

Farmington Plan Commission Agenda
Wednesday, July 2, 2025, at 9:00am
E913 Prairie View Ln

www.farmingtonwaup.gov

Following Town's Special Board Meeting to Adjourn by or before 8:55am

Call to Order

Open Meeting Statement: This meeting and all meetings of this Town Plan Commission are open to the public. Proper notice has been posted and given to the press, in accordance with Wisconsin Statutes, so the citizens may be aware of the time, place, and agenda of this meeting.

Roll Call

Approve Agenda

Approve Minutes from Wednesday, April 2, 2025, Plan Commission Meeting

New Business:

1. Approve Comprehensive Plan Amendment for parcel #05-30-44-3 (N2939 Hartman Creek Rd), owned by James & Diane Rusch, to change the Preferred Land Use designation from Forestry to Agriculture, for the purpose of splitting the parcel and adding a second dwelling. *(Note: This amendment is requested in conjunction with a Zone Map Amendment for the same property).*

a. Public Input on the Comprehensive Plan Amendment (if any):

2. Approve Resolution No. 07/02/2025(2025) Approving an Amendment to the Comprehensive Plan for the Town of Farmington.
3. Approve Zone Map Amendment for parcel #05-30-44-3 (N2939 Hartman Creek Rd), owned by James & Diane Rusch, from Private Recreation and Forestry (PVRF) to Agriculture and Woodland Transition (AWT). *(Note: Only if the Comprehensive Plan Amendment and Resolution are approved).*

a. Public Input on the Zone Map Amendment (if any):

4. Discussion of the Town of Farmington's Plan Commission Goals.
5. New Business from the Floor.

Adjournment

Posted June 20, 2025, at Farmington Town Hall
& Website www.farmingtonwaup.gov
Publish 6-26-2025

The Plan Commission may conduct a roll call vote, a voice vote or otherwise decide to approve, reject, table or modify any item on this agenda.

If special accommodations are necessary, please contact the Town Clerk at 715-258-2779 to make arrangements 24 hours prior to the meeting.

Farmington Plan Commission Minutes
Wednesday, April 2, 2025, at 9:00am
E913 Prairie View Ln
www.farmingtonwaup.gov

Call to Order: Meeting was called to order at 9:00am. Robert Karpinski, Plan Commission Chair, presided. The opening statement was given. Notices were properly published and posted.

Open Meeting Statement: This meeting and all meetings of this Town Plan Commission are open to the public. Proper notice has been posted and given to the press, in accordance with Wisconsin Statutes, so the citizens may be aware of the time, place and agenda of this meeting.

Roll Call: Robert Karpinski, Chair; Richard Kasza, Vice Chair; Craig Nelson, Town Board; Steve Rawson, Member; Dennis Trinrud, Member; Thomas Hanson, Member; Anjela Hamm, Secretary.

Approve Agenda: A motion by Craig Nelson, seconded by Thomas Hanson, to approve the Agenda. Motion carried by unanimous voice vote.

Approve Minutes from February 5, 2025, Plan Commission Meeting: A motion by Craig Nelson, seconded by Richard Kasza, to approve the minutes from February 5, 2025, Plan Commission Meeting. Motion carried by unanimous voice vote.

New Business:

- 1. Recognition of Jack Fulcher's years of service on the Town of Farmington Plan Commission.** Jack Fulcher, former Chair of the Plan Commission, was in attendance. Jack had been on the Farmington Plan Commission since 2006. Robert Karpinski (Chair) presented Jack with a plaque to honor his years of service on the Plan Commission.
- 2. Discussion of responsibilities of a Plan Commission with Waupaca County.** Planning & Zoning Director Ryan Brown and Deputy Director Jason Snyder attended the meeting to discuss the responsibilities of Farmington's Plan Commission. They explained that the Township maintains a Comprehensive Plan, which should be reviewed and updated every ten years. This Comprehensive Plan serves as a guiding document for the Plan Commission when considering requests. They explained the 3 types of requests we would receive from them including Comprehensive Plan Amendment, Zone Map Amendment, and Conditional Use Amendment. If a

proposal does not align with the Plan, the Commission is under no obligation to recommend approval for it. On the contrary, if a proposal is consistent with the Plan and recommended for approval by the Plan Commission, it must still receive final approval from the Town Board and the County. Act 67 made denying Conditional Use Amendments difficult. You need to submit substantial evidence for the denial; the County can help with denials and make sure we have everything needed to make a denial. The Plan Commission can deny something with conditions and that is highly suggested to do so instead of denying with no explanation.

The Plan Commission and Town Board have 45 days to submit their recommendation and the Town Boards decision on the recommendation. Extensions can be granted if more time is needed.

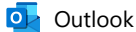
Ryan and Jason reiterated that the Plan Commission is a recommending body. The County relies heavily on the Plan Commission's recommendations when making its decisions. Ryan and Jason emphasized their availability and encouraged Commission members to reach out with any questions or concerns—they are more than happy to provide support. They are also available to help when it is time to revise the Towns Comprehensive Plan.

- 3. Issues/Projects Discussion - No Action Required.** Robert and Richard mentioned that item “New Business From the Floor” should be added to any Plan Commission Meeting agenda moving forward.

Adjournment: A motion from Craig Nelson, seconded by Richard Kasza, to adjourn at 9:31am. Motion carried by unanimous voice vote.

Submitted by,
Anjela Hamm - Plan Commission Secretary

Notes from County.



RE: Rusch Comprehensive Plan and Zone Map amendment application

From Jason Snyder <Jason.Snyder@co.waupaca.wi.us>
Date Thu 6/19/2025 11:22 AM
To Anjela Hamm <clerk@farmingtonwaup.gov>
Cc Kevin Will <chair@farmingtonwaup.gov>

Hi Anjela,

Great questions! Development rights, sometimes referred to as density rights, give a property owner the opportunity to build a dwelling on a property provided that other regulations (setbacks, sanitary, etc) can be met. When the Comprehensive Plans were first implemented each town had the opportunity to decide how many development rights should be assigned to each parcel based on what they felt the anticipated level of development should be based on a given zoning district. In this case the town decided that in the Private Recreation and Forestry (PVRF) district development rights should be assigned at a rate of one for every ten acres. So every ten acres of land would give the property owner the potential of building one dwelling. The one development right assigned for this parcel is used by the existing dwelling. An important note to this is that it is the town's discretion whether they feel the amendment is in line with what the comprehensive plan was intending to do. To evaluate that one of the first things that should be looked at is the surrounding area. A quick look can let us know that there are multiple adjacent properties zoned as AWT and there is a subdivision across the road a bit. It wouldn't be a far stretch to consider that a higher level of development on this parcel would be consistent with the surrounding area as the surrounding area allows for and has a higher level of development.

It should be noted that development rights have additional functions when we are looking in Farmland Preservation areas, specifically limiting the amount of acreage that can be split from the base parcel (not applicable to this particular application).

The public hearing can be held at the same meeting that the Town Board approves the ordinance finalizing the action. They will just need to close the public hearing and then take action on the ordinance. The important part with this is that the Plan Commission must first meet and pass a resolution and then the notice for the public hearing must be at least thirty days prior to the public hearing.

Again these are great questions- if you need clarification on anything or want help in any form please let me know. Have a great day!

Jason Snyder, Zoning Administrator
Waupaca County Planning and Zoning
811 Harding St.
Waupaca WI 54981
Ph (715)258-6255
Email: Jason.Snyder@co.waupaca.wi.us


From: Anjela Hamm [mailto:clerk@farmingtonwaup.gov]
Sent: Thursday, June 19, 2025 10:49 AM
To: Jason Snyder <Jason.Snyder@co.waupaca.wi.us>
Cc: Kevin Will <chair@farmingtonwaup.gov>
Subject: Re: Rusch Comprehensive Plan and Zone Map amendment application

CAUTION: This email originated from outside of the organization.

DO NOT reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. If this email appears suspicious, or is asking you to provide sensitive information, contact the IT HELP DESK for further guidance.

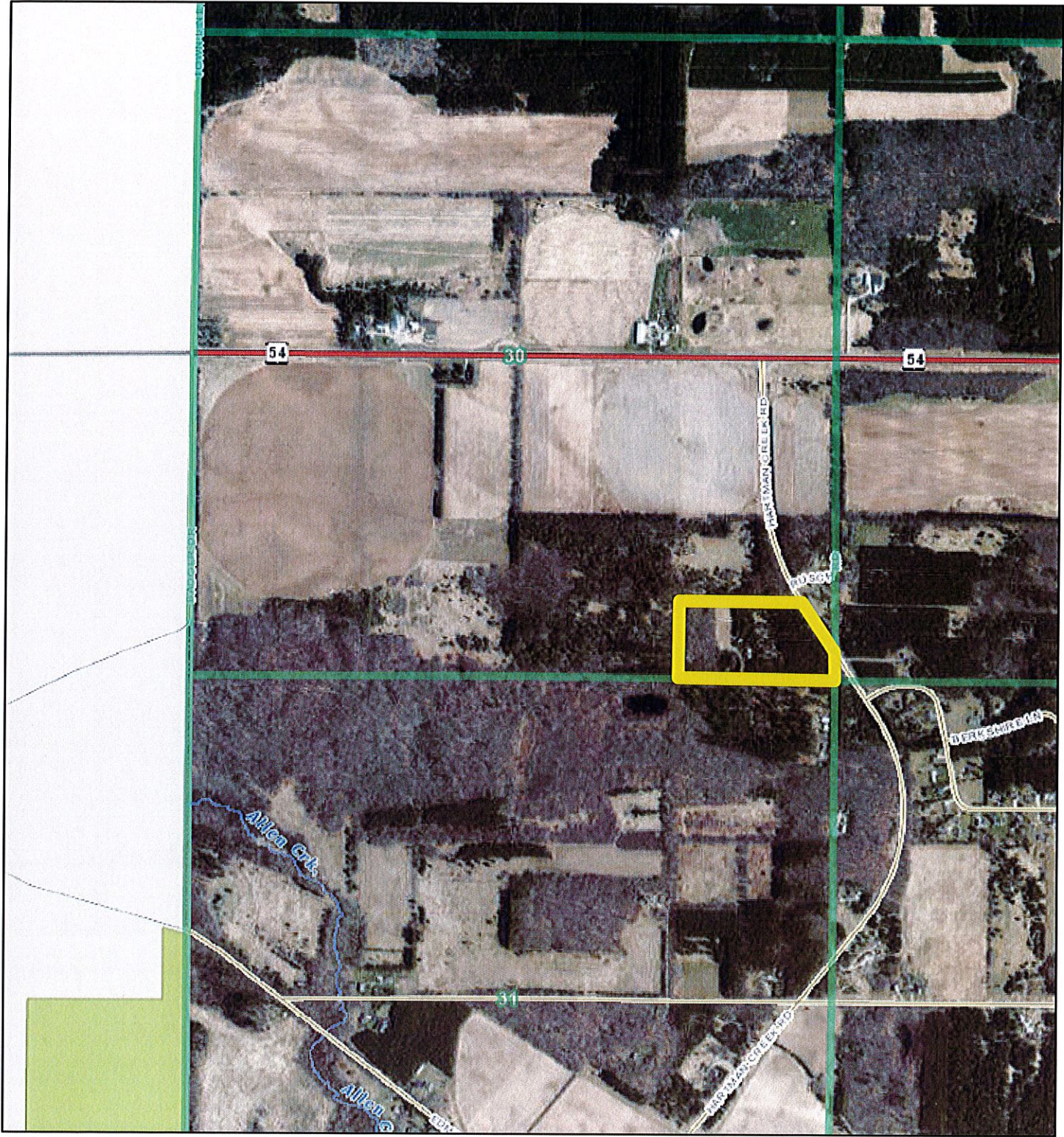
Jason,

A few more questions for you... for the Town Board public hearing. Does this have to be separate from our Town Board meeting? And at the public hearing can the Board approve the proposal and pass the ordinance in the same meeting?

Thank you,
Anjela Hamm - Town Clerk
Town of Farmington
Waupaca County
 Town of Farmington
Office Phone: (715) 258-2779
Hours: Monday - Friday | 8:00am to 12:00pm
<https://farmingtonwaup.gov/>

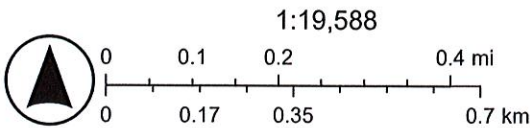
From: Anjela Hamm <clerk@farmingtonwaup.gov>
Sent: Thursday, June 19, 2025 10:16 AM
To: Jason Snyder <Jason.Snyder@co.waupaca.wi.us>
Cc: Kevin Will <chair@farmingtonwaup.gov>
Subject: Re: Rusch Comprehensive Plan and Zone Map amendment application

JAMES A & DIANE P RUSCH; N2939 HARTMAN CREEK RD



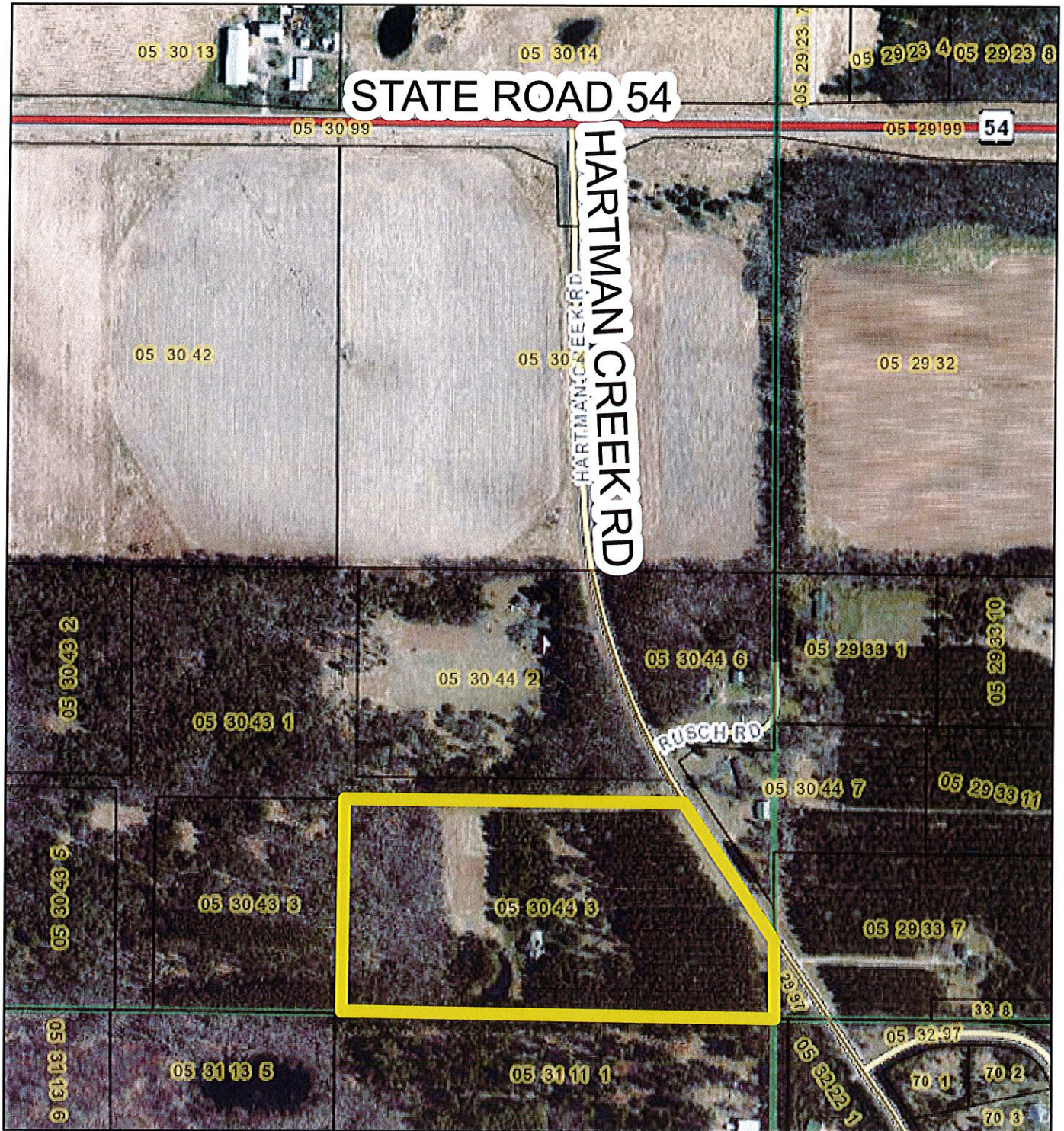
6/10/2025, 1:25:23 PM

- Zoning_GPS_Data
- Section Line
- Section Numbers
- Unincorporated Areas: 72K - 18K
- Public Access: 18K
 - Public Access
 - Public Access - Boat Launch
- State Natural Areas: 18K - 9K
- Airport Locations: < 36K
- Airport Footprints
 - Airport Roads
 - Buildings
 - Grass Runway
 - Heliport



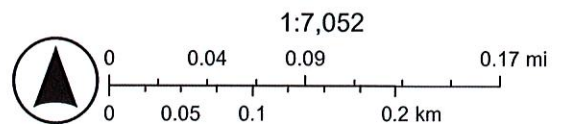
Waupaca County Land Information

JAMES A & DIANE P RUSCH; N2939 HARTMAN CREEK RD



6/10/2025, 1:23:59 PM

- Parcel Numbers
- Parcel Boundary
- Section Line
- Unincorporated Areas: < 18K
- Public Access: 18K
 - Public Access
 - Public Access - Boat Launch
- Airport Locations: < 36K
- Airport Footprints
 - Airport Roads
 - Buildings
 - Grass Runway
 - Helipad
 - Runway



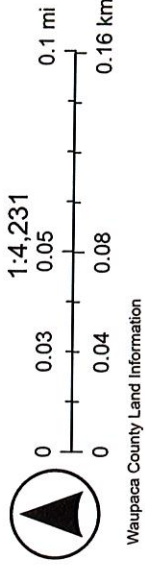
Waupaca County Land Information

JAMES A & DIANE P RUSCH; N2939 HARTMAN CREEK RD



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- Facilities - Building (2018 LIDAR)
- Parcel Numbers
- Parcel Boundary
- Road Right of Way
- Section Line
- Unincorporated Areas < 18K
- Public Access: 18K
- Public Access
- Public Access - Boat Launch
- Airport Locations < 38K
- Airport Footprints
- Airport Roads
- Buildings
- Grass Runway



JUN 05 2025

Waupaca County

Fee 6000 w/ ZMA Check # 3397

☐ ATF

Comprehensive Plan Map Amendment Application

A Comprehensive Plan Map Amendment is a change or revision to a Preferred Land Use Map designation assigned to a specific property (or properties). The applicant will be notified of the date and place of the meetings and the public hearing for this proposed Amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

Applicant Information

Last Name: Rusch First Name: James Phone #: 920 655-1719
Address: N2939 Hartman Cr. City: Waupaca State & Zip: WI 54981
Email Address: jar.rusch@gmail.com

Owner Information (if the Applicant is not the owner, provide letter of authorization from all property owners)

☒ Check if information is the same as Applicant information

Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____
Email Address: _____

Property Information (attach list if amending multiple parcels)

Check if part of a parcel ☐

Parcel Number: 05 - 30 - 44 - 3 Size of Parcel: 18.0 Acres

Physical Address: N2939 Hartman Creek, Waupaca, WI 54981

Location: (Gov. Lot _____ or SE ¼, SE ¼), Section 30, T 22 N, R 11 E, Town of Farmington

For Parcel and Zoning Maps go to: https://www.waupacacounty-wi.gov/departments/land_information/maps_and_apps.php

Current Preferred Land Use District: Forestry

Describe existing use of property: Single Family Dwelling

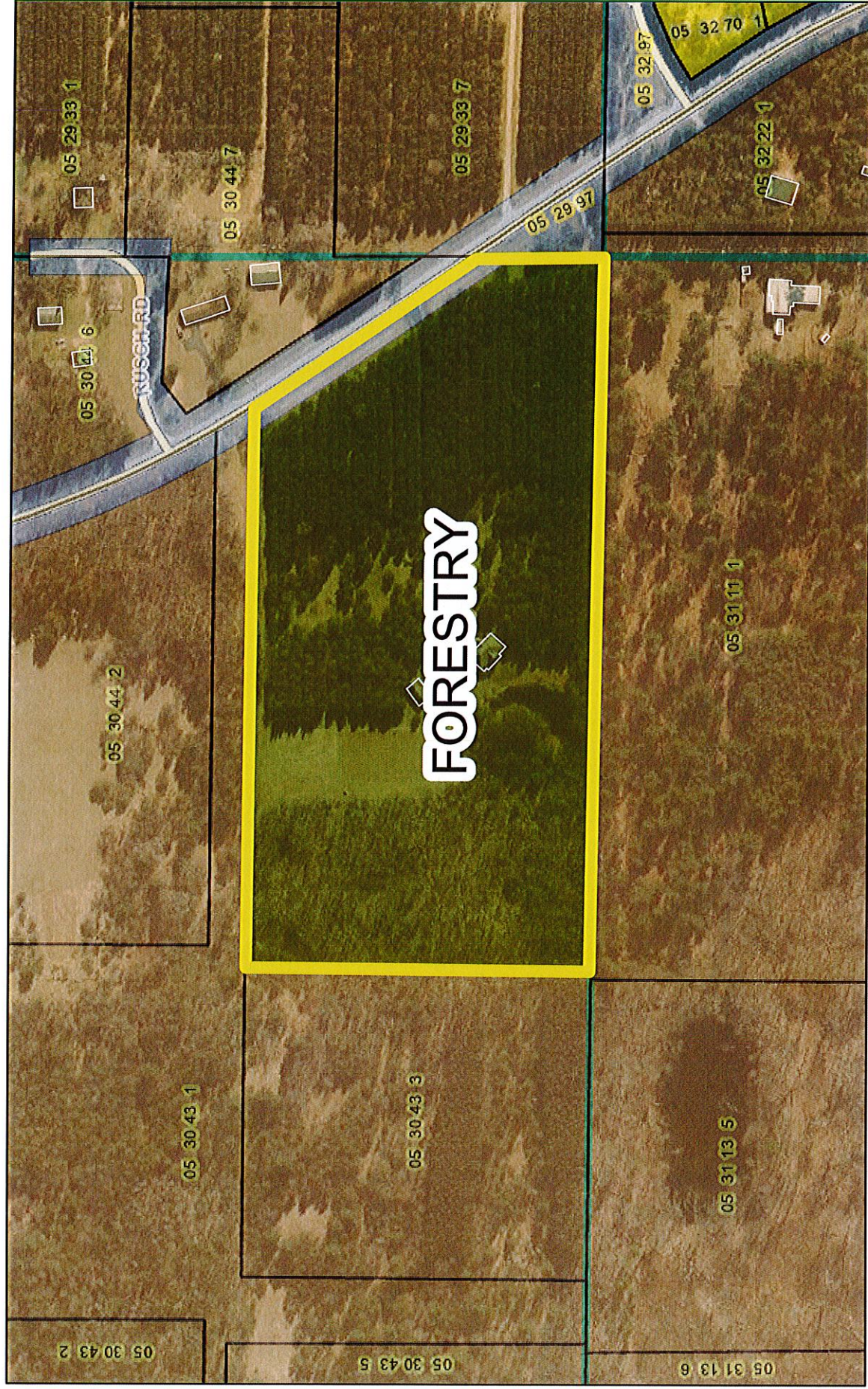
Proposed Preferred Land Use District: Agriculture

Describe proposed use of property: split parcel & add a second Dwelling.

James Rusch
Signature of Applicant

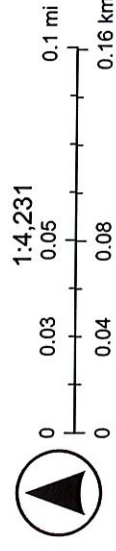
Date: 6-5-2025

CURRENT PREFERRED LAND USE DISTRICT: FORESTRY



6/10/2025, 1:52:55 PM

- Facilities - Building (2018 LIDAR)
- Parcel Numbers
- Parcel Boundary
- Road Right of Way
- Section Line
- Comprehensive Planning - Preferred Land Use
- Agriculture
- Forestry
- Residential
- Unincorporated Areas < 18K
- Public Access < 18K
- Public Access
- Public Access - Boat Launch
- Airport Locations < 35K
- Airport Footprints



Waupaca County Land Information

An aerial photograph of a rural area, likely in Oregon based on the '05' prefix in the parcel numbers. A large, irregularly shaped parcel of green, forested land is highlighted with a thick yellow border. Overlaid on this parcel is the word 'AGRICULTURE' in a large, white, stylized font with a black outline. Several black diagonal lines are drawn across the green parcel. Surrounding this central parcel are various other land parcels, some of which are brown and appear to be cleared or under construction. These surrounding parcels are labeled with numbers such as '05 30 43 1', '05 30 43 2', '05 30 43 3', '05 30 43 5', '05 31 13 5', '05 31 13 6', '05 31 11 1', '05 30 44 2', '05 30 44 7', '05 29 33 1', '05 29 33 7', '05 29 97', '05 32 22 1', and '05 32 70 1'. A road labeled 'RUSCH RD' is visible on the left side of the map, running vertically. The overall scene depicts a mix of active agricultural land and developed or cleared areas.



Agriculture
Airport Locations: < 30K
Airport Footprints

TOWN RECOMMENDATION FORM

Waupaca County Comprehensive Plan Amendment Map Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY QUESTIONS AT 715-258-6255,

Petitioner Information

Owner: E-mail Address: Jar.rusch@gmail.com
 Last Name: Rusch First Name: James Phone #: 920-655-1719
 Address: N2939 Hartman Cr. City: Waupaca State & Zip: WI, 54981

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
 Last Name: _____ First Name: _____ Phone #: _____
 Address: _____ City: _____ State & Zip: _____

Property Information (attach list if multiple properties)

Check if part of a parcel ☐

Parcel Number: 05 - 30 - 44 - 3 Size of Parcel: 18.0 Acres

Physical Address: N2939 Hartman Cr. Waupaca, WI 54981

Location: (Gov. Lot ____ or SE ¼, SE ¼), Section 30, T 22N, R 11E, Town of Farmington

Current Preferred Land Use District: Forestry

Describe existing use of property: Single Family Dwelling

Proposed Preferred Land Use District: Agriculture

Describe Proposed Use of Property: Split parcel & add a second Dwelling

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

What are the existing use(s) of adjacent lands to this parcel and are they compatible?

Is the proposal consistent with the Preferred Land Use Map as found in the Town Comprehensive Plan? ☐ Yes ☐ No
Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? ☐ Yes ☐ No (Please give detailed information including page numbers from the comprehensive plan supporting the recommendation) Explain:

Please attach any additional comments, minutes, or information further supporting the recommendation.

Town Planning Commission

☐ Recommend Approval

☐ Recommend Denial

Planning Commission Chairperson

Date: _____

Town Board

☐ Recommend Approval

☐ Recommend Denial

Town Chairman

Date: _____

Town Clerk

Date: _____

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

JUN 05 2025

Step by Step Process for Amending a Comprehensive Plan

(for Township use)

The Wisconsin Comprehensive Planning Law (Section 66.1001 of the *Wisconsin Statutes*) requires County and Local Governments to follow the same procedures for amending a Comprehensive Plan that were followed for adoption of the plan. The required steps include:

- ☐ Public participation procedures must be established for Plan Amendments.
- ☐ A Planning Commission recommendation (or Town Board, if authorized) regarding the Amendment in the form of a Resolution (see attached example). The vote shall be recorded in the official minutes of the Planning Commission or other body. The Resolution shall refer to maps and other descriptive materials that relate to one or more elements of a Comprehensive Plan.
- ☐ Publication of a Class 1 Public Notice at least thirty (30) days in advance of the hearing. The public notice must include:
 - The date, time, and place of the hearing.
 - A summary, which may include a map, of the proposed Comprehensive Plan Amendment.
 - The name of an individual employed by the local government who can provide additional information regarding the proposed amendment.
 - Information relating to where and when the proposed Comprehensive Plan Amendment may be inspected before the hearing, and how a copy of the Amendment may be obtained.
- ☐ Distribution of the Notice to Non-metallic Mineral Mining interests, if applicable, and to persons who have submitted a written request for notification.
- ☐ Holding a public hearing regarding the proposed Comprehensive Plan Amendment.
- ☐ Adoption of the Amendment by the governing body (Town Board) in the form of an ordinance (see attached example).
- ☐ One copy of the Amendment shall be sent to the local library, the County, the Regional Planning Commission, the Wisconsin Department of Administration, adjacent local governments, and special-purpose units of government (i.e. schools and lake districts).

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Rev (4/2024)

Resolution No. 07/02/2025(2025)

**Resolution Approving an Amendment to the
Comprehensive Plan for the Town of Farmington**

WHEREAS, the **Town of Farmington** pursuant to Sections 62.23, 61.35 and 60.22(3) of the *Wisconsin Statutes*, has established a Planning Commission; and

WHEREAS, the Town Board adopted a Comprehensive Plan **on August 7, 2007**, following extensive public participation; and

WHEREAS, **James & Diane Rusch** has submitted a request to change the Land Use designation of a parcel/parcels of land located at **N2939 Hartman Creek Rd (Parcel #05-30-44-3)** from **Forestry to Agriculture** on the Preferred Land Use Map adopted as part of the Comprehensive Plan; and

WHEREAS, the Planning Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the Comprehensive Plan, with the proposed amendment, is internally consistent; and

WHEREAS, the Town has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for Comprehensive Plan Amendments adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the Town of Farmington Planning Commission hereby approves the **attached amendment No. 1 to the Town of Farmington Comprehensive Plan**.

BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan Amendment.

Adopted this ____ day of _____, 2025.

Ayes____ Noes____ Absent____

Chair, Town Planning Commission

ATTEST:

Commission Secretary, Town of Farmington

JUN 05 2025

Waupaca County

Zoning Map Amendment Application

Fee _____ Check # _____

☐ ATF

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Applicant Information (check the box for who will be appearing at the public hearing)

☒ **Owner:** E-mail Address: Jar. Rusch@gmail.com
Last Name: Rusch First Name: James Phone #: 920-655-1719
Address: N2939 Hartman Cr. City: Waupaca State & Zip: WI, 54981

If you wish to appoint an agent to speak at the hearing, please complete the following:

☐ **Agent:** E-mail Address: _____
Last Name: _____ First Name: _____ Phone #: _____
Address: _____ City: _____ State & Zip: _____

Property Information (attach list if multiple properties)

Check if part of a parcel ☐

Parcel Number: 05 - 30 - 44 - 3 Size of Parcel: 18.0 Acres

Physical Address: N2939 Hartman Cr. Waupaca, WI, 54981

Location: (Gov. Lot _____ or SE ¼, SE ¼), Section 30, T 22 N, R 11 E, Town of Farmington

Current Zoning District: PVRF Current Use and Improvements: Single Family Dwelling

Map Amendment Information

Proposed Zoning District: AWT

Proposed Use: (State exactly what use is intended for the property.)

a Second Dwelling.

split parcel & add

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

Once the complete application has been received and processed by the Waupaca County Planning & Zoning Office, you will be notified of the date and time of the hearing at the Waupaca County Courthouse. You or your agent are required to attend the hearing.

Submittal of this application grants permission to allow free and unlimited access to the project site during normal working hours to any Planning & Zoning Office representative acting in an official capacity. Property owner signature is required. You or your agent are required to attend the hearing.

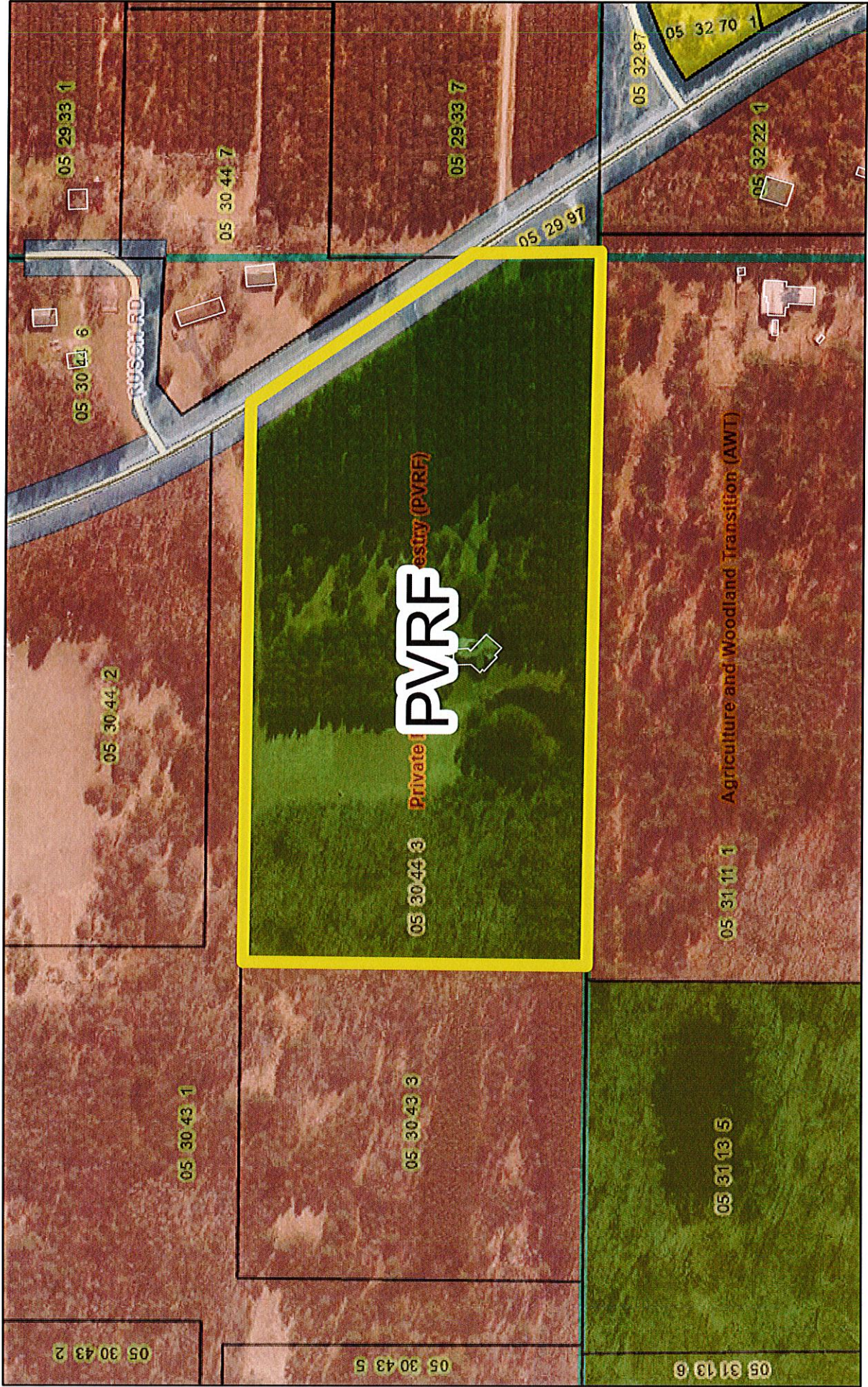
Property Owner Signature James Rusch Date 06-05-2025

Agent Signature: _____ Date _____

DIAGRAM OF PLANS

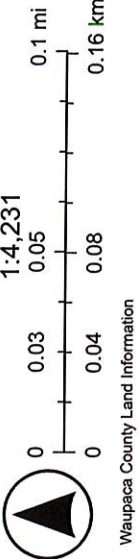
Diagram of Plans: It is required that only one zone classification exist per tax parcel. A Certified Survey Map (CSM) completed by a Registered Land Surveyor will be required for the creation of new parcels. If a CSM is required it must be received with all applicable fees and approved by the Planning & Zoning Office prior to the public hearing in front of the Planning & Zoning Committee. If the Zone Map Amendment is approved by the County Board the CSM will be recorded thereafter as previously approved.

CURRENT ZONING DISTRICT: PRIVATE RECREATION AND FORESTRY (PVRF)



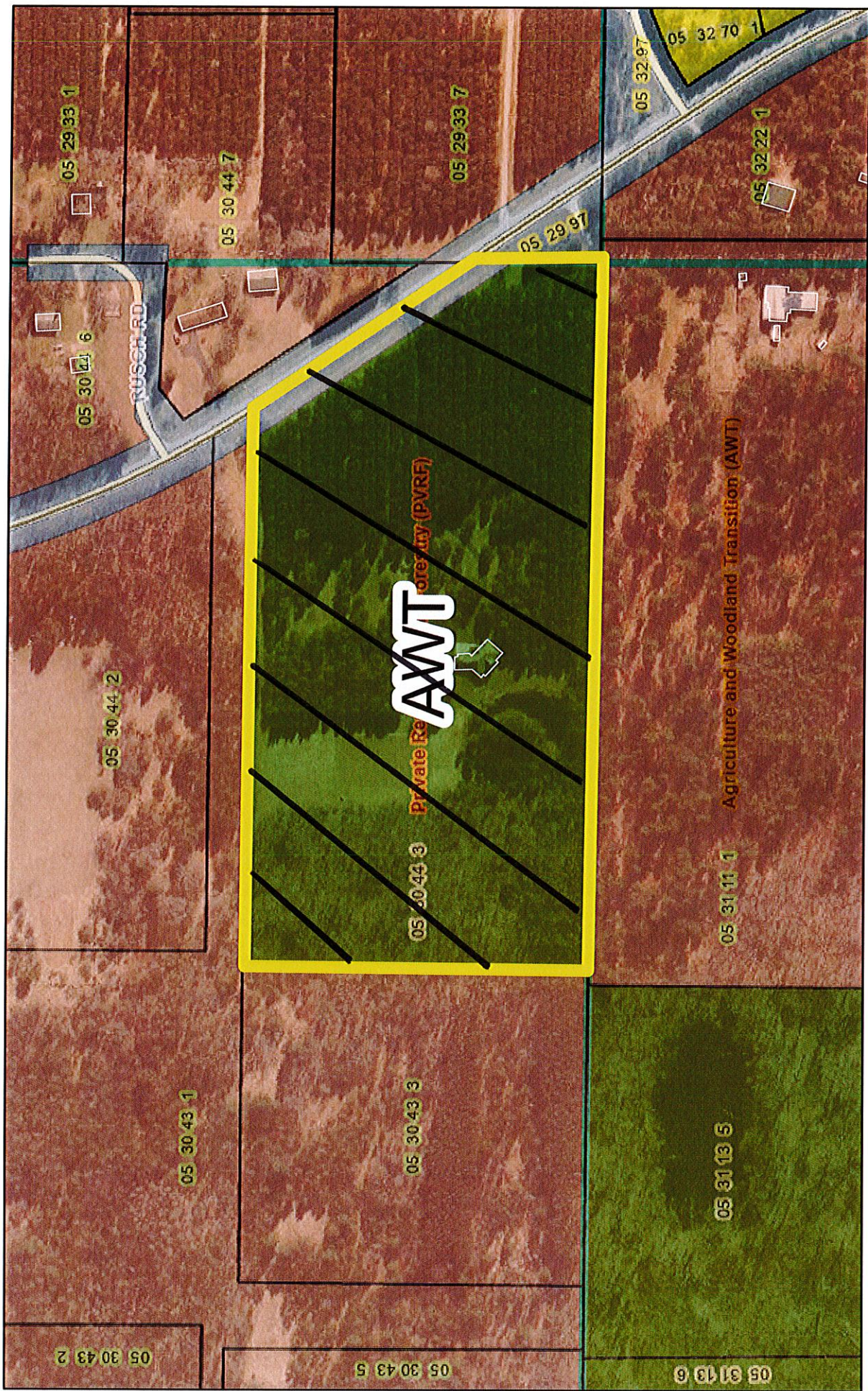
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- Facilities - Building (2018 LIDAR) Zoning Colors
- Parcel Numbers
 - Parcel Boundary
 - Road Right of Way
 - Section Line
 - Zoning Code Labels
 - Agriculture and Woodland Transition (AWT)
 - Private Recreation and Forestry (PVRF)
 - Rural Residential (RR)
 - Unincorporated Areas - < 10K
 - Public Access - 10K
 - Public Access - Boat Launch



Waupaca County Land Information

PROPOSED ZONING DISTRICT: AGRICULTURE AND WOODLAND TRANSITION (AWT)



6/10/2025, 1:57:17 PM

Facilities - Building (2018 LIDAR) Zoning Colors

Parcel Numbers

Parcel Boundary

Road Right of Way

Section Line

Zoning Code Labels

Agriculture and Woodland Transition (AWT)

Private Recreation and Forestry (PVRF)

Rural Residential (RR)

Unincorporated Areas - < 18K

Public Accesses - 18K

Public Access

Public Access - Boat Launch

0 0.03 0.05 0.08 0.1 mi

0 0.04 0.08 0.16 km

1:4,231

Waupaca County Land Information

TOWN RECOMMENDATION FORM

For Waupaca County Zoning Map Amendment Petition

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION PACKET. PLEASE NOTE THAT INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE CONTACT THE WAUPACA COUNTY PLANNING & ZONING OFFICE WITH ANY QUESTIONS AT 715-258-6255.

Petitioner Information

Owner: E-mail Address: Jan. rusch @ gmail . com
 Last Name: Rusch First Name: James Phone #: 920 - 655-1719
 Address: N 2939 Hartman Cr. City: Waupaca State & Zip: WI. 54981

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent: E-mail Address: _____
 Last Name: _____ First Name: _____ Phone #: _____
 Address: _____ City: _____ State & Zip: _____

Property Information (attach list if multiple properties)

Check if part of a parcel ☐

Parcel Number: 05 - 30 - 44 - 3 Size of Parcel: 18.0 Acres
 Physical Address: N 2939 Hartman Cr. Waupaca, WI. 54981

Location: (Gov. Lot _____ or SE ¼, SE ¼), Section 30, T 22N, R 11 E, Town of Farmington

Current Zoning District: PVRF Current Use and Improvements: Single Family Dwelling

Zoning Information

Current Zoning District: (check)

- ☐ Conservancy (CV)
- ☐ Public Recreation & Forestry (PVRF)
- ☒ Private Recreation & Forestry (PVRF)
- ☐ Agriculture Enterprise (AE)
- ☐ Agriculture Retention (AR)
- ☐ Agriculture & Woodland Transition (AWT)
- ☐ Rural Residential (RR)
- ☐ Sewered Residential (SR)
- ☐ Planned Residential Development (PD)
- ☐ Hamlet (H)
- ☐ Rural Commercial Neighborhood (RC-N)
- ☐ Rural Commercial General (RC-G)
- ☐ Rural Industrial General (RI-G)
- ☐ Rural Industrial Intensive (RI-I)

Proposed Zoning District: (check)

- ☐ Conservancy (CV)
- ☐ Public Recreation & Forestry (PVRF)
- ☐ Private Recreation & Forestry (PVRF)
- ☐ Agriculture Enterprise (AE)
- ☐ Agriculture Retention (AR)
- ☒ Agriculture & Woodland Transition (AWT)
- ☐ Rural Residential (RR)
- ☐ Sewered Residential (SR)
- ☐ Planned Residential Development (PD)
- ☐ Hamlet (H)
- ☐ Rural Commercial Neighborhood (RC-N)
- ☐ Rural Commercial General (RC-G)
- ☐ Rural Industrial General (RI-G)
- ☐ Rural Industrial Intensive (RI-I)

All Town Overlays will be amended to the overlays of the proposed district unless noted otherwise.

For Parcel and Zoning Maps go to: [https://www.waupacacounty-wi.gov/departments/land information/maps and apps.php](https://www.waupacacounty-wi.gov/departments/land%20information/maps%20and%20apps.php)

- THE FOLLOWING QUESTION SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezoning is approved?

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWNSHIP -

What are the existing use(s) of adjacent lands to this parcel and are they compatible?

Is the proposal consistent with the Preferred Land Use Map as found in the Town Comprehensive Plan? ☐ Yes ☐ No

Explain:

Is the proposal consistent with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? ☐ Yes ☐ No (Please give detailed information including page numbers from the Comprehensive Plan supporting the recommendation) **Explain:**

Please attach any additional comments, minutes, or information further supporting the recommendation.

Town Planning Commission

☐ Recommend Approval

☐ Recommend Denial

Planning Commission Chairperson

Date: _____

Town Board

☐ Recommend Approval

☐ Recommend Denial

Town Chairman

Date: _____

Town Clerk

Date: _____

Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on Rezoning and Conditional Use Permits to the Waupaca County Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the County review process will continue without Town feedback.

Parcel	Property Address	Owner	Mailing address
05 30 44 2	N3003 HARTMAN CREEK ROAD	ALBERT L RUSCH IR IN ON TRUST	N3003 HARTMAN CREEK RD WAUPACA WI 54981
05 30 43 1		MARTIN KUBISIAK TRUSTEE MJK INCOME TRUST	E382 STATE ROAD 54 WAUPACA WI 54981
05 32 97		TOWN OF FARMINGTON	E913 PRAIRIE VIEW LN WAUPACA WI 54981
05 29 97		TOWN OF FARMINGTON	E913 PRAIRIE VIEW LN WAUPACA WI 54981
05 31 11 1	N2905 HARTMAN CREEK ROAD	CATHERINE A CAMPBELL	N2905 HARTMAN CREEK RD WAUPACA WI 54981
05 30 44 7	N2962 HARTMAN CREEK ROAD	EDWIN P RUSCH & BARBARA D RUSCH	N2962 HARTMAN CREEK RD WAUPACA WI 54981
05 30 43 3		EDWIN P RUSCH & BARBARA D RUSCH	N2962 HARTMAN CREEK RD WAUPACA WI 54981
05 30 44 3	N2939 HARTMAN CREEK ROAD	JAMES A RUSCH & DIANE P RUSCH	N2939 HARTMAN CREEK RD WAUPACA WI 54981
05 29 33 7	N2916 HARTMAN CREEK ROAD	JEFF COLBERT	PO BOX 446 WAUPACA WI 54981
05 32 22 1	N2889 HARTMAN CREEK ROAD	KEVIN J ANDERSON ET AL	1630 MARICOPA DR OSHKOSH WI 54904
05 31 13 5	E396 GOLKE ROAD	MARK E MUENSTER	E396 GOLKE RD WAUPACA WI 54981
05 30 44 6	N2974 RUSCH ROAD	SCOTT N RUSCH	N2974 RUSCH RD WAUPACA WI 54981