



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

## **AGENDA TOWN OF ROME PLAN COMMISSION**

**TUESDAY, AUGUST 12, 2025**

**4:00 P.M.**

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

1. Call to Order
2. Roll Call
3. Certify Posting of Meeting
4. Approve 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.

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. Informational Updates, Recent Correspondence, Current Events, Announcements
7. Open Public Hearing
  - a. Consideration of a Final Plat for Alpine Estates 1st Addition on 40 acres owned by T & S Land Investments, to be located on two separate parcels totaling 40 acres described as follows: being all of lot 18 and 19 of Alpine Estates, located in part of the SW ¼, SE ¼ of Section 7, Town 20 N, Range 6 East, town of Rome, Adams County, WI.
  - b. Consideration of adding Lake and Aquatic Health Management as a permitted land use in the Lake District section of the Town Zoning Code Chapter 360.
  - c. Close Public Hearing

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

8. Discussion and possible action – Approval of the meeting minutes from Tuesday, July 8, 2025
9. Discussion and possible recommendation to the Town Board – Consideration of a Final Plat for Alpine Estates 1st Addition on 40 acres owned by T & S Land Investments, to be located on two separate parcels totaling 40 acres described as follows: being all of lot 18 and 19 of Alpine Estates, located in part of the SW ¼, SE ¼ of Section 7, Town 20 N, Range 6 East, town of Rome, Adams County, WI.

10. Discussion and possible recommendation to the Town Board - Consideration of adding Lake and Aquatic Health Management as a permitted land use in the Lake District section of the Town Zoning Code Chapter 360.
11. Discussion and possible recommendation to the Town Board – Approval of permanent signage for Heartland Custom Homes
12. Discussion and possible action – Update and discussion of accessory structure size restriction within the Rome Town Center.
13. Discussion and possible action – Update regarding possible Small-Scale Solar Ordinances.

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

14. Next agenda items:
15. Next meeting date and time: Tuesday, September 9, 2025 at 4:00 p.m.

#### **ADJOURNMENT**

“Speak Your Peace” Commitment – A reminder that the Plan Commission Members have adopted the Nine Tools of Civility which commits the Commission 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 members. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Wendy Newsom, Town Clerk, at 1156 Alpine Drive, Nekoosa, WI 54457, ph. 715-325-8046.

***Town of Rome Mission:***  
***Positively applying the tools of government to serve and protect our people,***  
***strengthen our community and promote prosperity.***



August 12, 2025  
Plan Commission  
Meeting

## Zoning Department Report

### Agenda item 7a and 9

Consideration of a Final Plat for Alpine Estates 1st Addition on 40 acres owned by T & S Land Investments, to be located on two separate parcels totaling 40 acres described as follows: being all of lot 18 and 19 of Alpine Estates, located in part of the SW ¼, SE ¼ of Section 7, Town 20 N, Range 6 East, town of Rome, Adams County, WI.

The Town Board has approved the preliminary plat, we have received the final plat application, and the PC will now hold another public hearing on the item. We were able to locate the applicable ordinance for the Zoning Map Amendment. This subdivision, which was previously zoned as Forest and Outdoor Recreation, is now zoned as R-1 (Single-Family Residence District). The final plat appears to be unchanged from the preliminary plat and is acceptable by Town ordinances.

### Agenda item 7b and 10

Consideration of adding Lake and Aquatic Health Management as a permitted land use in the Lake District section of the Town Zoning Code Chapter 360.

The above item is a proposed ordinance amendment which would allow Lake and Aquatic Health Management land uses in the Lake District.

### Agenda item 11

Discussion and possible recommendation to the Town Board – Approval of permanent signage for Heartland Custom Homes Heartland Custom Homes has submitted a sign permit for a multi-tenant ground sign, the proposed sign meets zoning requirements and is appropriate for the development, a review memo will be provided in the PC packet. The applicant indicated the structure of the sign will be framed with wood timbers while the frame work for the tenant signs will be metal. Un-used spaces in the sign will be blacked out with a blank sign.

### Agenda item 12

Discussion and possible action – Update and discussion of accessory structure size restriction within the Rome Town Center. As requested we have worked with the Town Attorney to prepare a draft ordinance change that would regulate accessory buildings in the Rome Town Center district. This is the first draft and the idea is to discuss it with the PC and ensure we do not want to revise prior to holding a public hearing on the item.

### Agenda item 13

Discussion and possible action – Update regarding possible Small-Scale Solar Ordinances.

Similar to item 12, we have engaged with the Town Attorney to have a draft ordinance regulating small-scale solar systems in the Village, this is also a first draft and intended for discussion and revisions prior to holding a public hearing.



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**To:** Town of Rome - Plan Commission  
**From:** Jeremy Peach - Zoning Administrator  
**Subject:** Sign Permit application for property at 1144 CTH D (Heartland Homes Building)  
**Date:** August 6, 2025

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### **Background**

The subject application was required by the Town to be presented to the Plan Commission (PC) for approval. Currently the building will only have one tenant, however the proposed sign is intended for 4 tenants, which the sign will accommodate. A site plan showing sign location, and a sign rendering is provided in the PC packet.

### **Review comments**

- Overall, the proposed ground sign is acceptable and appropriate for its zoning district and location.
- The subject property is zoned B-1, it also is within the Gateway overlay district.
- The sign meets all of the requirements for its zoning district and special overlay districts it is within.

### **Recommendation**

**I recommend approval of the subject sign permit application.**



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

## MINUTES TOWN OF ROME PLAN COMMISSION

**TUESDAY JULY 8, 2025**

**4:00 P.M.**

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

1. Call to Order  
*Chairman Reppen called the meeting to order at 4:00pm.*
2. Roll Call  
*Plan Commissioners present: Bill Kappel, Heather Dalton, Bruce Hoeppner, Tim Reppen, Paul Janczak and Vito Giardino, Jerry Wiessinger.  
Plan Commissioners excused/absent: N/A  
Also present: Administrative Assistant Taylor Owczynsky and Town of Rome Interim Zoning Administrator, Jeremy Peach presents via Zoom. Saratoga Custom Sheds representative present for questions.*
3. Certify Posting of Meeting  
*Administrative Assistant, Taylor Owczynsky certified that on Friday, June 27, 2025 the Agenda for the Town of Rome Plan Commission meeting for Tuesday, July 8, 2025 was posted at the following locations:  
Rome Town Hall at 2:30 p.m.  
Kwik Trip, LLC at 2:41 p.m.  
Nekoosa Port Edwards State Bank at 2:45 p.m.  
Posted on the Town of Website on: 06/27/2025  
Legal Notice published in the Wisconsin Rapids Tribune on: 06/24/2025 & 07/01/2025*
4. Approve the Agenda  
*Motion by Giardino/Wiessinger to approve the agenda as presented. 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  
*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*  
  
*1 Citizen comment received.  
Diana Duelge, 1308 Birdie Trail, commented regarding the Town's Comprehensive Plan.*

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

6. Informational Updates, Recent Correspondence, Current Events, Announcements  
*Updates – None.*
7. Open Public Hearing
  - a. Consideration of an amendment of Town Zoning Code Chapter 360 for the purposes of increasing the shed size maximum to 160 square feet in all zoning districts  
*Representative from Saratoga Custom Sheds not present at beginning of meeting.  
Motion by Giardino/Hoeppner to continue with the agenda, and come back to this item.*

*Motion and second rescinded, as representative from Saratoga Custom Sheds is now present for the meeting 4:08pm. Discussion was held regarding the reasoning for the proposed increase and the benefit/convenience to the Town residents for the increase. The height maximum would remain 10'.*

b. Close Public Hearing

*Motion by Wiessinger/Dalton to close the public hearing. Motion carried.*

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

8. Discussion and possible action – Approval of the meeting minutes from Tuesday, June 10, 2025  
*Motion by Kappel/Janczak to approve the meeting minutes from Tuesday, June 10, 2025 as written. Motion carried.*
9. Discussion and possible action – Consideration of an amendment of Town Zoning Code Chapter 360 for the purposes of increasing the shed size maximum to 160 square feet in all zoning districts  
*Motion by Dalton/Wiessinger to make a recommendation to the Town Board for the approval of the increase in shed size to 160 sq. ft. in all zoning districts. Motion carried.*
10. Discussion only – Update regarding accessory structure size restriction within the Rome Town Center.  
*Interim Zoning Administrator, Jeremy Peach provided an update. This item will be on the next Plan Commission agenda.*
11. Discussion only – Update regarding Small-Scale Solar Ordinances.  
*Interim Zoning Administrator, Jeremy Peach provided an update. This item will be on the next Plan Commission agenda.*

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

12. Next agenda items:
  - \*Final Plat review for Alpine Estates, 1st Addition*
  - \*Accessory structure size within RTC*
  - \*Small-Scale Solar Ordinance*
13. Next meeting date and time: Tuesday, August 12, 2025 at 4:00 p.m.

**ADJOURNMENT**

*Motion by Giardino/Kappel to adjourn the meeting at 4:16 p.m.*

Respectfully submitted,

*Taylor Owczynsky*

**Taylor Owczynsky**

Town of Rome

Administrative Assistant

**TOWN OF ROME  
PLANNING & ZONING**

Date: 7/22/2025

**Property Owner:**

*T & S Land Investments*

**Description:**

*Consideration of a Preliminary Plat for Alpine Estates 1st Addition on 40 acres owned by T & S Land Investments, to be located on two separate parcels totaling 40 acres described as follows: being all of lot 18 and 19 of Alpine Estates, located in part of the SW ¼ SE ¼ of section 7, township 20 north, range 6 east, town of Rome, Adams County, WI.*

- ☐ Land Division
- ☐ Platting
- ☐ Site Plan/Plan of Operation
- ☐ Preliminary Plat
- ☒ **Final Plat**

**Police Chief**



Signature:

☒ Approved

Comments:

☐ Disapproved

**Fire Chief**



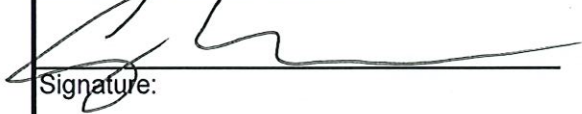
Signature:

☒ Approved

Comments:

☐ Disapproved

**Director of Public Works**



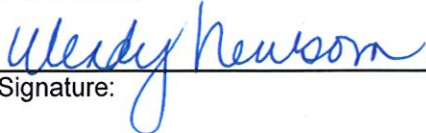
Signature:

☒ Approved

Comments:

☐ Disapproved

**Town Clerk**



Signature:

☒ Approved

Comments:

☐ Disapproved

**Tax Assessor**

Signature:

☐ Approved

Comments:

☐ Disapproved



**OFFICE USE ONLY:**

Date Filed: \_\_\_\_\_

Amount Paid: 485.00 Check No.: \_\_\_\_\_

## APPLICATION FOR FINAL PLAT REVIEW

**Final Plat Review Application Fee:** \$200.00 plus \$15.00/Lot

One complete set of large (D Size) plans and one complete set of 11"x17" size plans are required for the initial staff preliminary plat review. After staff review and approval, a request will be made for an additional 18- 11"x17" copies. This completed application w/fee, final plat with any required documents and/or drawing(s) that meet all ordinance requirements and any applicable conditions of approval from the Preliminary Plat approval are required for the project to be added to the Planning Commission Agenda.

<b>Subdivision Name:</b> <u>Alpine Estates 1st Addition</u> <i>(Note: proposed name shall not duplicate the name of any plat previously recorded in Adams County)</i>
<b>Location and legal description of the property</b> <i>(by Government Lot, Section, Township, Range and County):</i> <u>SW 1/4 SE 1/4 of Section 7, Township 20 North, Range 6 East, Town of Rome, Adams County, Wisconsin</u>
<b>Total acreage of property</b> <i>(in acres):</i> <u>40.01</u>
<b>Total number of Lots and or parcels included on the Plat:</b> <u>19</u>
<b>Current zoning classification of the property:</b>
<b>Total area dedicated for public use</b> <i>(in acres). If none, write NONE:</i>

<b>Date of Town Board Approval for the Preliminary Plat upon which the Final Plat is based:</b>
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<b>Applicant's Name:</b> <u>Badger Land Survey, LLC</u>	<b>Applicant's Phone Number:</b> <u>715-424-5900</u>
<b>Applicant's Address</b> <i>(Street Address, City, State, Zip code):</i> <u>2610 W Grand Ave. Wisconsin Rapids, WI 54495</u>	
<b>Owner's Name:</b> <u>T&amp;S Land Investments LLC</u>	<b>Owner's Phone Number:</b>
<b>Owner's Address</b> <i>(Street Address, City, State, Zip code):</i> <u>7241 Spruce Rd, Arpin, WI 54410</u>	
<b>Applicant is</b> <i>(check one):</i> Owner <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other <input type="checkbox"/> _____ <i>(If applicant is not the owner, provide a letter of authorization from Owner)</i>	
<b>Subdivision Designer/Technician:</b> <u>Badger Land Survey LLC</u>	<b>Designer/Technician Phone Number:</b> <u>715-424-5900</u>



**Designer/Technician Address** (*Street Address, City, State, Zip code*):

2610 W Grand Ave, Wisconsin Rapids, WI 54495

**Surveyor** (*Check if same as above* ☒): \_\_\_\_\_

**Surveyor's Phone Number:** \_\_\_\_\_

**Surveyor's Address** (*Street Address, City, State, Zip code*):

**Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use, and the conditions proposed for such disposal and use:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

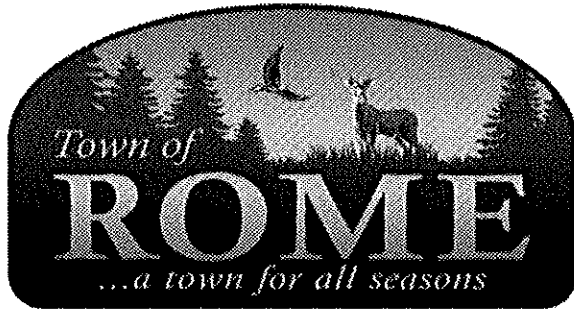
### CERTIFICATE

I, the undersigned Applicant, hereby submit this information as required for a Town of Rome Final Plat Review 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.

  
Signature (*Applicant*)

7/15/25  
Date





Date: 7/16/2025

Receipt # JUL25 -24

Received from: **Weichelt Trucking & Excavating, LLC**

Parcel #:

Address: **Alpine Estates, 1st Addition**

	Permit #	Amount	Account #
<b>For:</b>	Building Permit		100-14-44300-000
	Zoning Permit		100-14-44400-000
	State Seal		100-00-21103-000
	Driveway Permit		100-03-44900-000
	Fire Number Sign		100-03-46220-100
	STR License		100-00-44100-000
	Room Tax Permit		100-00-44100-000
	Conditional Use		100-14-44900-000
	Business License		100-14-44100-000
	Final Plat Review	485.00	100-14-44900-000
	Copies		100-00-46100-000
	Other		

TOTAL PAID: \$ 485.00

CASH:

CHECK #: 10323

CREDIT CARD:

**FINDINGS OF FACT:**

- 1) A full and complete application was filed by T & S Land Investments, and received July 16, 2025 (the “Application”) seeking a Final Plat Review. The subject Final Plat Review application is proposed to create a 19-lot residential subdivision plat named Alpine Estates, 1st Addition. The proposed subdivision plat is created from 2 existing lots west of the original Alpine Estates Plat which is accessed off of 13th Avenue. The existing 2 lots consist of 40 acres creating 19 lots ranging from 1.55 acres to 2.97 acres, the plat also includes a 66’ road right of way and dedicated utility easements to serve each parcel. Each lot will require separate well and septic systems., more specifically all parcels are described as: Section 07, Town 20N, Range 06E, Town of Rome, Adams County, WI, Parcel numbers 030-00632-0517 and 030-00632-0518
- 2) The reserved subdivision name is Alpine Estates, 1<sup>st</sup> Addition
- 3) The subject properties existing 2 lots to be subdivided by a plat are currently zoned R-1 (Single-Family Residence District) zoning district. This does comply with Town Subdivision and Zoning ordinances as defined in Chapter 360 of the Town of Rome’s Code of Ordinances, and the proposed subdivision will consist of 19 residential lots.
- 4) Town of Rome Code Section 326-14 requires final plat conform to the requirements of Town of Rome Code Chapter 326, as well as Chapter 236 of the Wisconsin Statutes, so that proposed subdivision developments may be reviewed for proposed dwelling units, types of businesses or industry, and effects of the development on traffic, fire hazards, and congestion of population.
- 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 Plan Commission meeting of August 12, 2025.
- 6) At the public hearing on the Application held by the Town of Rome Plan Commission on August 12, 2025, evidence and testimony was presented by the Applicant, and all interested persons were allowed an opportunity to speak, a full and complete record of which will be detailed in the minutes of the Plan Commission.
- 7) At the conclusion of the public hearing, after consideration and discussion of the application, public comments, and the report received by staff, the Plan Commission, upon a motion duly seconded, recommended to the Town Board the approval of the Final Plat for the Alpine Estates Subdivision, 1<sup>st</sup> Addition, and the following findings were found by the Plan Commission:
  - a. The proposed subdivision conforms to the standards of the applicable district in which it is located.
  - b. The development will not be detrimental to or endanger the public health, safety or general welfare of the occupants of surrounding lands or the general public services resources.
  - c. The Applicant has met or is in the process of complying with all of the preliminary and final plat standards under Town Code Section 326-14(2), as well as Chapter 236 of the Wisconsin Statutes.

Based on the above Findings of Fact and Conclusions of Law, the Town of Rome Plan Commission hereby recommends to the Town Board of Supervisors the approval of the Final Plat for the Alpine Estates Subdivision, 1<sup>st</sup> Addition submitted by T & S Land Investments. Subject to the following recommended conditions of approval:

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

Planning Commission Chair: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

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

**TOWN OF ROME, ADAMS COUNTY, WISCONSIN  
AN ORDINANCE AMENDING SECTION NO. 360-60E.  
ENTITLED "LAKE AND AQUATIC HEALTH MANAGEMENT"**

The Town of Rome, Adams County, Wisconsin, do ordain as follows:

SECTION 1: Section No. 360-60E., of the Code of Ordinances of the Town of Rome, entitled "Lake and Aquatic Health Management" is hereby created to provide as follows:

Sec. 360-60. – Permitted Uses.

...

E. Lake and aquatic health management. Lake and aquatic health management means uses conducted for the purpose of preserving, restoring, or enhancing water quality or habitat of any adjacent lake, river, or stream. Such uses include, but are not limited to, aquatic plant management, aeration systems, and shoreline stabilization.

SECTION 2: If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is found invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 3: All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF ROME

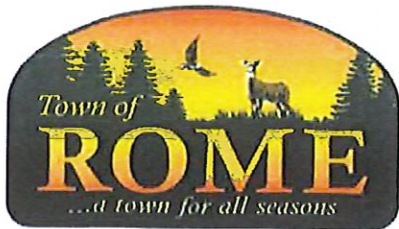
\_\_\_\_\_  
Carl Hasdal, Chairman

ATTEST:

\_\_\_\_\_  
Wendy Newsome, Clerk

Adopted: \_\_\_\_\_  
Published: \_\_\_\_\_





PC approval  
req.

OFFICE USE ONLY:

Date: \_\_\_\_\_ PERMIT #: \_\_\_\_\_  
Parcel #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Zoning Department

1156 Alpine Drive Phone: 715 325-8019  
Nekoosa, WI 54457 Fax: 715 325-8035  
Email: [zoning@romewi.gov](mailto:zoning@romewi.gov)  
[www.romewi.gov](http://www.romewi.gov)

SIGN PERMIT APPLICATION

ELECTRONIC SUBMISSION VS. IN PERSON FEES:  
\$100.00/\$125.00 OFF PREMISE APPLICATION FEE  
\$50.00/\$75.00 ON PREMISE SIGN APPLICATION FEE  
\$25.00/\$50.00 TEMPORARY SIGN APPLICATION FEE

PLEASE PRINT CLEARLY & FILL OUT COMPLETELY

Owner of Sign:

Name Heartland Custom Homes - Will Blakey  
Mailing Address 2450 Plover Rd  
City/State/Zip Plover, WI 54467  
Home Phone 715-218-7815 Business Phone 715-344-8886  
Tax Parcel No. 030006370020  
Location of Sign West side of property

TYPE OF SIGN: ☒ On Premise ☐ Off Premise ☐ Temporary

DESIGN OF SIGN: Attach a drawing to scale showing the size and height of the sign. Said drawing shall also contain a brief description of the type of materials that are to be used for the sign, color scheme, lettering or graphic style and lighting.

SITE PLAN

Attach drawing showing the following:

Location of sign on property

Distance to center line of road 80 ft.

Distance to closest side of lot line 45 ft.

Distance to driveway at right-of-way line 215 ft.

BY SIGNING BELOW, I GRANT CONSENT FOR DEPARTMENT STAFF TO ENTER PREMISES.

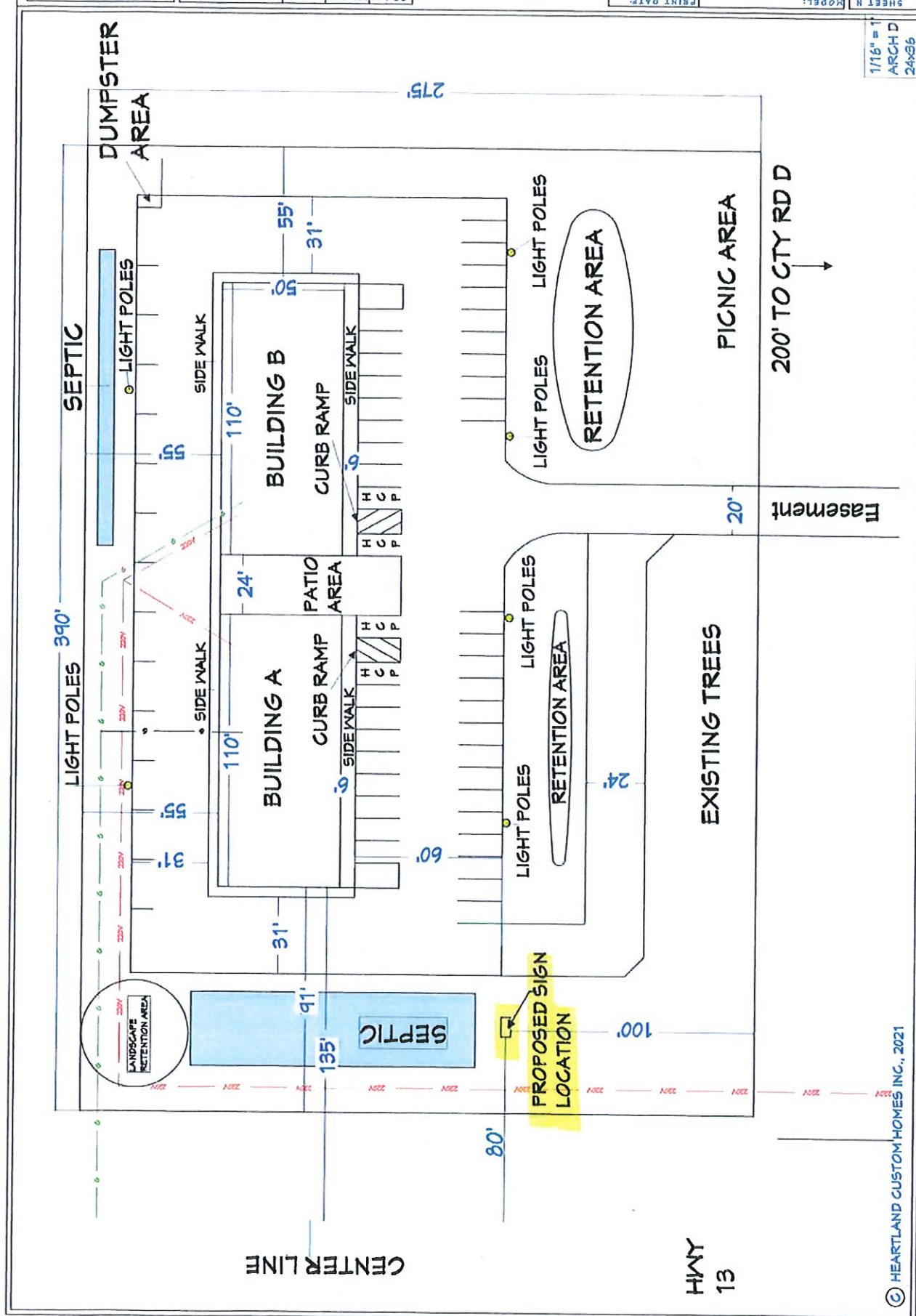
Signature of Owner or Agent: Will Blakey Cell # 715-218-7815  
Printed Name: WILL BLAKEY E-mail will@hchbuilder.com  
Address: 2450 Plover Rd, Plover WI 54467

OFFICE USE ONLY:

\$  
Paid: \$  
(check # or cash)  
Date: \$50  
By: \_\_\_\_\_

Comments / Conditions: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Denied by: \_\_\_\_\_ Date: \_\_\_\_\_





NOTES:  
 THESE PLANS ARE DESIGNED  
 EXCLUSIVELY FOR THE USE OF  
 HEARTLAND CUSTOM HOMES. ANY  
 REPRODUCTION OR OTHER USE IS  
 STRICTLY PROHIBITED. WITHOUT  
 THE EXPRESS WRITTEN CONSENT  
 OF HEARTLAND CUSTOM HOMES

REV.	BY	DATE	REMARKS
1	XXX		
2	XXX		
3	XXX		
4	XXX		
5	XXX		
6	XXX		
7	XXX		
8	XXX		
9	XXX		
10	XXX		

**HEARTLAND**  
 CUSTOM HOMES

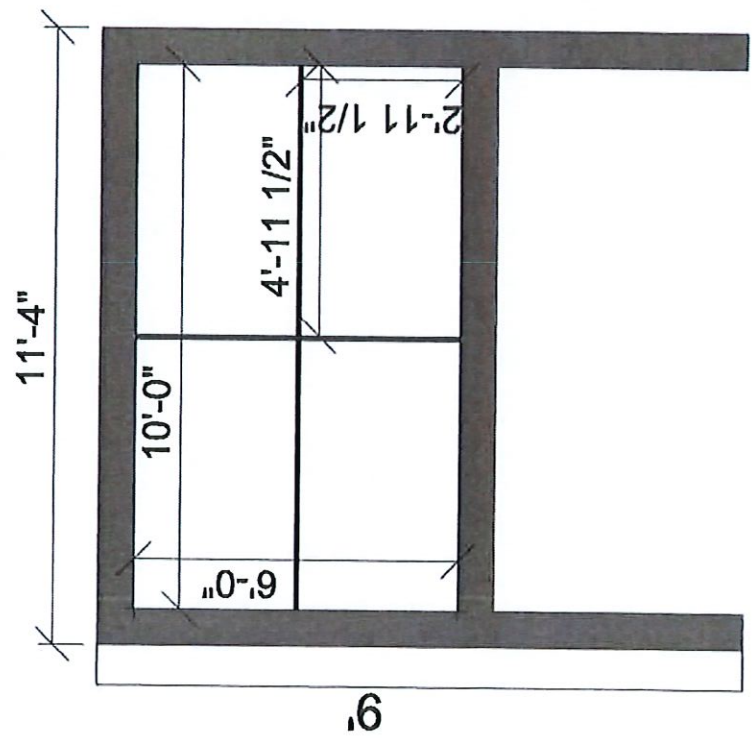
PRINT DATE	1/23/25
ORDER NO.	XXXXXX
TOWN OF HOME	
HCM COMMERCIAL BUILDINGS	

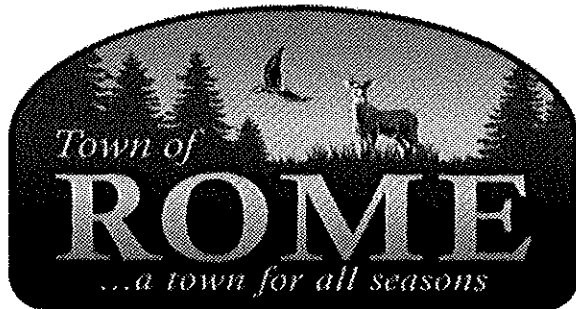
SHEET N  
 A-2

1/16" = 1'  
 ARCH D  
 24x36



**GROUND SIGN**  
 -60 SQ FT TOTAL SIGNAGE  
 -155QFT (3X5) PER TENANT





Date: 7/24/2025

Receipt # JUL25 - 42

Received from: **William Blakey**  
Parcel #: **030-00637-0020**  
Address: **1144 CTH D**

	Permit #	Amount	Account #
<b>For:</b> Building Permit			100-14-44300-000
Zoning Permit			100-14-44400-000
State Seal			100-00-21103-000
Driveway Permit			100-03-44900-000
Fire Number Sign			100-03-46220-100
STR License			100-00-44100-000
Room Tax Permit			100-00-44100-000
Conditional Use			100-14-44900-000
Business License			100-14-44100-000
Sign Permit On-Premise Sign		50.00	100-14-44900-000
Copies			100-00-46100-000
Other			

TOTAL PAID: \$ 50.00

CASH:  
CHECK #:  
CREDIT CARD: 14707300

**TOWN OF ROME, ADAMS COUNTY, WISCONSIN  
AN ORDINANCE AMENDING SECTION NO. 360-81.1(C)(4)(b)  
ENTITLED “ACCESSORY BUILDING HEIGHT;”**

**SECTION NO. 360-81.2(C)(4)(b) ENTITLED “ACCESSORY BUILDING HEIGHT;”  
SECTION NO. 360-81.3(C)(4)(b) ENTITLED “ACCESSORY BUILDING HEIGHT;”  
SECTION NO. 360-81.4(C)(4)(b) ENTITLED “ACCESSORY BUILDING HEIGHT;”  
AND  
SECTION NO. 360-81.5(C)(4)(b) ENTITLED “ACCESSORY BUILDING HEIGHT.”**

The Town of Rome, Adams County, Wisconsin, do ordain as follows:

SECTION 1: Section No. 360-81.1(C)(4)(b), of the Code of Ordinances of the Town of Rome, entitled “Accessory building height,” is hereby amended by the deletion of the stricken text and the addition of the underlined text to provide as follows:

Sec. 360-81.1(C)(4)(b).

Accessory buildings height:

[1] Accessory buildings shall have maximum height of 24 feet, and the height of the accessory structure’s sidewalls shall not exceed 16 feet. Architectural appurtenances such as cupolas, finials and other ornaments shall not be included in building height calculations.

[2] Accessory buildings shall have a maximum floor area of 650 square feet. Accessory buildings with a floor area exceeding 650 square feet are permitted as a conditional use.

SECTION 2: Section No. 360-81.2(C)(4)(b). of the Code of Ordinances of the Town of Rome entitled “Accessory building height” is hereby amended by the deletion of the stricken text and the addition of the underlined text to provide as follows:

Sec. 360-81.2(C)(4)(b).

Accessory buildings height:

[1] Accessory buildings shall have maximum height of 24 feet, and the height of the accessory structure’s sidewalls shall not exceed 16 feet.

[2] Accessory buildings shall have a maximum floor area of 650 square feet. Accessory buildings with a floor area exceeding 650 square feet are permitted as a conditional use.

Architectural appurtenances such as cupolas, finials and other ornaments shall not be included in building height calculations.

SECTION 3: Section No. 360-81.3(C)(4)(b). of the Code of Ordinances of the Town of Rome entitled “Accessory building height” is hereby amended by the deletion of the stricken text and the addition of the underlined text to provide as follows:



Sec. 360-81.3(C)(4)(b).

Accessory buildings~~s-height~~:

[1] Accessory buildings shall have maximum height of 24 feet, and the height of the accessory structure's sidewalls shall not exceed 16 feet. Architectural appurtenances such as cupolas, finials and other ornaments shall not be included in building height calculations.

[2] Accessory buildings shall have a maximum floor area of 650 square feet. Accessory buildings with a floor area exceeding 650 square feet are permitted as a conditional use.

**SECTION 4:** Section No. 360-81.4(C)(4)(b) of the Code of Ordinances of the Town of Rome entitled "Accessory building height" is hereby amended by the deletion of the stricken text and the addition of the underlined text to provide as follows:

Sec. 360-81.4(C)(4)(b).

Accessory buildings~~s-height~~:

[1] Accessory buildings shall have maximum height of 24 feet, and the height of the accessory structure's sidewalls shall not exceed 16 feet. Architectural appurtenances such as cupolas, finials and other ornaments shall not be included in building height calculations.

[2] Accessory buildings shall have a maximum floor area of 650 square feet. Accessory buildings with a floor area exceeding 650 square feet are permitted as a conditional use.

**SECTION 5:** Section No. 360-81.5(C)(4)(b) of the Code of Ordinances of the Town of Rome entitled "Accessory building height" is hereby amended by the deletion of the stricken text and the addition of the underlined text to provide as follows:

Sec. 360-81.5(C)(4)(b).

Accessory buildings~~s-height~~:

[1] Accessory buildings shall have maximum height of 24 feet, and the height of the accessory structure's sidewalls shall not exceed 16 feet. Architectural appurtenances such as cupolas, finials and other ornaments shall not be included in building height calculations.

[2] Accessory buildings shall have a maximum floor area of 650 square feet. Accessory buildings with a floor area exceeding 650 square feet are permitted as a conditional use.

**SECTION 6:** If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is found invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the

provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 7: All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: This Ordinance shall take effect and be in full force and effect from and after its passage and publication or posting as required by law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF ROME

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Carl Hasdal, Chairman

ATTEST:

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Wendy Newsome, Clerk

Adopted: \_\_\_\_\_

Published: \_\_\_\_\_

**TOWN OF ROME, ADAMS COUNTY, WISCONSIN  
AN ORDINANCE CREATING ARTICLE XXXII  
ENTITLED “SOLAR ENERGY SYSTEMS SITING”**

The Town Board of the Town of Rome, Adams County, Wisconsin, do ordain as follows:

**SECTION 1:** Article XXXII, entitled “Solar Panel Siting”, of the Town of Rome is hereby created to provide as follows:

§ 360-165     **Purpose and intent:** The purpose of this Chapter is to adopt and incorporate the requirements and standards of Wis. Stats. §§ 66.0401 and 66.0403, to regulate Solar Energy Systems to produce electricity and/or conversion of energy for uses on-site as well as those systems which produce electricity for off-site use and distribution. The regulations of this section have been established to ensure Solar Energy Systems are sited, constructed, maintained, and decommissioned in a manner that maximizes utilization of the Town of Rome solar energy resources, health, safety, and welfare of the community.

A. No Solar Energy System shall be erected, enlarged, or extended without conformance to the provisions of this section and other applicable regulations, as evident by the issuance of a zoning permit by the Zoning Administrator and/or where required, conditional use permit approval by the Town of Rome Plan Commission and Town Board.

B. All applications regulated by this section may be subject to additional conditions and restrictions consistent with but no more restrictive than those in Wis. Stat. § 66.0401(1M). Where such conditions are considered and applied on a case-by-case basis; as well as satisfy one of the following:

- (1) Serves to preserve or protect the public health or safety.
- (2) Does not significantly increase the cost of the system or significantly decrease its efficiency.
- (3) Allows for an alternative system of comparable cost and efficiency.

§ 360-166     **Definitions.**

A. Building-Integrated Solar Energy System means a Solar Energy System that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water Solar Energy Systems that are contained within roofing materials, windows, skylights, and awnings.

B. Collector Surface means any part of a solar collector that absorbs solar energy for use in the collector's energy transformation process. "Collector surface" does not include frames, supports, and mounting hardware.

C. Commercial Use Solar Energy System means any use/purpose of the Solar Energy System is to convert solar energy into electricity which is to be used, distributed, or sold offsite. These uses may be deemed to be accessory to an existing residential, commercial, or agricultural use but are subject to all the standards, requirements, and conditional use processes set forth in this Ordinance.

D. Ground-mount means a Solar Energy System mounted on a rack or pole that rests or is attached to the ground. Ground-mount systems can be either private or commercial uses.

E. Passive Solar Energy System means a Solar Energy System that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchanger.

F. Photovoltaic System means A Solar Energy System that converts solar energy directly into electricity.

G. Private Use Solar Energy System means the primary purpose of the Solar Energy System is to convert solar energy into electricity which is to be used and/or stored onsite. The Solar Energy System must be accessory to an existing residential, commercial, industrial, or agricultural use and are subject to all the standards, requirements, and processes set forth in this Ordinance.

H. Renewable Energy Easement or Solar Energy Easement means an easement that limits the height or location, or both, of permissible development on the burdened land in terms of a structure or vegetation, or both, for the purpose of providing access for the benefited land to wind or sunlight passing over the burdened land, consistent with Wis. Stat. § 700.35.

I. Roof-Mount means a Solar Energy System mounted on a rack that is fastened to or ballasted on a building roof. Roof-mount systems are accessory to the principal use.

J. Solar Access means an unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a Solar Energy System.

K. Solar Collector means a device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy.

L. Solar Collector Surface means any part of a solar collector that absorbs solar energy for use in the collector's energy transformation process. The collector's surface does not include frames, supports and mounting hardware.

M. Solar Daylighting means a device specifically designed to capture and redirect the visible portion of the solar spectrum, while controlling the infrared portion, for use in illuminating interior building spaces in lieu of artificial lighting.

N. Solar Energy means a radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

O. Solar Energy System means a device, array of devices, or structural design feature, which has the primary purpose of harvesting energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means.

P. Solar Heat Exchanger means a component of a solar energy device that is used to transfer heat from one substance to another, either liquid or gas.

Q. Solar Hot Air System (also referred to as Solar Air Heat or Solar Furnace) means a Solar Energy System that includes a solar collector to provide direct supplemental space heating by heating and recirculating conditioned building air. The most efficient performance typically uses a vertically mounted collector on a south-facing wall.

R. Solar Hot Water System (also referred to as Solar Thermal) means a system that includes a solar collector and a heat exchanger that heats or preheats water for building heating systems or other hot water needs, including residential domestic hot water and hot water for commercial processes.

S. Solar Mounting Devices means the racking, frames, or other devices that allow the mounting of a solar collector onto a roof surface or the ground.

T. Solar Resource means a view of the sun from a specific point on a lot or building that is not obscured by any vegetation, building, or object for a minimum of four hours between the hours of 9:00 AM and 3:00 PM Standard time on all days of the year.

U. Solar Storage Unit means a component of a solar energy device that is used to store solar generated electricity or heat for later use.

§ 360-167      **Private use: permit, application, and filing requirements.**

A. **Permitted:** Private Use Solar Energy Systems shall be a permitted use in all zoned districts, subject to the requirements, standards, and processes set forth in this Ordinance.

B. **Height:** Solar Energy Systems shall meet the following height requirements:

- (1) Building or roof mounted Solar Energy Systems shall not exceed the maximum allowed height in any zoning district unless the system protrudes less than one foot from the surface from which it is directly attached.



- (2) Ground or pole mounted Solar Energy Systems shall not exceed 35 feet in height when oriented at maximum tilt.

C. **Setbacks:** Solar Energy Systems shall comply with the following setback requirements:

- (1) **Roof or Building Mounted Solar Energy Systems:** Roof or Building-Mounted Solar Energy Systems located on a principal or accessory structure shall adhere to the applicable zoning district setbacks for principal or accessory structures. In addition to the building setback, the collector surface and mounting devices for roof mounted Solar Energy Systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings.

- (2) **Ground Mounted Solar Energy Systems:** Ground Mounted Solar Energy Systems shall meet the accessory structure setbacks for the zoning district in which the system is located and may not extend into the required setbacks when oriented at minimum design tilt.

D **Visibility:** Solar Energy Systems shall be designed to blend into the architecture of the building to which its installed or the surrounding landscape, to the extent possible such that this section does not diminish solar production or increase costs, consistent with Wis. Stat. § 66.0401.

- (1) **Building Integrated Photovoltaic Systems:** Building Integrated Photovoltaic Solar Energy Systems shall be permitted, provided the building component in which the system is integrated meets all required zoning district setbacks in which the building is located and complies with local and State building code requirements.

- (2) **Roof Mounted Solar Energy Systems:** Solar Energy Systems that are flush mounted on pitched roofs shall be blended with the building architecture. Non-flush mounted pitched roof systems shall not be higher than the roof peak, and the collector shall face the same direction as the roof on which it is mounted, to minimize wind loading and structural risks to the roof.

- (3) **Reflectors:** All Solar Energy Systems using a reflector to enhance solar production shall minimize reflected light from the reflector affecting adjacent or nearby properties. Measures to minimize reflected light include selective placement of the system, screening on the north side of the solar array, modifying the

orientation of the system, reducing use of the reflector system, or other remedies that limit reflected light.

**E Coverage:** Roof or Building Mounted Solar Energy Systems, excluding Building-Integrated Systems, shall allow for adequate roof access for fire-fighting purposes to the south-facing or flat roof upon which the panels are mounted.

(1) **Plan Approval Required:** All Solar Energy Systems shall require approval by the Town Board.

(2) **Plan Applications:** Plan applications for Solar Energy Systems shall be accompanied by two-scale horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building or on the property for a ground-mount system, including the property lines.

(3). **For All Roof-Mounted Systems Other Than a Flat Roof:** the elevation drawing(s) must show the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.

(4). **For Flat Roof Applications:** A drawing shall be submitted showing the following in addition to all applicable requirements set forth in this Ordinance.

(a) The distance to the roof edge and any parapets on the building and shall identify the height of the building on the street frontage side.

(b) The proposed distance to property lines, rights-of-way, and/or easements.

(c) The highest finished height of the solar collector as well as the finished surface of the roof.

**F. Approved Solar Components:** Electric Solar Energy System components must have an Underwriters Laboratories, or equivalent listing and solar hot water systems must have a Solar Rating and Certification Corporation rating.

**G. Compliance with Building Code:** All Solar Energy Systems shall comply with the Town and State Building Code, solar thermal systems shall comply with HVAC-related requirements of the State Building Energy Code, and all photovoltaic systems shall comply with the State Electric Code.

**H. Structural Integrity:** All building-mounted integrated Solar Energy Systems shall only be permitted if it is determined the additional weight, infrastructure, and/or modifications will not compromise the structural integrity of the building.

**I. Compliance with State Plumbing Code:** Solar thermal systems shall comply with applicable Wisconsin State Plumbing Code requirements.

**J. Utility Notification:** All grid-intertied Solar Energy Systems shall comply with the interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement.

**§ 360-168 Commercial Use Solar Energy System, Permit, Application, And Filing Requirements.**

**A. Commercial Use:** The Town encourages the development of Commercial Use Solar Energy Systems where such systems present few conflicts with current land use and future development plans.

**B. Commercial Use Conditional Permit Requirements:** Ground-mounted Solar Energy Systems that are not an accessory use to existing parcels, structures, or uses, as well as are designed for providing energy to off-site uses and/or export to the wholesale market require a conditional use permit in all zoning districts.

**C. Stormwater and NPDES:** Commercial Use Solar Energy Systems are subject to the Wisconsin DNR stormwater management, erosion, sediment control provisions as well as National Pollutant Discharge Elimination System permit requirements.

**D. Ground Cover and Buffer Areas:** The following provisions shall be met related to the clearing of existing vegetation and establishment of vegetated ground cover. Additional requirements and standards may apply as required by the Zoning Administrator, Planning Commission, and/or the Town Board.

- (1) Large-scale removal of mature trees on the site is discouraged.
- (2) To the greatest extent possible, the topsoil shall not be removed during development, unless part of a remediation effort.
- (3) Soils shall be planted and maintained for the duration of operation in perennial vegetation to prevent erosion, manage run off, and improve soil.
- (4) Seeds should include a mix of grasses and wildflowers, exclusively native to the region of the project site that, which will result in a short stature prairie with a diversity of forbs or flowering plants that bloom throughout the growing season. Blooming shrubs may be used in buffer areas as appropriate for visual screening.
- (5) Seed mixes and maintenance practices shall be consistent with those recommendations made by the Town and/or Wisconsin DNR.
- (6) Plant material must not have been treated with systemic insecticides, particularly neonicotinoids.

E. **Financial Guarantee:** The applicant shall submit a financial guarantee in the form of a letter of credit, cash deposit, or bond equal to one-hundred and twenty-five percent (125%) of the costs to meet the ground cover and buffer area standard. The financial guarantee shall remain in effect until vegetation is sufficiently established.

F. **Foundations:** A qualified engineer shall certify that the foundation and design of the solar panels racking and support is within accepted professional standards, given local soil and climate conditions.

G. **Other Standards and Codes:** All Commercial Use Solar Energy Systems shall be in compliance with all applicable local, state, and federal regulatory codes, including the State of Wisconsin Uniform Building Code, as amended; and the National Electric Code, as amended.

H. **Power and Communication Lines:** Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the Town Board in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible.

I. **Site Plan Required:** A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other structures, property lines, rights-of-way, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, screening features, and all other characteristics requested by the Zoning Administrator. The site plan should also show all zoning districts and overlay districts.

J. **Agricultural Protection:** Commercial use Solar Energy Systems must comply with site assessment or soil identification standards that are intended to protect agricultural soil.

K. **Decommissioning:** A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life.

(1) Decommissioning of solar panels must occur in the event they are not in use for 12 consecutive months.

(2) The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site.

(3) Structures and/or foundations shall be disposed of at a licensed solid waste disposal facility and/or otherwise in a manner consistent with federal, state, and local regulations.

(4) The Town Board may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

§ 360-169      **Application approval and permit issuance.**

**A. Commercial Use Approval Process:** The Planning Commission shall recommend to the Town Board whether to approve or deny the Commercial Use Solar Energy System conditional use permit after a public hearing.

**B. Commercial Issuance Process:** The Town Board shall issue the zoning permit and grant the conditional use permit if it is determined the Solar Energy System application and proposal conforms to the requirements of this Ordinance, all applicable standards of this Ordinances, as well as meets or will meet any additional conditions placed on the conditional use permit by the Planning Commission or Town Board.

**C. Private Use Approval Process:** All Private Use Solar Energy Systems are subject to administrative review and approval of the zoning permit by the Zoning Administrator, based on the standards and conditions of this section in all zoning districts.

Section 2: If any provision of this Ordinance is invalid or unconstitutional or if the application of this Ordinance to any person or circumstance is found invalid or unconstitutionality by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 3: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall be in full force and effect from and after its date of passage and publication as required by law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF ROME

By: \_\_\_\_\_  
Carl Hasdal, Chairman

ATTEST:

By: \_\_\_\_\_  
Wendy Newsome, Clerk



Adopted: \_\_\_\_\_  
Published: \_\_\_\_\_

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