade alterations:** _____
14. **Outdoor Lighting:** Type: _____ Location: _____

15. **Signs:** The location, height, size, materials, and design of all proposed signage:
Free-Standing Number: _____ Size(s): _____ Location(s): _____
Single or Double Faced: _____ Materials: _____
Wall Mounted Number: _____ Size(s): _____ Materials: _____
Lighted: No Yes: _____

16. **Outside Food and / or Beverage Service:** No Yes: _____

17. **Inside and / or Outside Music (type, hours & days):** No Yes: _____

18. Refuse Disposal: Public: _____ Private: _____
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:** _____ Will be installing Septic 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: _____

24. Any Special License Required to be obtained from Local, State or Federal Licensing Agencies for the proposed Operation: No Yes: _____ Health Department inspection for Campground

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: _____ Campground rentals

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

29. Description of the Production Process: _____ N/A

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

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:  Mark Anderson Date: 12/1/2023

**IMPORTANT NOTICE TO PERMIT APPLICANTS
Regarding wetlands**

➤ AS OWNER AND / OR AGENT, YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. (Wis Stats 59.691) [HTTP://DNR.WI.GOV/WETLANDS/MAPPING.HTML](http://DNR.WI.GOV/WETLANDS/MAPPING.HTML)

INSPECTION NOTES

New Business Information Sheet

Interested in a Rome Town Center (RTC) property purchase?

Please submit an Offer to Purchase letter to the Town Administrator, including:

- a. General location, acreage and amount offering for parcel (all land is sized to suit in RTC, there are no pre-determined lots).
- b. Description of the business and whether a permitted or conditional use in RTC Sub-zoning District selected (Sub-zoning Districts are available on-line, <https://ecode360.com/33913291>, or through the Town Administrator).
- c. Business Plan outlining marketing analysis for selection in RTC, also include sales/income forecast projections and possible funding partners.
- d. Beginning of a Site Plan/Plan of Operation, including how the business would be arranged on the parcel, ingress and egress of customers/employees, parking, and building design/colors in accordance with the [Rome Town Center Design Plan](#).

The Town of Rome wants entrepreneurs to succeed! Good planning ensures both success for the business and for the municipality. If you need assistance to complete any of the items noted above, please contact the Town Administrator to be connected to free or low-cost entrepreneurship assistance.

Purchase documents can be provided to Jason Lauby, Town Administrator, 1156 Alpine Drive, Nekoosa, WI 54457 or lauby@romewi.com. All complete offers (including all items above) are considered by the Community Development Authority (CDA) at their next available meeting. The CDA meets the first Thursday of every month at 3 PM, special meeting can be arranged if necessary.

New Business Outside of RTC and/or After RTC Purchase

1. All new businesses in the Town of Rome need to meet with the Zoning Administrator to discuss necessary permits.
2. All new development must have a Site Plan/Plan of Operation (§ 360-132 Permit procedure)
3. New Owners of an existing commercial building
 - a. If the new owners plan to operate the business with a Site Plan/Plan of Operation that is substantially similar to the current business, a new Site Plan/Plan of Operation is not needed
 - b. If the new owners plan to operate the business with a Site Plan/ Plan of Operation that is not substantially similar to the current business, a new Site Plan/ Plan of Operation is required

- Required for Plan Commission (§ 360-131 Standards for all businesses; Article XVII Rome Town Center District if your business is located in RTC):
 - Site Plan/ Plan of Operation Review Application
 - Formal Site Plan of entire property, plans should be to-scale (include property boundaries, setbacks, and proposed placement of future development)
 - Proposed Signage
 - Landscaping Plan
 - Building Design Plans (include exterior colors and finishes; samples required)
 - Refuse Enclosure
 - Lighting Plans
 - Design of Ingress and Egress including Parking Lot/Paving Plan
 - Utility Plan (Sanitary Permit from Adams County Planning and Zoning)

- Stormwater Runoff Plans (Adams County Planning and Zoning)
- Relevant Articles in Town Code:
 - Article XVII Rome Town Center District
 - Article XVI B-1 Business District
 - Article XXXI Gateway Overlay District
 - Article XXVI Design Standards
 - Article XXV Signs and Billboards

Site plan/plan of operation documents can be provided to Taylor Owczynsky, Administrative Assistant Support Specialist, 1156 Alpine Drive, Nekoosa, WI 54457 or zoning@romewi.com. All site plan/plan of operation proposals are considered by the Plan Commission at their next available meeting.

Print: Dan Litz

Sign: Dan Litz (Rep)

Date: Jan-22-2024

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.

**TOWN OF ROME
PLANNING & ZONING**

Date: 1/24/2024

Property Owner: Barnum Bay Beach & Marina, LLC
1735 Archer Lane
Nekoosa, WI 54457

Legal Description: Property #: 030-00408-0015
PT GOVT LOT 2 LN S ARCHER LN
LOT 1 CSM 4670

- Land Division
- Platting
- Site Plan/Plan of Operation
- Preliminary
- Final

Police Chief

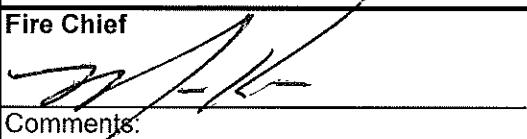


Approved

Comments:

Disapproved

Fire Chief



Approved

Comments:

Disapproved

Director of Public Works



Approved

Comments:

Disapproved

Town Clerk



Approved

Comments:

Disapproved

Tax Assessor



Approved

Comments:

Disapproved

FINDINGS OF FACT:

- 1) A full and complete application was filed by Barnum Bay Beach and Marina, LLC, and received December 1, 2023 (herein referred to as "Application") seeking approval of a Site Plan & Plan of Operation Review for the property located on Archer Ln, also described as Lot 1 CSM 4670, located in Government Lot 2 of Section 28, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-00408-0015.
- 2) The revised Site Plan & Plan of Operation Review request is to allow for a campground at the property.
- 3) The property is zoned B-1 Business District, as defined in Chapter 360 of the Town Code.
- 4) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 5) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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.
- 6) At the conclusion of the public hearing, after consideration and discussion of the application, public comments, and the report received by staff, the Planning Commission, upon a motion duly seconded, approved the request for the Site Plan & Plan of Operation, and the following findings were found by the Plan Commission:
 - a. The Site Plan & Plan of Operation conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed structure and 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 Plan Commission hereby recommends approval of the Site Plan & Plan of Operation request submitted by Barnum Bay Beach and Marina, LLC, to allow for the construction of a campground at parcel# 030-00408-0015. The following additional conditions were placed on the approval: (if applicable):

a. _____

b. _____

c. _____

d. _____

Planning Commission Chair

Date

Planning Commission Secretary

Date

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 Received: _____ License #: _____
Parcel #: _____ Zoning District: _____

CAMPGROUND LICENSE APPLICATION

Application Fee: 260+ sites = \$400.00

Check Applicable Box	
New Establishment Application	<input checked="" type="checkbox"/>
Change to Information on File	<input type="checkbox"/>

Establishment Name:	<u>Barnum Bay Beach and Marina Campground.</u>		
Address of Premises (Street Address, City, State, Zip code):	Establishment Telephone Number: <u>#030-00408-0015 PT GOVT Lot 24 S Archer Ln, t^{ut} 1, CSM 4670 715-325-6555</u>		
Name of Agent/Operator:	Intended Date of Opening for Operation: <u>Mark Anderson = Representative = Darlene</u> <u>March 1st 2024</u>		
Business Mailing Address (if different from address of premises):	<u>1735 Archer Lane Nekoosa WI 54457</u>		
Owner's Name:	Owner's Phone Number: <u>Mark Anderson</u> <u>608-577-8181-755-722-8132</u>		
Owner's Address (Street Address, City, State, Zip code):	<u>5888 Haleah DR, Fitchburg, WI 53711</u>		
Briefly detail the Campground you plan to operate, if granted a license: <u>full hookups at all RV pads and High End Park models,</u>			
Check the appropriate category below:			
<input checked="" type="checkbox"/> New Campground Construction <input type="checkbox"/> Existing Campground Construction			
Number of anticipated Campground sites (Check the appropriate category below):			
<input type="checkbox"/> (1-10 Sites) <input type="checkbox"/> (11-25 Sites) <input checked="" type="checkbox"/> (26-50 Sites) <input type="checkbox"/> (51+ Sites)			
What is the zoning classification for this premises location? <u>B-1</u>			
If you have questions as to the zoning classification of the parcel where the premises is located, please contact the Rome Zoning Department at 715-325-8019.			
What other types of licenses or permits will you or do you hold at the establishment location? (list any licenses or permits w/ the Town/County/State held): <u>State WI Campground Permit, County, Townshp. Permit</u>			
Do you have any future plans for other businesses, licenses or permits at this location? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please explain: _____			
LITTER/GARBAGE:			
What are your plans to keep the grounds clean (check all that apply): <input type="checkbox"/> Sweep <input type="checkbox"/> Pressure Wash <input checked="" type="checkbox"/> Pick Up Litter <input checked="" type="checkbox"/> Hired Maintenance <input checked="" type="checkbox"/> Garbage Cans Outside. <input type="checkbox"/> Other: <u>Dumpster</u>			
Who is responsible to keep the grounds clean? <input type="checkbox"/> Owner <input type="checkbox"/> Agent/Operator <input checked="" type="checkbox"/> Employees <input type="checkbox"/> Hired Maintenance			
NOISE: How will issues be addressed? (check all that apply): <input checked="" type="checkbox"/> Operator/Employee approaches <input type="checkbox"/> Call Police <input checked="" type="checkbox"/> Signs Posted. <input type="checkbox"/> Other: _____			

CHECKLIST OF INFORMATION REQUIRED TO BE SUBMITTED WITH APPLICATION*

- Scaled plan or map of proposed campground (showing location of parking, driveways/roadways & sites to be rented)
- Copy of State of Wisconsin Campground Permit
- Application Fee

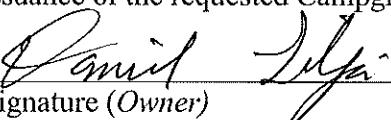
* The Town of Rome reserves the right to request additional information from the applicant in order to process the application in accord with Town ordinances. The Applicant is subject to compliance with all applicable Town of Rome ordinances.

CHECKLIST OF INFORMATION REQUIRED TO BE SUBMITTED WHEN AVAILABLE

- Copy of current Adams County Permits/Inspection Reports applicable to operation of Campground
- Copy of most recent Wisconsin DHS 178 Inspection Report
- If any inspection during the preceding twelve (12) month period resulted in a warning, complaint or citation, a copy of all records related to that warning, complaint or citation and an explanation of the status of those issues and corrective actions, if any, taken to address them.

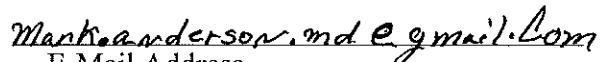
CERTIFICATE

I, the undersigned, hereby submit this information as required for a Town of Rome Campground License and certify that all the information and attachments herein are complete, true and correct to the best of my knowledge. I further agree to submit additional information as may be required by the Town of Rome. I understand that inspections of the premises by Town Officials or their designees may be required as part of issuance of the requested Campground License.

 1-1-24
Signature (Owner) Date

715-325-6555
Daytime Phone Number

 [Representative]
Print Name


E-Mail Address









North Creek Road 20ft wide 7 way

SETBACK
17 - RV SITES 20x50
18 - TINY HOMES
SETBACK IS DRAWN AT 30' FROM ROW
SCALE=1"=60'

OFFICE & CAMP STORE
24X30
ARCHER LANE

Garage

200

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200

LOT 1

678.50' AS
278003.70' SO

WISCONSIN RIVER POWER COMPANY (21.95')
PO BOX 19001
GREEN BAY, WI 54307

100' 200' 300'

400' 500' 600'

700' 800' 900'

1000' 1100' 1200'

1300' 1400' 1500'

1600' 1700' 1800'

1900' 2000' 2100'

2200' 2300' 2400'

2500' 2600' 2700'

2800' 2900' 3000'

3100' 3200' 3300'

3400' 3500' 3600'

3700' 3800' 3900'

4000' 4100' 4200'

4300' 4400' 4500'

4600' 4700' 4800'

4900' 5000' 5100'

5200' 5300' 5400'

5500' 5600' 5700'

5800' 5900' 6000'

6100' 6200' 6300'

6400' 6500' 6600'

6700' 6800' 6900'

7000' 7100' 7200'

7300' 7400' 7500'

7600' 7700' 7800'

7900' 8000' 8100'

8200' 8300' 8400'

8500' 8600' 8700'

8800' 8900' 9000'

9100' 9200' 9300'

9400' 9500' 9600'

9700' 9800' 9900'

10000' 10100' 10200'

10300' 10400' 10500'

10600' 10700' 10800'

10900' 11000' 11100'

11200' 11300' 11400'

11500' 11600' 11700'

11800' 11900' 12000'

12100' 12200' 12300'

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12700' 12800' 12900'

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19300' 19400' 19500'

19600' 19700' 19800'

19900' 20000' 20100'

20200' 20300' 20400'

20500' 20600' 20700'

20800' 20900' 21000'

21100' 21200' 21300'

21400' 21500' 21600'

21700' 21800' 21900'

22000' 22100' 22200'

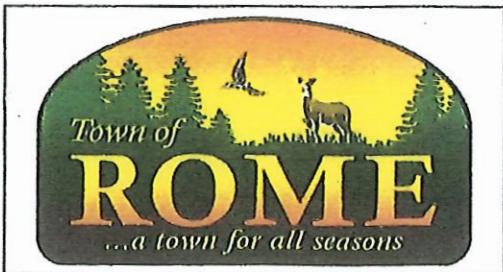
22300' 22400' 22500'

22600' 22700' 22800'

22900' 23000' 23100'

23200' 23300' 23400'

23500' 23600' 2



Planning and Zoning Department
1156 Alpine Drive
Nekoosa, WI 54457 zoning@romewi.com
Phone: 715 325 - 8019
Fax: 715 325 - 8035 www.romewi.com

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.

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 Joseph Belloccchio
Mailing Address 370 Hartford ct.
Phone 708-732-9040

Property Location / Description:

SW 1/4 NW 1/4 Sec. 22 T 20 N R 6 E
Lot _____ Block _____ Addition _____
Subdivision or CSM _____
Address 429 10th Ave

Current zoning and use:

The total area of the property is 40 acres and is currently zoned as: R4 district of the Rome Zoning Ordinance.

Current use is: Private Recreation

Proposed Conditional Use:

Proposed Conditional Use is: Short Term Rental

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

I have followed the process per Town of Rome

Proposed term (duration) of Conditional Use: As long as Allowed

⁽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.

Joseph Belloccchio
Landowner signature ⁽²⁾

Date

1-15-24

Office notes: _____



SHORT TERM RENTAL APPLICATION

Fee \$550.00

DATE RECEIVED: 8-21-23

For the license period beginning 20
Ending 20

INTERNAL REVENUE SERVICE EMPLOYER ID #: 93-2228887

CONTACT INFORMATION:

PROPERTY OWNER NAME/BUSINESS NAME: Joseph Belluccchio, Rome Recovery LLC

PROPERTY OWNER EMAIL: j-dog600@att.net

PROPERTY MANAGER NAME: Joseph Belluccchio

PROPERTY MANAGER EMAIL: j-dog600@att.net

24 HOUR PHONE NUMBER: 708-732-9040 OWNER PHONE # 708-732-9040

PROPERTY OWNER MAILING ADDRESS: 370 Hartford ct, Nekoosa

PROPERTY MANAGER MAILING ADDRESS: 370 Hartford ct, Nekoosa

PROPERTY PHYSICAL ADDRESS: 429 10th AVENUE

PROPERTY OWNER MUST SUBMIT:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04 – <i>issued by Adams County Health and Human Services Department</i>
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Room Tax Permit with Department of Revenue Seller's Permit Number
With submitted license form & payment:	
<input checked="" type="checkbox"/>	The Town will have inspectors contact you to set-up: → Fire Inspection and Building Inspection
<input checked="" type="checkbox"/>	The Town will complete a Police Inspection

A CONDITIONAL USE PERMIT (CUP) IS ALSO REQUIRED THROUGH PLAN COMMISSION AND CAN BE SUBMITTED ONCE ALL STR APPLICATION MATERIALS HAVE BEEN PROVIDED & APPROVED. PLEASE SEE THE ENCLOSED CUP FORM FOR REQUIRED PROPERTY SITE PLAN AND FLOOR PLAN DOCUMENTS.

As a new Short-term Rental, a Fire Inspection and follow-up inspection are included in the \$550.00 application fee. Any subsequent Fire Inspections required to correct violations will be \$50.00 and must be prepaid before license issued. As a renewing Short-term Rental one annual Fire Inspection is included in the \$550.00 application fee. Any subsequent Fire Inspections are \$50.00 and must be prepaid before a license will be renewed.

I, Joseph Belluccchio (Property Owner OR Authorized Agent) certify that I have read and comply with the requirement of the Town of Rome Code, Chapter 234, Article VII.

FOR OFFICE USE ONLY:
Received on: <u>8-21-23</u>
Payment: <u>CV# 1001 \$575</u>
Notes:

Joseph Belluccchio
Signature of Property Owner OR Authorized Agent



TOWN OF ROME
ROOM TAX PERMIT APPLICATION
PERMIT # _____
FEES \$25.00

DATE RECEIVED: 8-21-23

WI DOR SELLERS PERMIT #: 456-1031459328-02

Authorization to Wisconsin Department of Revenue to release sales tax returns and information to the town of Rome Treasurer

NAME OF PROPERTY OWNER: Joseph Belloccchio

NAME OF BUSINESS: Rome Recovery LLC

PHYSICAL ADDRESS OF RENTAL(S): 429 6th Ave
Rome

MAILING ADDRESS OF PROPERTY OWNER: 370 Hartford Ct.
Neekoosa, WI, 54457

NUMBER OF UNITS AVAILABLE FOR RENT: 1

PRESENT RATE SCHEDULE: _____
(Please attach your printed schedule if available)

DATE BUSINESS OPENED: _____

PHONE NUMBER (Owner or Manager): 708-732-9040

Joseph Belloccchio

Signature of Owner or Authorized Agent

SEND QUARTERLY REPORT FORMS TO:

TOWN OF ROME TREASURER
1156 ALPINE DRIVE
NEKOOSA, WI 54457

FOR OFFICE USE ONLY:

Permit Number: _____

Date Permit Issued: _____

Zoning District: R-4 Rural Residence

Tax Parcel #: 030-00871-0000

FINDINGS OF FACT:

- 1) A full and complete application was filed by Joseph Bellocchio, d/b/a Rome Recovery, LLC, and received January 15, 2024 (herein referred to as “Application”) seeking a Conditional Use Permit for 429 10th Avenue, located in the SW1/4, NW1/4, Section 22, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-00871-0000.
- 2) The Conditional Use request is to allow short-term rental (7 consecutive days to 29 consecutive days in duration) at the property.
- 3) The property is zoned R4 (Rural Residence District), as defined in Chapter 360 of the Town of Rome’s Ordinance.
- 4) Town of Rome Ordinance 360-53 requires a Conditional Use Permit for short-term rental of single-family dwellings, so that conditions may be imposed as are necessary to protect the residential character of the applicable neighborhood.
- 5) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 6) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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 Planning Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found by the Plan Commission:
 - a. The conditional use conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.
 - c. The Applicant has met or is in the process of complying with all of the conditions of application/issuance for a Short-Term Rental License, which will be a requirement prior to issuance of the Short-Term Rental License.
- 8) The following additional conditions were placed on the approval:
 - a. Maximum occupancy shall be 4
 - b. Maximum number of vehicles shall be 2, to be parked on hard surfaces, not on lawn/grass.
 - c. Property manager within 25 miles of the residence on file with the Town.

The Town of Rome Planning Commission hereby recommends approval of the Conditional Use Permit request submitted by Joseph Bellocchio, d/b/a Rome Recovery, LLC, for short-term rentals of 7 consecutive days or longer at parcel # 030-00871-0000.

The following additional conditions were placed on the approval:

1. _____
2. _____

The term of the conditional use shall be indefinite, as long as the current property owner holds a Town of Rome Short-Term Rental License.

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 Conditional Use Permit.

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.

AUGUST 21, 2023

REQUEST FOR REPORT

PER TOWN OF ROME ORD. SEC. 7.11(5)(b)

(b) ... "The Clerk/Treasurer shall request reports from the Town of Rome Police Department...regarding any complaints received, calls for service or actions taken regarding the short-term rental property."

Please submit the requested report to Rome Administrator Jami Gebert within five (5) business days of above date.

Contact for inspection: **ROME RECOVERY LLC**
JOSEPH BELLOCCHIO
370 HARTFORD CT
NEKOOSA, WI 54457
708-732-9040
J-DOG60@ATT.NET

Inspection address: 429 10TH AVE
NEKOOSA, WI 54457

Thank You! Nothing to report



STR Report

Inspection Report/ Correction Order

Inspection Number: 23-298

Date Completed: 09/12/2023

Inspector: Kane, Mark

Occupant/Business Owner Info

Occupant: Joseph Bellocchio

Number: 429

Street: 10th

Type: Avenue

City: City of Nekoosa

ZipCode: 54457

Mailing Address

Number: 429

Street Name: 10th

Street Type: Avenue

City: City of Nekoosa

State: WI

ZipCode: 54457

Building Owner Info

Building Owner: Joseph
Name: Bellocchio

First Name: Joseph

Last Name: Bellocchio

Cell Phone: 708-732-9040

Mailing Address

Number: 370

Street: Hartford

Street Type: Court

City: City of Nekoosa

State: WI

ZipCode: 54457

Inspection Information

Inspection Type: Inspection - Business License

Reason: Scheduled

On the inspection date shown above, I conducted a fire safety inspection of the facility listed.

Correction Order: Pursuant to Chapter 101.14 Wis Stats., you are hereby ordered to correct the violations listed, by the compliance date.

Right to Appeal: An appeal of any orders must be submitted in writing to the AHJ according to Administrative Rules and Wisconsin Statutes.

Violations

The following fire code violations were found:

No Violations Found On Inspection

Inspection Notes

Thank you for correcting the items noted during the inspection.

This is a short term rental unit that is on a low maintenance road and could have limited access at various times of the year. I have explained that to the property owner and he fully understands that it could delay the delivery of emergency services.

Owner Responsibility

This inspection is intended for your safety and the safety of the public. Your cooperation is greatly appreciated.

This is an official notice of code violations requiring correction within the specified time.

This inspection or future inspections by this or any other agency.

If you have questions concerning this inspection, call the named inspector or his/her supervisor.

Failure to comply with these requirements may lead to a citation being issued that may require an appearance by you in court.

This inspection does not release owner/occupant of the responsibility of correcting any code violations not found at this time, originating after

Signatures

Signatures

Signature Graphic

First Name

Last Name

Type

Taylor Owczynsky

From: Dan Hansen
Sent: Thursday, December 21, 2023 1:29 PM
To: Taylor Owczynsky
Subject: RE: 429 10th Avenue

Taylor,
All items have been corrected at 429 10TH Ave.

From: Taylor Owczynsky <owczynsky@romewi.com>
Sent: Thursday, December 21, 2023 9:06 AM
To: Dan Hansen <hansen@romewi.com>
Subject: FW: 429 10th Avenue

Dan,

Here is Joe's phone number 708-732-9040 to see if he has corrected Exit Signage.

Thanks

From: Taylor Owczynsky
Sent: Friday, December 15, 2023 2:08 PM
To: Dan Hansen <hansen@romewi.com>
Subject: 429 10th Avenue

Dan,

It looks like in the file for Joseph Bellocchio at 429 10th Ave. That you did a Building Inspection on 9/21/2023 and "Exit Signage was needed at all means of egress". I don't see anything coming back from him regarding correction of this. Was he ever in contact with you or have you re-inspected this since?

Thank you,

Taylor Owczynsky
Town of Rome - Administrative Assistant Support Specialist
1156 Alpine Drive
Nekoosa, WI 54457
(715) 325-8025 Office
(715) 325-8035 Fax
owczynsky@romewi.com

Taylor Owczynsky

From: Dan Hansen
Sent: Tuesday, December 26, 2023 11:47 AM
To: Jason Lauby
Cc: Taylor Owczynsky
Subject: RE: 429 10th ave STR

Jason,

All items have been addressed in the dwelling and I believe Taylor has everything she needs. Confirm with her but I believe this is prepped for the February Plan Commission meeting. I would like to request some form of documentation from the owner acknowledging the potential for delayed or lack of emergency services due to the fact the dwelling in question is on a low maintenance or unimproved rd. I m open to suggestion on an acceptable document for this unique situation. Please advise.



ADAMS COUNTY HEALTH & HUMAN SERVICES DEPARTMENT

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is hereby authorized to engage in the activity as indicated below.

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Tourist Rooming House (LTR)	30-Jun-2024	VELT-AZXQJ7
LICENSEE MAILING ADDRESS JOSEPH BELLOCCHIO TRUST 2819 INDIAN BDRY RD RIVER GROVE IL 60171	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS W H FORTIE 429 S 10TH AVE NEKOOSA WI 54457

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st of the new license year. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WOOD COUNTY HEALTH DEPARTMENT
111 W JACKSON ST
WISCONSIN RAPIDS, WI 54495
(715)421-8911

* Include the name of your facility and the ID number.

— = Driveway with
Parking

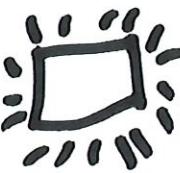
○ = Single Story
Cabin

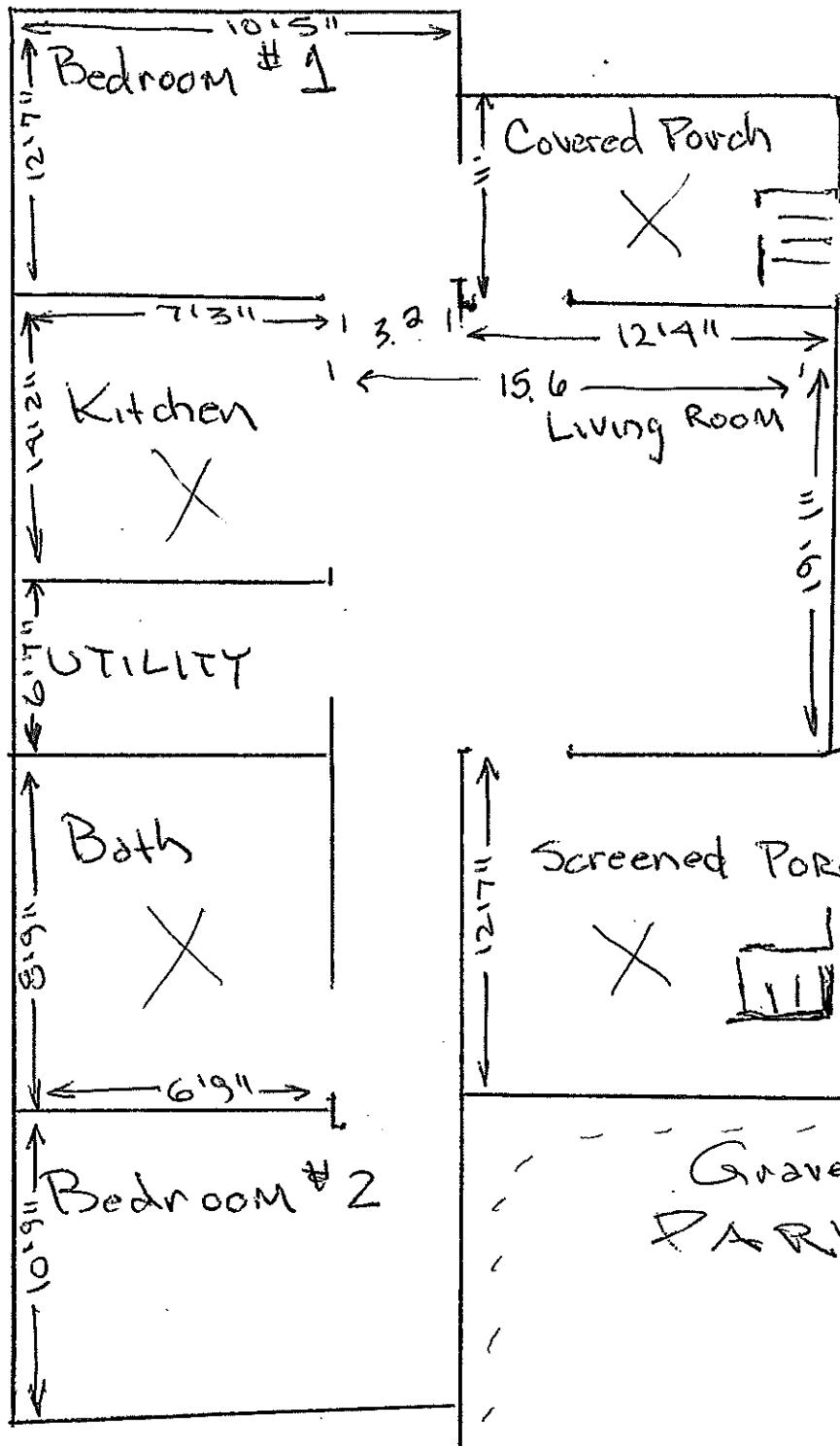
□ = Driveway Access
to 10th Ave

○ = Gate Access
to 10th Ave



Subjected Property





429 th AVE

North

West

Gravel
PARKING

$$B1 \ 12.7 \times 10.5 = 133.35$$

$$Kit. \ 14.2 \times 7.3 = 103.66$$

$$Util \ 6.7 \times 7.3 = 48.91$$

$$B2 \ 10.9 \times 10.5 = 114.45$$

$$Liv \ 19.1 \times 15.6 = 291.96$$

$$\begin{array}{r} 698.33 \\ -150 \\ \hline 548.33 \end{array}$$

1 bath = 4 people

548.33(5)

Gravel
PARKING (4) people

Gravel
PARKING (2) vehicles

Gravel
PARKING

Gravel
Driveway
to

10 th AVE

Taylor Owczynsky

From: Bogey Trail LLC <bogeytrail@gmail.com>
Sent: Wednesday, January 17, 2024 2:32 PM
To: Taylor Owczynsky
Subject: Re: February Plan Commission Meeting

Thanks for getting back to me Taylor.
Our property manager will represent us at this meeting.

Jim Wendt

On Wed, Jan 17, 2024 at 2:11 PM Taylor Owczynsky <owczynsky@romewi.com> wrote:

James,

You have indicated to me that you will be in Florida for the upcoming February 13, 2024 Plan Commission Meeting. If that is still the case, it would be more than OK for your Property Manager to represent you at the meeting. I would just require an email back stating that such is going to be happening, and it will be added to the file. Otherwise, if you will be in attendance, please let me know. The meeting is February 13, 2024 at 4:00p.m. We also have a conference phone and we could speak with you that way. Whatever works for you. Just let me know how we are going to proceed.

If you have any questions, feel free to give me a call, my regular office hours are Monday through Friday 8:00a.m. – 4:00p.m.

Thank you,

Taylor Owczynsky

Town of Rome - Administrative Assistant Support Specialist

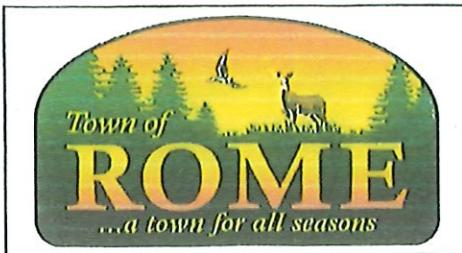
1156 Alpine Drive

Nekoosa, WI 54457

(715) 325-8019 Office

(715) 325-8035 Fax

owczynsky@romewi.com



Planning and Zoning Department
1156 Alpine Drive
Nekoosa, WI 54457 zoning@romewi.com
Phone: 715 325 - 8019
Fax: 715 325 - 8035 www.romewi.com

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.

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 Bogey Trail, LLC
Mailing Address 1305 Bogey Trl
Nekoosa, WI 54457
Phone 920-948-16631

Property Location / Description:

SE 1/4 NE 1/4 Sec. 19 T20 NR 06 E
Lot 8 Block _____ Addition 80-07-Bogey Addition
Subdivision or CSM Lake Arrowhead
Address 1314 Bogey Trail

Current zoning and use:

The total area of the property is 0.50 acres and is currently zoned as: LD district of the Rome Zoning Ordinance.

Current use is: Private Residence

Proposed Conditional Use:

Proposed Conditional Use is: Tourist Rooming House / Short term rental

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

Proposed term (duration) of Conditional Use: Until Nonrenewed

⁽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.

Jan A. Wendt
Landowner signature⁽²⁾

12/28/23

Date

Office notes: _____

revised 6/2020



SHORT TERM RENTAL APPLICATION

Fee \$550.00

DATE RECEIVED: 12/19/23

For the license period beginning 7-1 20 23
Ending 6-30 20 23

INTERNAL REVENUE SERVICE EMPLOYER ID #: 93-4423320

CONTACT INFORMATION:

PROPERTY OWNER NAME/BUSINESS NAME: Bogey Trail, LLC

PROPERTY OWNER EMAIL: bogeytrail@gmail.com

PROPERTY MANAGER NAME: Vacasa/Trevor Grovogel

PROPERTY MANAGER EMAIL: Trevor.Grovogel@vacasa.com

24 HOUR PHONE NUMBER: 920-634-5009 OWNER PHONE # 920-948-16631

PROPERTY OWNER MAILING ADDRESS: 1305 Bogey Trail Nekoosa, WI 54457

PROPERTY MANAGER MAILING ADDRESS: 2284 Pine Dr Friendship, WI 53934

PROPERTY PHYSICAL ADDRESS: 1314 Bogey Trail Nekoosa, WI 54457

PROPERTY OWNER MUST SUBMIT:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04 – <i>issued by Adams County Health and Human Services Department</i>
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Room Tax Permit with Department of Revenue Seller's Permit Number
With submitted license form & payment:	
<input checked="" type="checkbox"/> The Town will have inspectors contact you to set-up: → Fire Inspection and Building Inspection	
<input checked="" type="checkbox"/> The Town will complete a Police Inspection	

A CONDITIONAL USE PERMIT (CUP) IS ALSO REQUIRED THROUGH PLAN COMMISSION AND CAN BE SUBMITTED ONCE ALL STR APPLICATION MATERIALS HAVE BEEN PROVIDED & APPROVED. PLEASE SEE THE ENCLOSED CUP FORM FOR REQUIRED PROPERTY SITE PLAN AND FLOOR PLAN DOCUMENTS.

As a new Short-term Rental, a Fire Inspection and follow-up inspection are included in the \$550.00 application fee. Any subsequent Fire Inspections required to correct violations will be \$50.00 and must be prepaid before license issued. As a renewing Short-term Rental one annual Fire Inspection is included in the \$550.00 application fee. Any subsequent Fire Inspections are \$50.00 and must be prepaid before a license will be renewed.

I, James A. Wendt (Property Owner OR Authorized Agent) certify that I have read and comply with the requirement of the Town of Rome Code, Chapter 234, Article VII.

FOR OFFICE USE ONLY:
Received on:
Payment:
Notes:

James A. Wendt
Signature of Property Owner OR Authorized Agent



TOWN OF ROME
ROOM TAX PERMIT APPLICATION
PERMIT # _____ **FEE \$25.00**

DATE RECEIVED: 12-19-23

WI DOR SELLERS PERMIT #: 456-1029582429-02

Authorization to Wisconsin Department of Revenue to release sales tax returns and information to the town of Rome Treasurer

NAME OF PROPERTY OWNER: Bogey Trail LLC

NAME OF BUSINESS: Golfer's Haven

PHYSICAL ADDRESS OF RENTAL(S): 1314 Bogey Trail Nekoosa WI 54457

MAILING ADDRESS OF PROPERTY OWNER: 1305 Bogey Trl Nekoosa, WI 54457

NUMBER OF UNITS AVAILABLE FOR RENT: 1

PRESENT RATE SCHEDULE: TBD
(Please attach your printed schedule if available)

DATE BUSINESS OPENED: TBD

PHONE NUMBER (Owner or Manager): 920-434-5069

Jan A. Wenzel
Signature of Owner or Authorized Agent

SEND QUARTERLY REPORT FORMS TO:

TOWN OF ROME TREASURER
1156 ALPINE DRIVE
NEKOOSA, WI 54457

FOR OFFICE USE ONLY:

Permit Number: _____

Date Permit Issued: _____

Zoning District: _____

Tax Parcel #: 030-02909-0507

FINDINGS OF FACT:

- 1) A full and complete application was filed by Bogey Trail, LLC, and received December 29, 2023 (herein referred to as "Application") seeking a Conditional Use Permit for 1314 Bogey Trail, also described as Lot 8 of Bogey Addition to Lake Arrowhead, located in the SE1/4, NE1/4, Section 19, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-02909-0507.
- 2) The Conditional Use request is to allow short-term rental (7 consecutive days to 29 consecutive days in duration) at the property.
- 3) The property is zoned LD (Lake District), as defined in Chapter 360 of the Town of Rome's Ordinance.
- 4) Town of Rome Ordinance 360-61 requires a Conditional Use Permit for short-term rental of single-family dwellings, so that conditions may be imposed as are necessary to protect the residential character of the applicable neighborhood.
- 5) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 6) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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 Planning Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found by the Plan Commission:
 - a. The conditional use conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.
 - c. The Applicant has met or is in the process of complying with all of the conditions of application/issuance for a Short-Term Rental License, which will be a requirement prior to issuance of the Short-Term Rental License.
- 8) The following additional conditions were placed on the approval:
 - a. Maximum occupancy shall be 11
 - b. Maximum number of vehicles shall be 5, to be parked on hard surfaces, not on lawn/grass.
 - c. Property manager within 25 miles of the residence on file with the Town.

The Town of Rome Planning Commission hereby recommends approval of the Conditional Use Permit request submitted by Bogey Trail, LLC, for short-term rentals of 7 consecutive days or longer at parcel # 030-02909-0507.

The following additional conditions were placed on the approval:

1. _____
2. _____
3. _____

The term of the conditional use shall be indefinite, as long as the current property owner holds a Town of Rome Short-Term Rental License.

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 Conditional Use Permit.

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.

December 27, 2023

REQUEST FOR REPORT

PER TOWN OF ROME ORD. SEC. 7.11(5)(b)

(b) ... "The Clerk/Treasurer shall request reports from the Town of Rome Police Department...regarding any complaints received, calls for service or actions taken regarding the short-term rental property."

Please submit the requested report to Administrative Assistant Support Specialist Taylor Owczynsky within five (5) business days of above date.

Property owner information: BOGEY TRAIL, LLC
GOLFER'S HAVEN
1305 BOGEY TRAIL
NEKOOSA, WI 54457
920-948-6631
bogeytrail@gmail.com

Property manager information: VACASA
TREVOR GROVOGEL
2284 PINE DRIVE
FRIENDSHIP, WI 53934
920-634-5069
Trevor.Grovogel@vacasa.com

Contact for inspection: VACASA
TREVOR GROVOGEL
2284 PINE DRIVE
FRIENDSHIP, WI 53934
920-634-5069
Trevor.Grovogel@vacasa.com

Inspection address: 1314 BOGEY TRAIL
NEKOOSA, WI 54457

Thank You!

Nothing to report



STR Report

Inspection Report/ Correction Order

Inspection Number: 23-303

Date Completed: 12/29/2023

Inspector: Kane, Mark

Occupant/Business Owner Info

Occupant: Jim Wendt

Number: 1314

Street: Bogey

Type: Trail

City: City of
Nekoosa

ZipCode: 54457

Mailing Address

Building Owner Info

Building Owner STR JIM
Name: WENDT

First Name Jim

Last Name Wendt

Cell Phone 920-348-6631

Mailing Address

Number: 1305

Street: Bogey

Street Type: Trail

City: City of
Nekoosa

State: WI

ZipCode: 54457

Inspection Information

Inspection Type: Inspection - Business License

Reason: Scheduled

On the inspection date shown above, I conducted a fire safety inspection of the facility listed.

Correction Order: Pursuant to Chapter 101.14 Wis Stats., you are hereby ordered to correct the violations listed, by the compliance date.

Right to Appeal: An appeal of any orders must be submitted in writing to the AHJ according to Administrative Rules and Wisconsin Statutes.

Violations

The following fire code violations were found:

No Violations Found On Inspection

Inspection Notes

This unit has passed inspection. Thank you for your cooperation.

Owner Responsibility

This inspection is intended for your safety and the safety of the public. Your cooperation is greatly appreciated.

This is an official notice of code violations requiring correction within the specified time.

this inspection or future inspections by this or any other agency.

If you have questions concerning this inspection, call the named inspector or his/her supervisor.

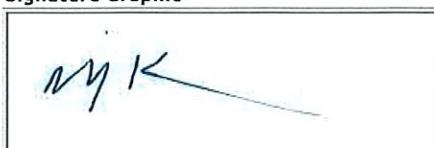
Failure to comply with these requirements may lead to a citation being issued that may require an appearance by you in court.

This inspection does not release owner/occupant of the responsibility of correcting any code violations not found at this time, originating after

Signatures

Signatures

Signature Graphic



First Name Last Name Signature Date Type

Mark

Kane

12/29/2023

Inspector

Taylor Owczynsky

From: noreply@imagetrend.com
Sent: Friday, December 29, 2023 10:56 AM
To: bogeytrail@gmail.com; Taylor Owczynsky
Subject: Jim Wendt Inspection Letter 12/29/2023
Attachments: Inspection-Letter_12-29-2023.pdf

This unit has passed inspection. Thank you for your cooperation.

Taylor Owczynsky

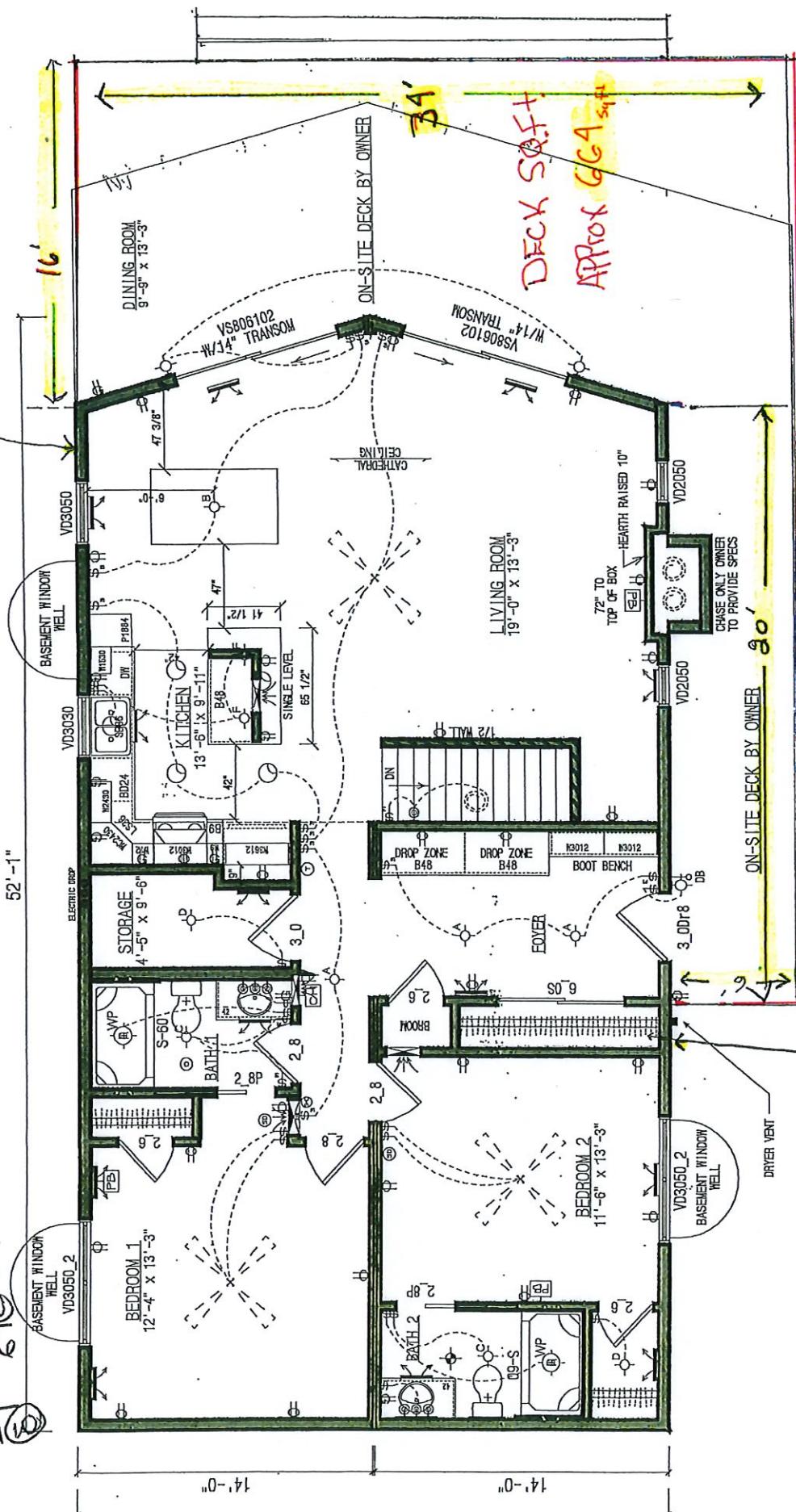
From: Dan Hansen <owendanhansen@gmail.com>
Sent: Friday, December 29, 2023 3:26 PM
To: Taylor Owczynsky
Subject: 1314 BOGEY TRL. RENTAL INSPECTION

Taylor,
All items have been addressed at the above address. They're good to go.

--

Thank you!

Dan Hansen
Building Inspector
Owner, Central Wisconsin Building Inspections, LLC
owendanhansen@gmail.com
715-347-7866



Occupancy based on sq ft: (11)

5 vehicles

Occupancy based on bathrooms: 12

The WOODSMAN

1418 Sq. ft.

APPROVED FOR CONSTRUCTION 1/11/2021

2 SHEET

- EXTERIOR DIMENSIONS INCLUDE STRUCTURAL RIGID SHEATHING ON MODULES.

- EXTERIOR DIMENSIONS INCLUDE STRUCTURAL RIGID SHEATHING ON MODULES.

SCN \in 3/16" = 1" = 0"

3CALL 3/10 = 1 - 0

ADDITIVE

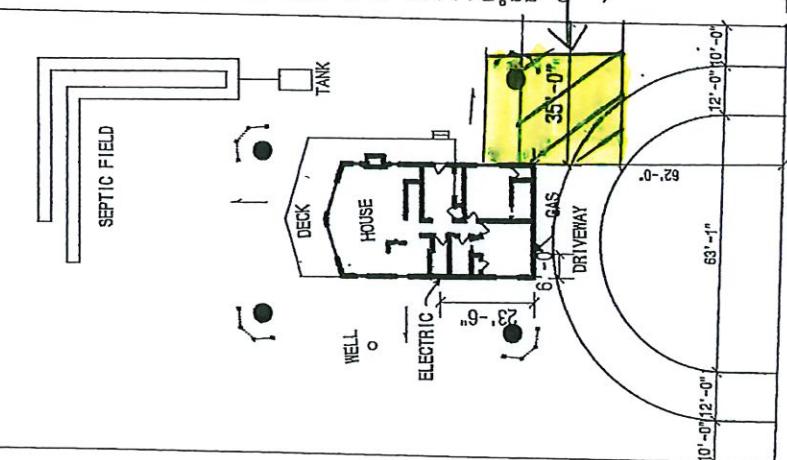
Affr. hUVL

PIAN DATE: 13/29/20

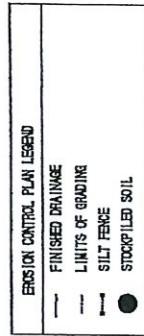
REVISISSIONS: XY

- 2 -

- S 89° 44' 56" E (107.140') ->



LP TANK
ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER



SITE PLAN
SCALE 1" = 30'

SHEET 8

HOMEOWNER: DAVID & JACKIE PORITZ
SITE ADDRESS: 1314 BOGEY TRAIL
CITY/ZIP: ROME, WI 54457
COUNTY: ADAMS
LOT NUMBER: 8
PARCEL ID: 030-02909-0507

Parking

BOGEY TRAIL
(CENTER OF ROAD)

33'-0"
62'-0"
63'-1"
10'-0" (12'-0")
12'-0" (10'-0")
00° 54' 41" W (198.280,)

->

->



ADAMS COUNTY HEALTH & HUMAN
SERVICES DEPARTMENT

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is hereby authorized to engage in the activity as indicated below.

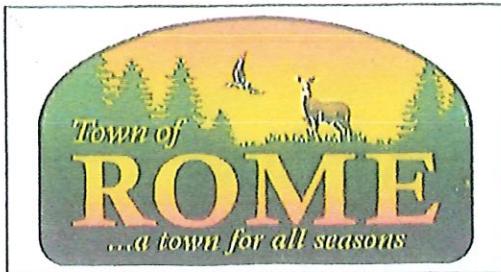
ACTIVITY	NOT TRANSFERABLE	EXPIRATION DATE	I.D. NUMBER
Tourist Rooming House (LTR)		30-Jun-2024	VELT-CYAR83
LICENSEE MAILING ADDRESS BOGEY TRAIL LLC 1305 BOGEY TRL NEKOOSA WI 54457		BUSINESS / ESTABLISHMENT ADDRESS BOGEY TRAIL LLC 1314 BOGEY TRL NEKOOSA WI 54457	

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st of the new license year. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WOOD COUNTY HEALTH DEPARTMENT
111 W JACKSON ST
WISCONSIN RAPIDS, WI 54495
(715)421-8911

* Include the name of your facility and the ID number.



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.

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 Amanda and Billy Van Wie

Mailing Address 5891 Woodland Drive,
Waunakee WI 53597

Phone 608.220.3050
Vacasa - (920) 634-5069

Current zoning and use:

The total area of the property is 0.00 acres and is currently zoned as: LD district of the Rome Zoning Ordinance.

Current use is: Private Residence

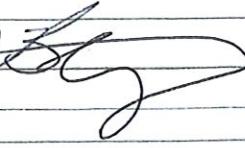
Proposed Conditional Use:

Proposed Conditional Use is: Tourist Rooming House / Short Term Rental

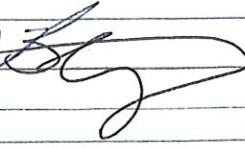
Proposed Conditional Use conforms to the standards set forth in code sec. 360-27G because:
The subject property is suitable for the proposed use with no adverse effect to the contrary.

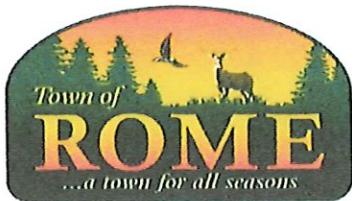
Proposed term (duration) of Conditional Use: Until Non-Renewal

⁽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⁽²⁾ 

Date 1-4-24

Office notes: 



SHORT TERM RENTAL APPLICATION

FEE \$550.00

DATE RECEIVED: 7-17-23

For the license period beginning 20 _____
Ending 20 _____

INTERNAL REVENUE SERVICE EMPLOYER ID #: 87-2624185

CONTACT INFORMATION:

PROPERTY OWNER NAME/BUSINESS NAME: Amanda and Billy Van Wie DBA BAV Camelot LLC

PROPERTY OWNER EMAIL: amandajvanwie@gmail.com

PROPERTY MANAGER NAME: Vacasa / Trevor Grovogel

PROPERTY MANAGER EMAIL: Trevor.Grovogel@Vacasa.com

24 HOUR PHONE NUMBER: (920) 634-5069 OWNER PHONE # 773-414-0246

PROPERTY OWNER MAILING ADDRESS: 5891 Woodland Drive, Waunakee WI 53597

PROPERTY MANAGER MAILING ADDRESS: 2285 Pine Drive Friendship WI 53934

PROPERTY PHYSICAL ADDRESS: 227 Derby Court Nekoosa, WI 54457

PROPERTY OWNER MUST SUBMIT: ** Please call Stephany for Inspections @ (608) 316-5809
or Stephany.Niles@Vacasa.com**

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04 - <i>issued by Adams County Health and Human Services Department</i>
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Room Tax Permit with Department of Revenue Seller's Permit Number
With submitted license form & payment:	
<input checked="" type="checkbox"/>	The Town will have inspectors contact you to set-up: → Fire Inspection and Building Inspection
<input checked="" type="checkbox"/>	The Town will complete a Police Inspection

A CONDITIONAL USE PERMIT (CUP) IS ALSO REQUIRED THROUGH PLAN COMMISSION AND CAN BE SUBMITTED ONCE ALL STR APPLICATION MATERIALS HAVE BEEN PROVIDED & APPROVED. PLEASE SEE THE ENCLOSED CUP FORM FOR REQUIRED PROPERTY SITE PLAN AND FLOOR PLAN DOCUMENTS.

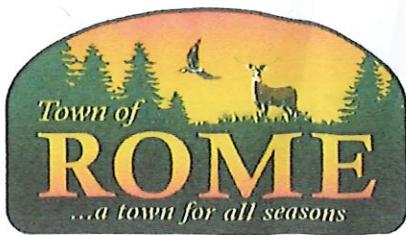
As a new Short-term Rental, a Fire Inspection and follow-up inspection are included in the \$550.00 application fee. Any subsequent Fire Inspections required to correct violations will be \$50.00 and must be prepaid before license issued. As a renewing Short-term Rental one annual Fire Inspection is included in the \$550.00 application fee. Any subsequent Fire Inspections are \$50.00 and must be prepaid before a license will be renewed.

I, Amanda Van Wie (Property Owner OR Authorized Agent) certify that I have read and comply with the requirement of the Town of Rome Code, Chapter 234, Article VII.

FOR OFFICE USE ONLY:

Received on: 7-17
Payment: CK # 1080
Notes:

Signature of Property Owner OR Authorized Agent



TOWN OF ROME
ROOM TAX PERMIT APPLICATION
PERMIT # _____ **Fee \$25.00**

DATE RECEIVED: 7-17-23

WI DOR SELLERS PERMIT #: 456-1029582429-02

Authorization to Wisconsin Department of Revenue to release sales tax returns and information to the town of Rome Treasurer

NAME OF PROPERTY OWNER: Amanda and Billy Van Wie

NAME OF BUSINESS: BAV Camelot LLC

PHYSICAL ADDRESS OF RENTAL(S): 227 Derby Court Nekoosa, WI 54457

MAILING ADDRESS OF PROPERTY OWNER: 5891 Woodland Drive, Waunakee WI 53597

NUMBER OF UNITS AVAILABLE FOR RENT: 1

PRESENT RATE SCHEDULE: TBD

(Please attach your printed schedule if available)

DATE BUSINESS OPENED: TBD

PHONE NUMBER (Owner or Manager): 608.220.3050

Vacasa - (920) 634-5069

Amanda Van Wie

Signature of Owner or Authorized Agent

SEND QUARTERLY REPORT FORMS TO:

TOWN OF ROME TREASURER
1156 ALPINE DRIVE
NEKOOSA, WI 54457

FOR OFFICE USE ONLY:

Permit Number: _____

Date Permit Issued: _____

Zoning District: LD _____

Tax Parcel #: 030-05378-0000

FINDINGS OF FACT:

- 1) A full and complete application was filed by Amanda and Billy Van Wie d/b/a BAV Camelot LLC, and received January 4, 2024 (herein referred to as “Application”) seeking a Conditional Use Permit for 227 Derby Court, also described as Lot 51 of Dundee Addition to Lake Camelot, located in the NW1/4, SW1/4, Section 10, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-05378-0000.
- 2) The Conditional Use request is to allow short-term rental (7 consecutive days to 29 consecutive days in duration) at the property.
- 3) The property is zoned LD (Lake District), as defined in Chapter 360 of the Town of Rome’s Ordinance.
- 4) Town of Rome Ordinance 360-61 requires a Conditional Use Permit for short-term rental of single-family dwellings, so that conditions may be imposed as are necessary to protect the residential character of the applicable neighborhood.
- 5) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 6) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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 Planning Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found by the Plan Commission:
 - a. The conditional use conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.
 - c. The Applicant has met or is in the process of complying with all of the conditions of application/issuance for a Short-Term Rental License, which will be a requirement prior to issuance of the Short-Term Rental License.
- 8) The following additional conditions were placed on the approval:
 - a. Maximum occupancy shall be 8
 - b. Maximum number of vehicles shall be 4, to be parked on hard surfaces, not on lawn/grass.
 - c. Property manager within 25 miles of the residence on file with the Town.

The Town of Rome Planning Commission hereby recommends approval of the Conditional Use Permit request submitted by Amanda and Billy Van Wie d/b/a BAV Camelot LLC, for short-term rentals of 7 consecutive days or longer at parcel # 030-05378-0000.

The following additional conditions were placed on the approval:

1. _____
2. _____

The term of the conditional use shall be indefinite, as long as the current property owner holds a Town of Rome Short-Term Rental License.

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 Conditional Use Permit.

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.

JULY 17, 2023

REQUEST FOR REPORT

PER TOWN OF ROME ORD. SEC. 7.11(5)(b)

(b) ... "The Clerk/Treasurer shall request reports from the Town of Rome Police Department...regarding any complaints received, calls for service or actions taken regarding the short-term rental property."

Please submit the requested report to Rome Administrator Jami Gebert within five (5) business days of above date.

Property owner information: D&A BAV CAMELOT LLC
AMANDA & BILLY VAN WIE
5891 WOODLAND DR
WAUNAKEE, WI 53597
773-414-0246
amandajvanwie@gmail.com

Property manager information: VACASA/TREVOR GROVOGEL
2285 PINE DRIVE
FRIENDSHIP, WI 53934
920-634-5069
Trevor.Grovogel@Vacasa.com

Contact for inspection: STEPHANY NILES
608-316-5809
Stephany.Niles@Vacasa.com

Inspection address: 227 DERBY CT
NEKOOSA, WI 54457

Thank You! Nothing to report



STR Report

Inspection Report/ Correction Order

Inspection Number: 24-003

Date Completed: 01/04/2024

Inspector: Kane, Mark

Occupant/Business Owner Info

Occupant: Billy Van Wie

Number: 227

Street: Derby

Type: Court

City: City of
Nekoosa

ZipCode: 54457

Mailing Address

Building Owner Info

Building Owner STR VAN WIE
Name:

First Name Billy

Last Name Van Wie

Cell Phone 773-414-0246

Mailing Address

Number: 5891

Street: Woodland

Street Type: Drive

City: Village of
Waunakee

State: WI

ZipCode: 53597

Inspection Information

Inspection Type: Inspection - Business License

Reason: Scheduled

On the inspection date shown above, I conducted a fire safety inspection of the facility listed.

Correction Order: Pursuant to Chapter 101.14 Wis Stats., you are hereby ordered to correct the violations listed, by the compliance date.

Right to Appeal: An appeal of any orders must be submitted in writing to the AHJ according to Administrative Rules and Wisconsin Statutes.

Violations

The following fire code violations were found:

No Violations Found On Inspection

Inspection Notes

Thank you for your cooperation. This unit has passed inspection.

Owner Responsibility

This inspection is intended for your safety and the safety of the public. Your cooperation is greatly appreciated.

This is an official notice of code violations requiring correction within the specified time.

this inspection or future inspections by this or any other agency.

If you have questions concerning this inspection, call the named inspector or his/her supervisor.

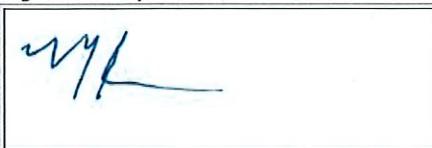
Failure to comply with these requirements may lead to a citation being issued that may require an appearance by you in court.

This inspection does not release owner/occupant of the responsibility of correcting any code violations not found at this time, originating after

Signatures

Signatures

Signature Graphic



First Name	Last Name	Signature Date	Type
------------	-----------	----------------	------

Mark	Kane	01/04/2024	Inspector
------	------	------------	-----------

Jami Gebert

From: Dan Hansen <owendanhansen@gmail.com>
Sent: Wednesday, August 2, 2023 4:24 PM
To: Stephany Niles; Jami Gebert
Subject: Re: 227 Derby Ct
Attachments: noncompliance form REV 227 DERBY CT..doc

ATTACH IS A COPY OF THE RENTAL INSPECTION REPORT FOR 227 DERBY CT. IF YOU HAVE ANY QUESTIONS FEEL FREE TO CONTACT ME.

On Wed, Aug 2, 2023 at 9:36 AM Stephany Niles <stephany.niles@vacasa.com> wrote:

Hi Dan,

Just checking in on the report for 227 Derby Ct. I let Amanda know you were going to send it but she hasn't seen it yet.

Thanks in advance,



Stephany Niles
Onboarding Coordinator | Wisconsin
m: 608-316-5809
Stephany.niles@vacasa.com
Vacasa.com

Note: My scheduled days off are Saturday and Sunday. If you require immediate assistance on these days, please contact homeowner support at (971) 254-3001. Thank you.

Stay up to date on your vacation home, anywhere, anytime. Download the new [Vacasa Homeowner App](#) today.

Thank you!

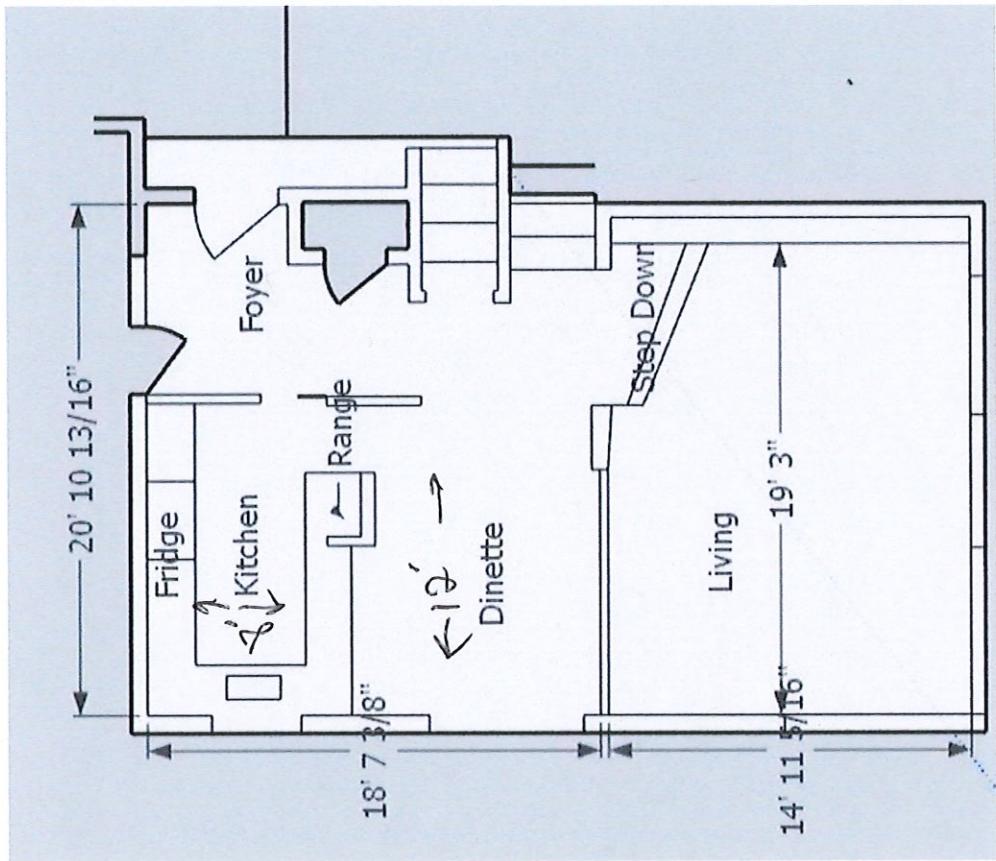
Dan Hansen
Building Inspector
Owner, Central Wisconsin Building Inspections, LLC
owendanhansen@gmail.com
715-347-7866

227 Derby Court
Nekoosa WI
Site Map with Driveway Dimensions



Approximately 700 SF

Floorplan - 1st Floor
227 Derby Court Nelkosa, WI

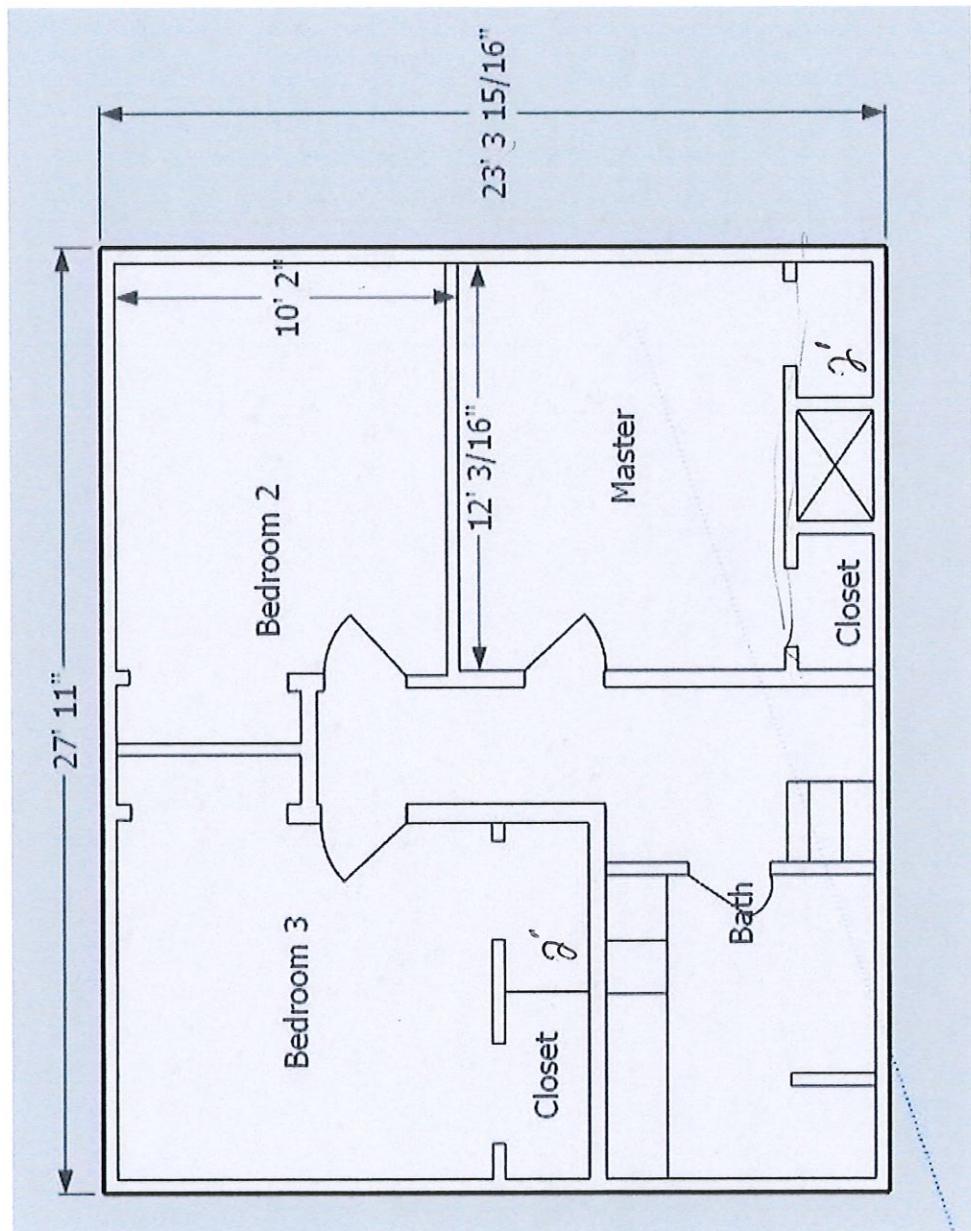


$$\begin{array}{rcl} B1 & 9.75 \times 12 = 117 \\ B2 & 9.5 \times 12 = 114 \\ B3 & 10.25 \times 12 = 123 \\ LR & 15 \times 18.5 = 278 \\ Din & 8.5 \times 16.25 = 138 \\ \hline & 770 \\ \hline & 334 \\ \hline & 1,104 \end{array}$$

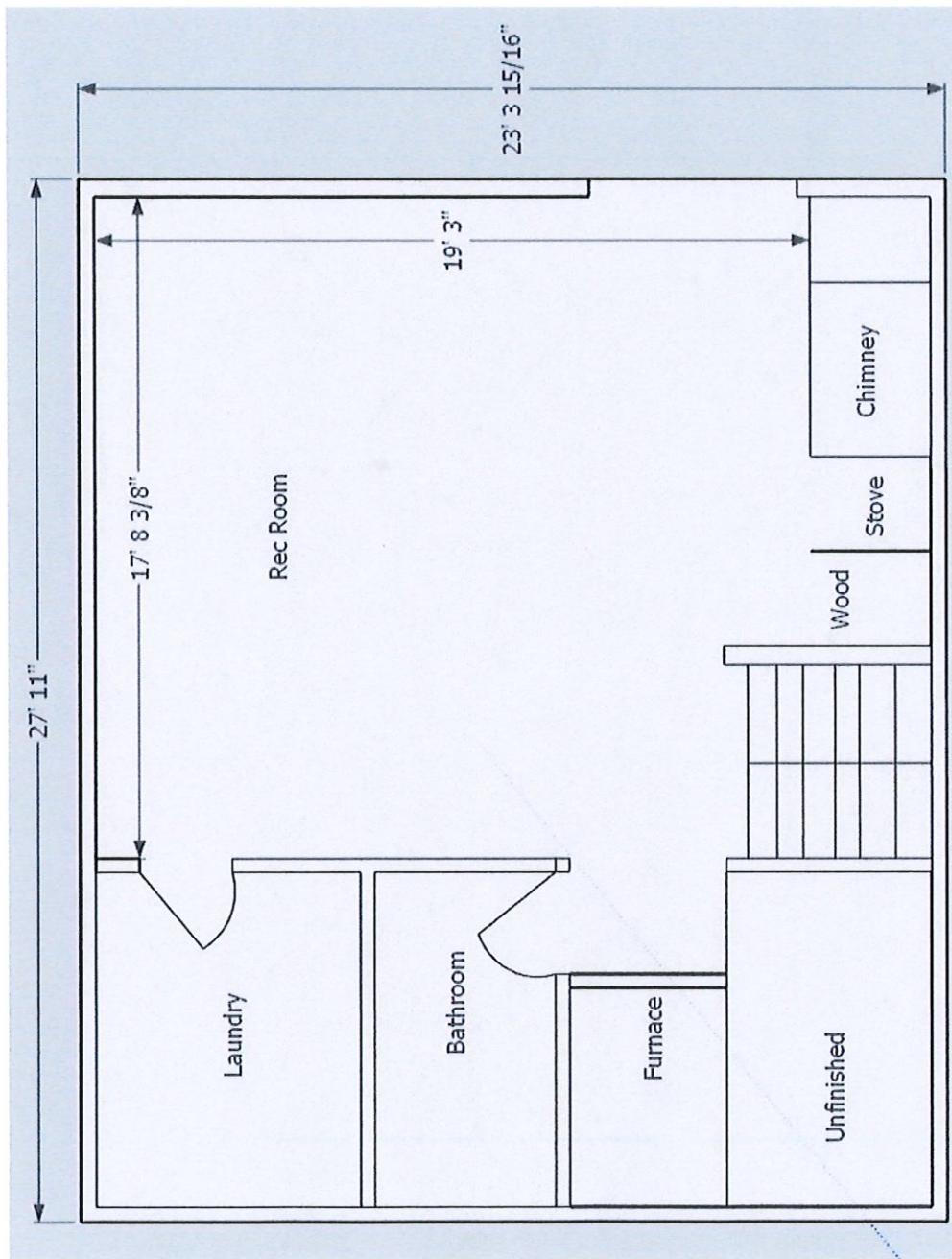
$$\begin{array}{rcl} 1,104 & & \\ -150 & & \\ \hline 954 & 1 & 10 \text{ Total} \\ -100 & & \\ \hline & 8 & \text{ people} \\ & 4 & \text{ cars} \end{array}$$

Approximately 650 SF

Floorplan - Upper Floor
227 Derby Court Nebraska, WI



Approximately 600 SF | Floorplan - Lower Level
227 Derby Court Nekoosa, WI





ADAMS COUNTY HEALTH & HUMAN SERVICES DEPARTMENT

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is hereby authorized to engage in the activity as indicated below.

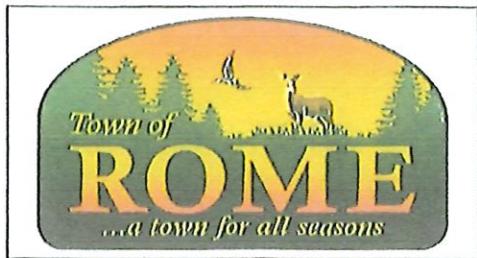
ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Tourist Rooming House (LTR)	30-Jun-2024	VELT-CSDHYW
LICENSEE MAILING ADDRESS AMANDA & BILLY VAN WIE 5891 WOODLAND DR WAUNAKEE WI 52597	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS VACASA - LAKE CHALET ON CAMELOT 227 DERBY CT NEKOOSA WI 54457

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st of the new license year. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WOOD COUNTY HEALTH DEPARTMENT
111 W JACKSON ST
WISCONSIN RAPIDS, WI 54495
(715)421-8911

* Include the name of your facility and the ID number.



Planning and Zoning Department
1156 Alpine Drive
Nekoosa, WI 54457 zoning@romewi.com
Phone: 715 325 - 8019
Fax: 715 325 - 8035 www.romewi.com

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.

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 Shanna and Ben Olson
Mailing Address 3535 E Van Norman Ave
Phone 414-530-0847 or 414-526-0311

Property Location / Description:

1/4 1/4 Sec. 12 T 20 N R 05 E
Lot 1 Block _____ Addition _____
Subdivision or CSM Red Cloud
Address 1477-1479 Rapids Trail

Current zoning and use:

The total area of the property is 1.23 acres and is currently zoned as: LD district of the Rome Zoning Ordinance.

Current use is: G1 - residential

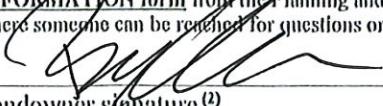
Proposed Conditional Use:

Proposed Conditional Use is: Short Term Rental for cottage/cabin/house

Proposed Conditional Use conforms to the standards set forth in code sec. 360-27G because:
The property is suitable for the proposed conditional use. The parcel size and indoor amenities promotes quiet activities and mitigates a negative impact to the neighborhood. The proposed conditional use will increase tax revenue and positively impact the local economy.

Proposed term (duration) of Conditional Use: As permit allows

⁽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⁽²⁾

1/5/24
Date

Office notes: _____



SHORT TERM RENTAL APPLICATION

Fee \$550.00

DATE RECEIVED: 12-13-23

For the license period beginning 7/1 20 23
Ending 6/30 20 24

INTERNAL REVENUE SERVICE EMPLOYER ID #: 395-90-1498

CONTACT INFORMATION:

PROPERTY OWNER NAME/BUSINESS NAME: Shanna + Ben Olson / Lake Tower Lodge
PROPERTY OWNER EMAIL: Shanna.ecose@gmail.com olson15@icloud.com

PROPERTY MANAGER NAME: Anna Davis

PROPERTY MANAGER EMAIL: annadavis395@gmail.com

24 HOUR PHONE NUMBER: (608) 403 - 9689 OWNER PHONE # (414) 530 - 0847

PROPERTY OWNER MAILING ADDRESS: 3535 E. Van Norman Ave, Cudahy WI 53110

PROPERTY MANAGER MAILING ADDRESS: 1026 County Rd M, Adams WI 53910

PROPERTY PHYSICAL ADDRESS: 1477 Rapids Trl, Nekoosa WI 54457

PROPERTY OWNER MUST SUBMIT:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04 - <i>issued by Adams County Health and Human Services Department</i>
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Room Tax Permit with Department of Revenue Seller's Permit Number
With submitted license form & payment:	
<input checked="" type="checkbox"/>	The Town will have inspectors contact you to set-up: → Fire Inspection and Building Inspection
<input checked="" type="checkbox"/>	The Town will complete a Police Inspection

A CONDITIONAL USE PERMIT (CUP) IS ALSO REQUIRED THROUGH PLAN COMMISSION AND CAN BE SUBMITTED ONCE ALL STR APPLICATION MATERIALS HAVE BEEN PROVIDED & APPROVED. PLEASE SEE THE ENCLOSED CUP FORM FOR REQUIRED PROPERTY SITE PLAN AND FLOOR PLAN DOCUMENTS.

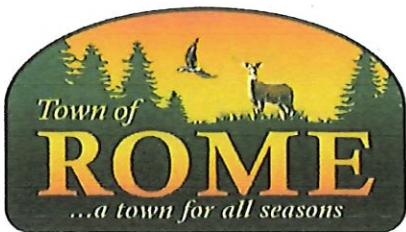
As a new Short-term Rental, a Fire Inspection and follow-up inspection are included in the \$550.00 application fee. Any subsequent Fire Inspections required to correct violations will be \$50.00 and must be prepaid before license issued. As a renewing Short-term Rental one annual Fire Inspection is included in the \$550.00 application fee. Any subsequent Fire Inspections are \$50.00 and must be prepaid before a license will be renewed.

I, Ben Olson (Property Owner OR Authorized Agent) certify that I have read and comply with the requirement of the Town of Rome Code, Chapter 234, Article VII.

FOR OFFICE USE ONLY:

Received on: 12-13-23
Payment: CV# 3164, 1033
Notes: \$515 ✓

Signature of Property Owner OR Authorized Agent



TOWN OF ROME
ROOM TAX PERMIT APPLICATION
PERMIT # _____ **Fee \$25.00**

DATE RECEIVED: 12-13-23

WI DOR SELLERS PERMIT #: 456-1024483397-04

Authorization to Wisconsin Department of Revenue to release sales tax returns and information to the town of Rome Treasurer

NAME OF PROPERTY OWNER: Shanna + Ben Olson

NAME OF BUSINESS: Lake Tower Lodge

PHYSICAL ADDRESS OF RENTAL(S): 1477 Rapids trl
Nekoosa wi 54457

MAILING ADDRESS OF PROPERTY OWNER: 3535 E. Van Norman Ave
Cudahy wi 53110

NUMBER OF UNITS AVAILABLE FOR RENT: One

PRESENT RATE SCHEDULE: on peak 5000 per week off peak 3,000 per week
(Please attach your printed schedule if available)

DATE BUSINESS OPENED: 12/1/23

PHONE NUMBER (Owner or Manager): (414) 530-0847 (414) 217-8815

Signature of Owner or Authorized Agent

SEND QUARTERLY REPORT FORMS TO:

TOWN OF ROME TREASURER
1156 ALPINE DRIVE
NEKOOSA, WI 54457

FOR OFFICE USE ONLY:

Permit Number: _____

Date Permit Issued: _____

Zoning District: LD

Tax Parcel #: 030-04074-0010

FINDINGS OF FACT:

- 1) A full and complete application was filed by Shanna and Benjamin Olson, and received January 5, 2024 (herein referred to as "Application") seeking a Conditional Use Permit for 1477 Rapids Trail, also described as Lot 1 of CSM 6050 (*a/k/a Lots 8 & 9 of Red Cloud Addition to Lake Arrowhead*), located in the NW1/4, SW1/4, Section 12, Town 20N, Range 05E, Town of Rome, Adams County, WI with a parcel number of 030-04074-0010.
- 2) The Conditional Use request is to allow short-term rental (7 consecutive days to 29 consecutive days in duration) at the property.
- 3) The property is zoned LD (Lake District), as defined in Chapter 360 of the Town of Rome's Ordinance.
- 4) Town of Rome Ordinance 360-61 requires a Conditional Use Permit for short-term rental of single-family dwellings, so that conditions may be imposed as are necessary to protect the residential character of the applicable neighborhood.
- 5) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 6) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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 Planning Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found by the Plan Commission:
 - a. The conditional use conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.
 - c. The Applicant has met or is in the process of complying with all of the conditions of application/issuance for a Short-Term Rental License, which will be a requirement prior to issuance of the Short-Term Rental License.
- 8) The following additional conditions were placed on the approval:
 - a. Maximum occupancy shall be 16
 - b. Maximum number of vehicles shall be 8, to be parked on hard surfaces, not on lawn/grass.
 - c. Property manager within 25 miles of the residence on file with the Town.

The Town of Rome Planning Commission hereby recommends approval of the Conditional Use Permit request submitted by Shanna and Benjamin Olson, for short-term rentals of 7 consecutive days or longer at parcel # 030-04074-0010.

The following additional conditions were placed on the approval:

1. _____
2. _____

The term of the conditional use shall be indefinite, as long as the current property owner holds a Town of Rome Short-Term Rental License.

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 Conditional Use Permit.

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.

December 21, 2023

REQUEST FOR REPORT

PER TOWN OF ROME ORD. SEC. 7.11(5)(b)

(b) ... "The Clerk/Treasurer shall request reports from the Town of Rome Police Department...regarding any complaints received, calls for service or actions taken regarding the short-term rental property."

Please submit the requested report to Administrative Assistant Support Specialist Taylor Owczynsky within five (5) business days of above date.

Property owner information: LAKE TOWER LODGE
SHANNA & BEN OLSON
3535 E. VAN NORMAN AVENUE
CUDAHY, WI 53110
414-530-0847
bolson15@icloud.com

Property manager information: ANNA DAVIS
1026 COUNTY ROAD M
ADAMS, WI 53910
608-403-9689
annadavis395@gmail.com

Contact for inspection: ANNA DAVIS
1026 COUNTY ROAD M
ADAMS, WI 53910
608-403-9689
annadavis395@gmail.com

Inspection address: **1477 RAPIDS TRAIL
NEKOOSA, WI 54457**

Thank You! Nothing to report



STR Report

Inspection Report/ Correction Order

Inspection Number: 24-002

Date Completed: 01/03/2024

Inspector: Kane, Mark

Occupant/Business Owner Info

Occupant: Ben Olson

Number: 1477

Street: Rapids

Type: Trail

City: City of Nekoosa

ZipCode: 54457

Mailing Address

Number: 3535

Street Name: Van Norman

Street Type: Avenue

City: City of Cudahy

State: WI

ZipCode: 53110

Building Owner Info

Building Owner STR OLSON
Name:

First Name Ben

Last Name Olson

Cell Phone 414-530-0847

Mailing Address

Number: 3535

Street: Van Norman

ZipCode: 53110

City: City of Cudahy

State: WI

Inspection Information

Inspection Type: Inspection - Business License

Reason: Scheduled

On the inspection date shown above, I conducted a fire safety inspection of the facility listed.

Correction Order: Pursuant to Chapter 101.14 Wis Stats., you are hereby ordered to correct the violations listed, by the compliance date.

Right to Appeal: An appeal of any orders must be submitted in writing to the AHJ according to Administrative Rules and Wisconsin Statutes.

Violations

The following fire code violations were found:

No Violations Found On Inspection

Inspection Notes

Thank you for your cooperation. This unit has passed inspection.

Owner Responsibility

This inspection is intended for your safety and the safety of the public. Your cooperation is greatly appreciated.

This is an official notice of code violations requiring correction within the specified time.

This inspection or future inspections by this or any other agency.

If you have questions concerning this inspection, call the named inspector or his/her supervisor.

Failure to comply with these requirements may lead to a citation being issued that may require an appearance by you in court.

This inspection does not release owner/occupant of the responsibility of correcting any code violations not found at this time, originating after

Signatures

Signatures

Signature Graphic

First Name

Last Name

Signature Date

Type

Taylor Owczynsky

From: noreply@imagetrend.com
Sent: Thursday, January 4, 2024 10:00 AM
To: bolson15@icloud.com; Taylor Owczynsky
Subject: Ben Olson Inspection Letter 01/04/2024
Attachments: Inspection-Letter_01-04-2024.pdf

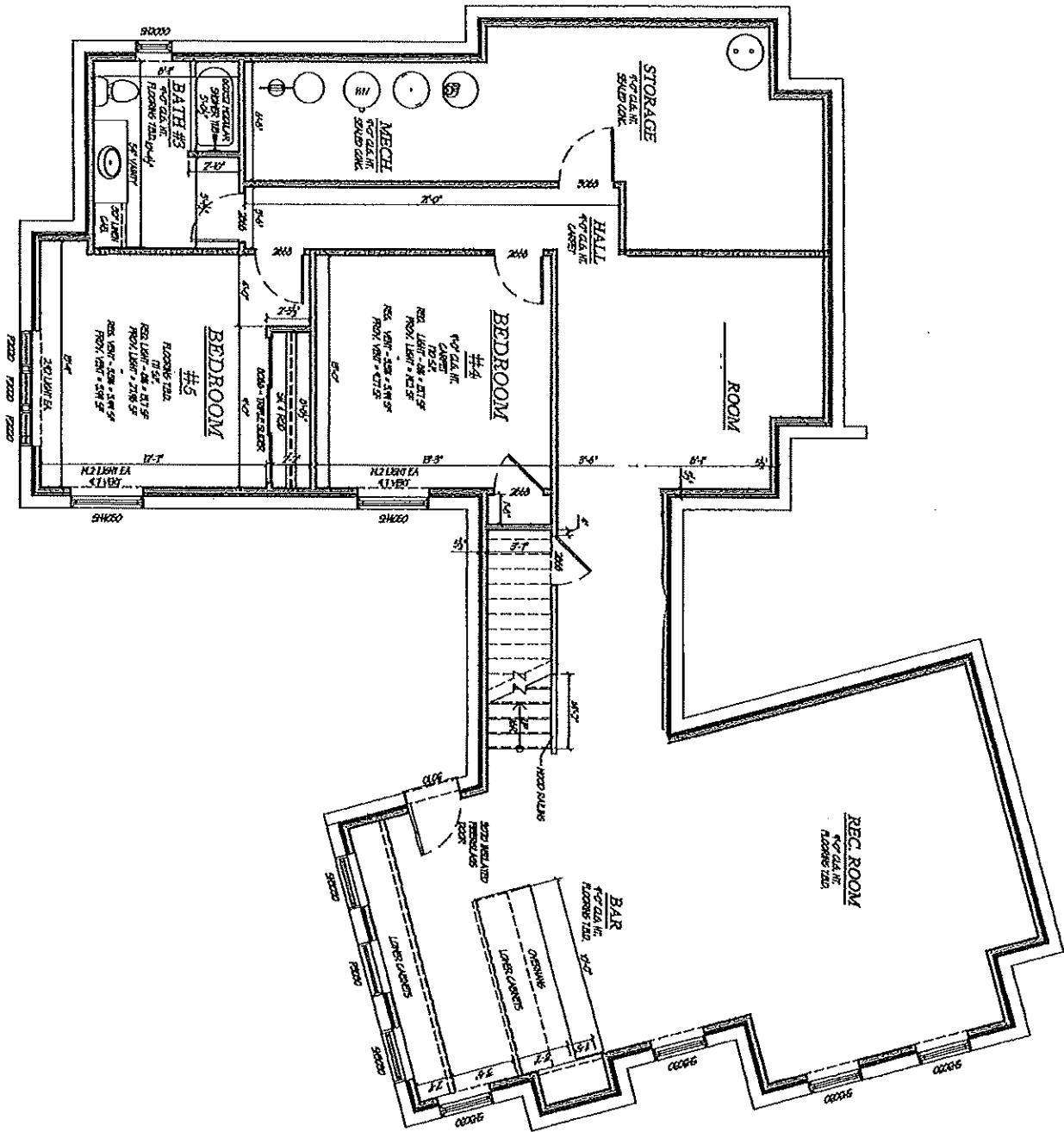
This unit has passed inspection. Thank you for your cooperation.

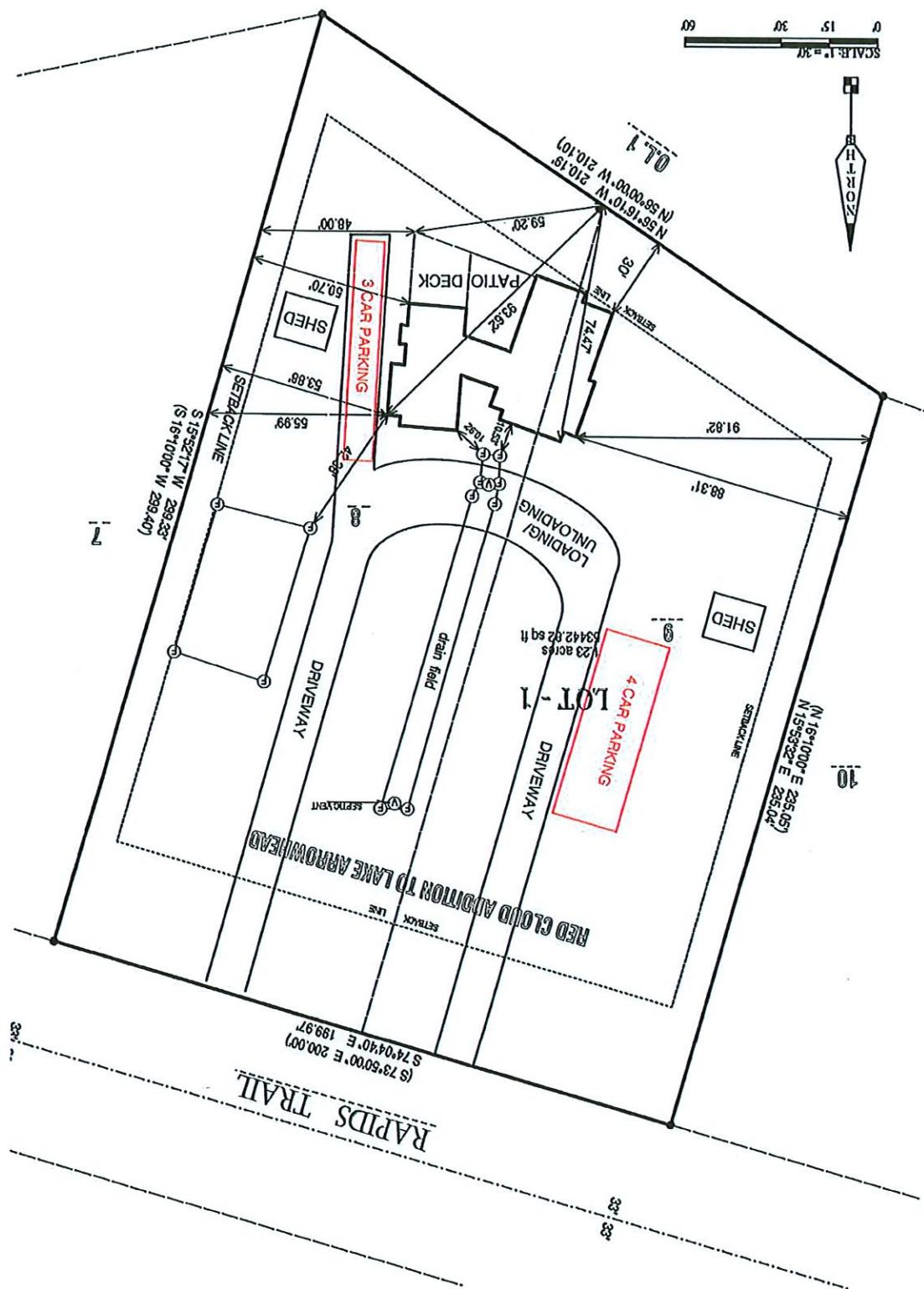
Taylor Owczynsky

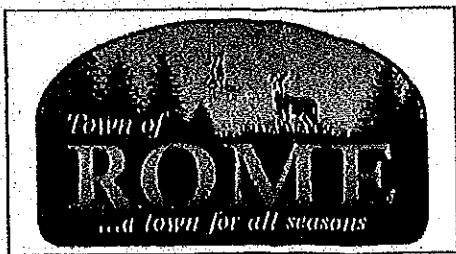
From: Dan Hansen
Sent: Wednesday, December 27, 2023 12:12 PM
To: Taylor Owczynsky
Subject: 1477 Rapids Trl. rental inspection

Taylor,
An inspection of the above address has been completed and approved for rental.

FINISHED LOWER LEVEL PLAN







Planning and Zoning Department
1156 Alpine Drive
Nekoosa, WI 54457 zoning@romewi.com
Phone: 715 325 - 8019
Fax: 715 325 - 8035 www.romewi.com

PETITION FOR CONDITIONAL USE PERMIT

Fee: \$300.00⁰⁰

(b) 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.

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 Brian Jackson
Mailing Address W7872 Amstel Ct
Holmen, WI 54030
Phone 608-386-7269

Property Location / Description:

1/4 1/4 Sec. 16 T20 NR06 B
Lot 5 Block 5 Addition
Subdivision or CSM PeerLodge - Lake Sherwood
Address 1099 S Archers Way

Current zoning and use:

The total area of the property is 4.85 acres and is currently zoned as: LD District of the Rome Zoning Ordinance.

Current use is: 2nd Home

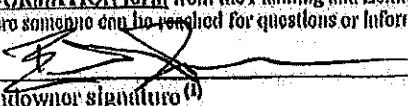
Proposed Conditional Use:

Proposed Conditional Use is: Short term rental

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

Proposed term (duration) of Conditional Use: Continuous

(b) 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 (s)

12/28/2023

Date

Office notes: _____

revised 6/2020



SHORT TERM RENTAL APPLICATION

FEE \$550.00

DATE RECEIVED: 12-8-23

For the license period beginning July 1 2023
Ending June 30 2024

INTERNAL REVENUE SERVICE EMPLOYER ID #: 388-70-3348

CONTACT INFORMATION:

PROPERTY OWNER NAME/BUSINESS NAME: Brian & Kimberly Jackson

PROPERTY OWNER EMAIL: brian@jackfam.com

PROPERTY MANAGER NAME: Bruce Jackson

PROPERTY MANAGER EMAIL: bruce@jackfam.com

24 HOUR PHONE NUMBER: 920-933-5315 OWNER PHONE # 608-386-7269

PROPERTY OWNER MAILING ADDRESS: W7872 Amstel Ct, Holmen, WI 54636

PROPERTY MANAGER MAILING ADDRESS: 741 19th Ave S WI Rapids, WI 54495

PROPERTY PHYSICAL ADDRESS: 1099 S Archers Way, Nekoosa, WI 54457

PROPERTY OWNER MUST SUBMIT:

<input checked="" type="checkbox"/>	Tourism Rooming House License Permit from the State of WI Department of Agriculture, Trade & Consumer Protection under ATCP 72.04 - <i>issued by Adams County Health and Human Services Department</i>
<input checked="" type="checkbox"/>	Proof of casualty and liability insurance issued by an insurance company authorized to do business in the State of Wisconsin, with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate
<input checked="" type="checkbox"/>	Room Tax Permit with Department of Revenue Seller's Permit Number
With submitted license form & payment:	
<input checked="" type="checkbox"/>	The Town will have inspectors contact you to set-up: → Fire Inspection and Building Inspection
<input checked="" type="checkbox"/>	The Town will complete a Police Inspection

A CONDITIONAL USE PERMIT (CUP) IS ALSO REQUIRED THROUGH PLAN COMMISSION AND CAN BE SUBMITTED ONCE ALL STR APPLICATION MATERIALS HAVE BEEN PROVIDED & APPROVED. PLEASE SEE THE ENCLOSED CUP FORM FOR REQUIRED PROPERTY SITE PLAN AND FLOOR PLAN DOCUMENTS.

As a new Short-term Rental, a Fire Inspection and follow-up inspection are included in the \$550.00 application fee. Any subsequent Fire Inspections required to correct violations will be \$50.00 and must be prepaid before license issued. As a renewing Short-term Rental one annual Fire Inspection is included in the \$550.00 application fee. Any subsequent Fire Inspections are \$50.00 and must be prepaid before a license will be renewed.

I, Brian Jackson (Property Owner OR Authorized Agent) certify that I have read and comply with the requirement of the Town of Rome Code, Chapter 234, Article VII.

FOR OFFICE USE ONLY:

Received on:
Payment:
Notes:

Signature of Property Owner OR Authorized Agent



TOWN OF ROME
ROOM TAX PERMIT APPLICATION
PERMIT # _____ FEE \$25.00

DATE RECEIVED: 12-8-23

WI DOR SELLERS PERMIT #: 456-10243466994-04

Authorization to Wisconsin Department of Revenue to release sales tax returns and information to the town of Rome Treasurer

NAME OF PROPERTY OWNER: Brian + Kimberly Jackson

NAME OF BUSINESS: Lake Sherwood Chalet

PHYSICAL ADDRESS OF RENTAL(S): 1089 S Archer Way, Nekoosa, WI 54457

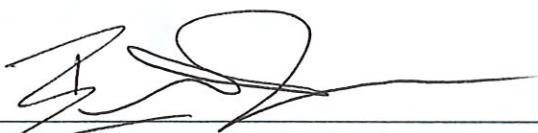
MAILING ADDRESS OF PROPERTY OWNER: W7872 Ausel Ct, Holmen, WI 54636

NUMBER OF UNITS AVAILABLE FOR RENT: 1

PRESENT RATE SCHEDULE: _____
(Please attach your printed schedule if available)

DATE BUSINESS OPENED: 12-1-2023

PHONE NUMBER (Owner or Manager): 608-386-7269



Signature of Owner or Authorized Agent

SEND QUARTERLY REPORT FORMS TO:

TOWN OF ROME TREASURER
1156 ALPINE DRIVE
NEKOOSA, WI 54457

FOR OFFICE USE ONLY:

Permit Number: _____

Date Permit Issued: _____

Zoning District: _____

Tax Parcel #: _____

FINDINGS OF FACT:

- 1) A full and complete application was filed by Brian and Kimberly Jackson, and received January 1, 2024 (herein referred to as "Application") seeking a Conditional Use Permit for 1099 S. Archers Way, also described as Lot 5 of Deer Lodge Assessor's Plat to Lake Sherwood, located in the NE1/4, SW1/4, Section 16, Town 20N, Range 06E, Town of Rome, Adams County, WI with a parcel number of 030-01971-0000.
- 2) The Conditional Use request is to allow short-term rental (7 consecutive days to 29 consecutive days in duration) at the property.
- 3) The property is zoned LD (Lake District), as defined in Chapter 360 of the Town of Rome's Ordinance.
- 4) Town of Rome Ordinance 360-61 requires a Conditional Use Permit for short-term rental of single-family dwellings, so that conditions may be imposed as are necessary to protect the residential character of the applicable neighborhood.
- 5) The Town of Rome Planning Commission duly set this matter upon the agenda of a public meeting and considered the above-described application with the public hearing a matter of record of the Planning Commission meeting of February 13, 2024.
- 6) At the public hearing on the Application held by the Town of Rome Plan Commission on February 13, 2024, 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 Planning Commission, upon a motion duly seconded, approved the request for the Conditional Use Permit, and the following findings were found by the Plan Commission:
 - a. The conditional use conforms with the standards of the applicable district in which it is located.
 - b. The establishment, maintenance or operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands.
 - c. The Applicant has met or is in the process of complying with all of the conditions of application/issuance for a Short-Term Rental License, which will be a requirement prior to issuance of the Short-Term Rental License.
- 8) The following additional conditions were placed on the approval:
 - a. Maximum occupancy shall be 8
 - b. Maximum number of vehicles shall be 4, to be parked on hard surfaces, not on lawn/grass.
 - c. Property manager within 25 miles of the residence on file with the Town.

The Town of Rome Planning Commission hereby recommends approval of the Conditional Use Permit request submitted by Brian and Kimberly Jackson, for short-term rentals of 7 consecutive days or longer at parcel # 030-01971-0000.

The following additional conditions were placed on the approval:

1. _____
2. _____

The term of the conditional use shall be indefinite, as long as the current property owner holds a Town of Rome Short-Term Rental License.

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 Conditional Use Permit.

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.

December 12, 2023

REQUEST FOR REPORT

PER TOWN OF ROME ORD. SEC. 7.11(5)(b)

(b) ... "The Clerk/Treasurer shall request reports from the Town of Rome Police Department...regarding any complaints received, calls for service or actions taken regarding the short-term rental property."

Please submit the requested report to Administrative Assistant Support Specialist Taylor Owczynsky within five (5) business days of above date.

Property owner information: LAKE SHERWOOD CHALET
BRIAN & KIMBERLY JACKSON
W7872 AMSTEL CT
HOLMEN, WI 54636
608-386-7269
brian@jackfam.com

Property manager information: BRUCE JACKSON
741 19TH AVE S
WI RAPIDS, WI 54495
920-933-5315
bruce@jackfam.com

Contact for inspection: BRUCE JACKSON
741 19TH AVE S
WI RAPIDS, WI 54495
920-933-5315
bruce@jackfam.com

Inspection address: 1099 S ARCHERS WAY
NEKOOSA, WI 54457

Thank You! Nothing to Report

Taylor Owczynsky

From: Linda Sheppard
Sent: Tuesday, December 12, 2023 10:20 AM
To: Taylor Owczynsky
Subject: RE: STR PD-REPORT REQUEST - JACKSON
Attachments: STR PD-REPORT REQUEST-JACKSON.docx

All complete

From: Taylor Owczynsky <owczynsky@romewi.com>
Sent: Tuesday, December 12, 2023 10:16 AM
To: Linda Sheppard <sheppard@romewi.com>
Subject: STR PD-REPORT REQUEST - JACKSON

Hi Linda,

Please see attached a new STR for PD Inspection report.

Thank you,

Taylor Owczynsky
Town of Rome - Administrative Assistant Support Specialist
1156 Alpine Drive
Nekoosa, WI 54457
(715) 325-8025 Office
(715) 325-8035 Fax
owczynsky@romewi.com



STR Report

Inspection Report/ Correction Order

Inspection Number: 23-300

Date Completed: 12/19/2023

Inspector: Kane, Mark

Occupant/Business Owner Info

Occupant: Brian Jackson

Number: 1099

Street: Archers

Type: Way

City: City of Nekoosa

ZipCode: 54457

Mailing Address

Building Owner Info

Building Owner STR Jackson
Name:

First Name Brian

Last Name Jackson

Cell Phone 608-386-7269

Mailing Address

Number: W7872

Street: Amstel

Street Type: Court

City: Village of Holmen

State: WI

ZipCode: 54636

Inspection Information

Inspection Type: Inspection - Business License

Reason: Scheduled

On the inspection date shown above, I conducted a fire safety inspection of the facility listed.

Correction Order: Pursuant to Chapter 101.14 Wis Stats., you are hereby ordered to correct the violations listed, by the compliance date.

Right to Appeal: An appeal of any orders must be submitted in writing to the AHJ according to Administrative Rules and Wisconsin Statutes.

Violations

The following fire code violations were found:

No Violations Found On Inspection

Inspection Notes

Thank you for your cooperation. This unit has passed inspection.

Owner Responsibility

This inspection is intended for your safety and the safety of the public. Your cooperation is greatly appreciated.

This is an official notice of code violations requiring correction within the specified time.

this inspection or future inspections by this or any other agency.

If you have questions concerning this inspection, call the named inspector or his/her supervisor.

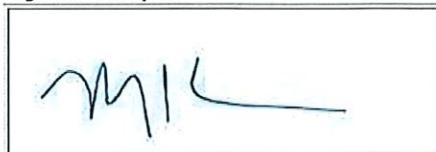
Failure to comply with these requirements may lead to a citation being issued that may require an appearance by you in court.

This inspection does not release owner/occupant of the responsibility of correcting any code violations not found at this time, originating after

Signatures

Signatures

Signature Graphic



First Name	Last Name	Signature Date	Type
------------	-----------	----------------	------

Mark	Kane	12/19/2023	Inspector
------	------	------------	-----------

Taylor Owczynsky

From: Dan Hansen
Sent: Thursday, December 28, 2023 12:56 PM
To: Taylor Owczynsky
Subject: 1099 S. ARCHERS WAY RENTAL INSPECTION

Taylor,
An inspection was preformed at the above address and all was good.



ADAMS COUNTY HEALTH & HUMAN SERVICES DEPARTMENT

License, Permit or Registration

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Wisconsin statutes and is hereby authorized to engage in the activity as indicated below.

ACTIVITY	EXPIRATION DATE	I.D. NUMBER
Tourist Rooming House (LTR)	30-Jun-2024	VELT-CXKKGQ
LICENSEE MAILING ADDRESS BRIAN JACKSON W7872 AMSTEL CT HOLMEN WI 54636	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS LAKE SHERWOOD CHALET 1099 SOUTH ARCHERS WAY NEKOOSA WI 54457

The department may send out a renewal notice as a courtesy, but in the absence of a courtesy reminder it is the licensee that is responsible for remittance of the permit fee to the department before July 1st of the new license year. All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

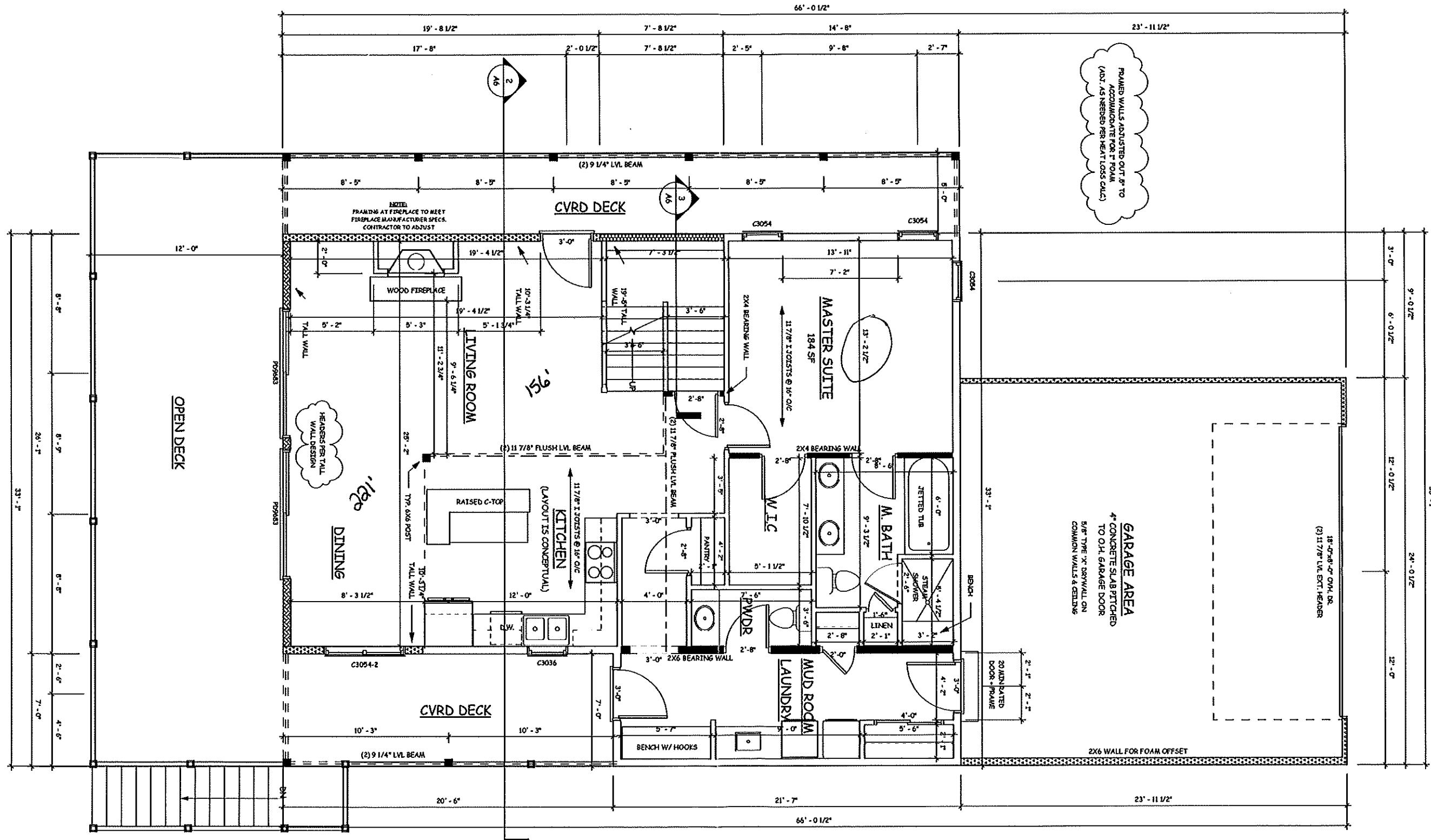
If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

WOOD COUNTY HEALTH DEPARTMENT
111 W JACKSON ST
WISCONSIN RAPIDS, WI 54495
(715)421-8911

* Include the name of your facility and the ID number.



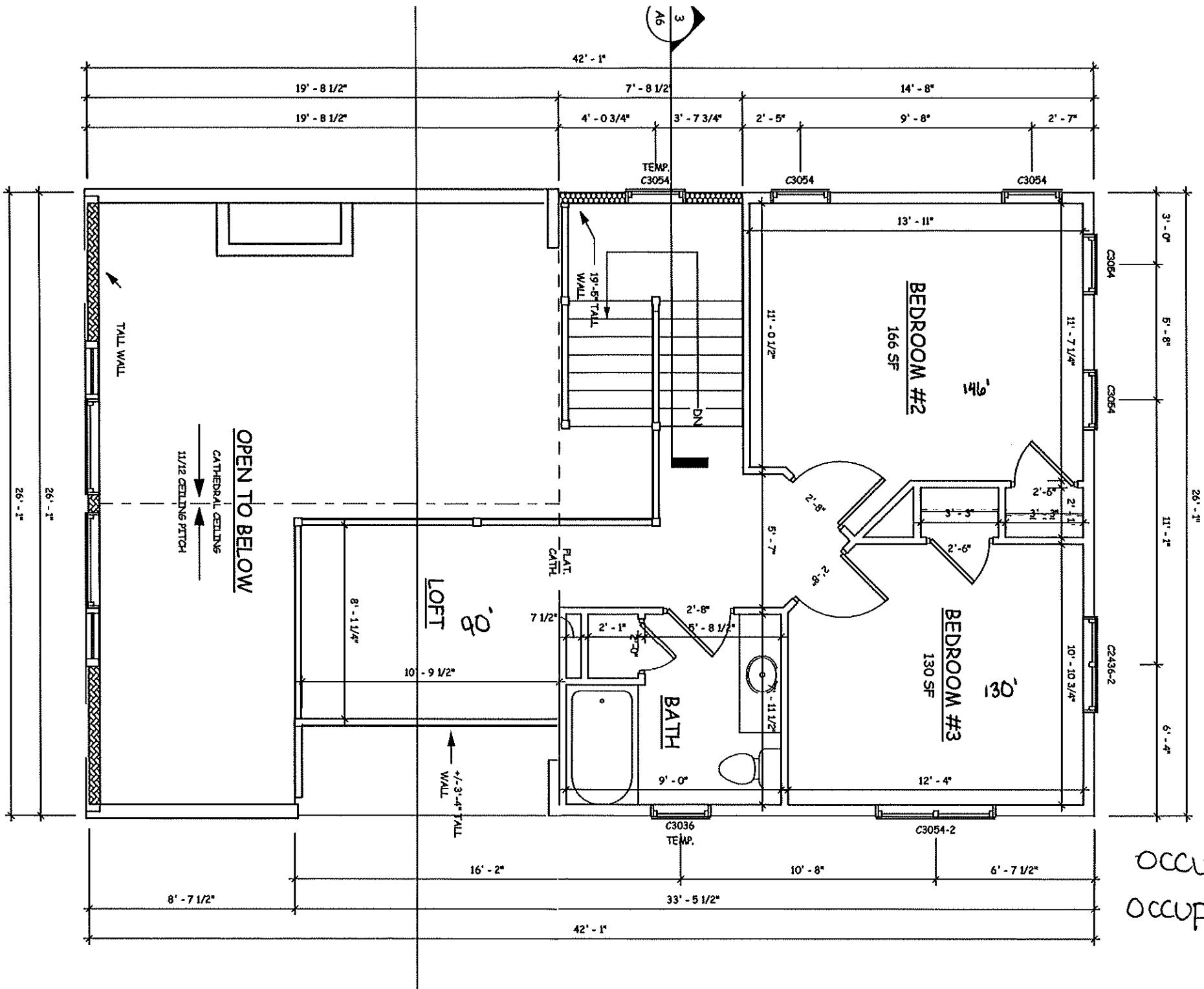




SECOND FLOOR PLAN

1/4" = 1'-0" WALL HEIGHT: 8'-1 1/8"

WALL HEIGHT: 8'-1 1/8"



B1	184
B2	146
B3	130
LOFT	90
LR	156
Din	221

927	
- 150	
777	(1)
	(7)

÷ 100	
7.77	(8)

$$3 \text{ baths} = 12$$

occupancy based on sq ft: 8
occupancy based on baths: 12

2 people per vehicle = 4 vehicles