

Town of Farmington Plan Commission Agenda
Wednesday, November 5, 2025, at 9:00am
E913 Prairie View Ln
www.farmingtonwaup.gov

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 October 1, 2025, Plan Commission Meeting

New Business:

1. Review and approve Comprehensive Plan Amendment for parcel #05-21-11-1 (E1255 Cobbtown Rd), owned by Russell & Lynn Morey, to remove the property from the Farmland Preservation Area, for the purpose of splitting the parcel. *(Note: This amendment is requested in conjunction with a Zone Map Amendment for the same property).*
 - a. **Public input on the Comprehensive Plan Amendment:**
2. Review and approve Resolution No. 11/05/25(2025) Approving an Amendment to the Comprehensive Plan for the Town of Farmington.
3. Review and approve Zone Map Amendment for parcel #05-21-11-1 (E1255 Cobbtown Rd), owned by Russell & Lynn Morey, to amend from Agriculture Retention (AR) 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:**
4. Review and approve Conditional Use Permit for parcel #05-23-32-1 (E1747 Riverbend Ln), owned by Seth and Taralea Hollman, for the purpose of establishing a "Contractor Shop" for their lawncare, mowing, and landscaping business.
 - a. **Public Input on the Conditional Use Permit:**
5. New Business from the Floor.

Adjournment

Posted October 24, 2025, at Farmington Town Hall
& Website www.farmingtonwaup.gov
Publish 10-30-2025

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, October 1st, 2025, at 9:00am
E913 Prairie View Ln
www.farmingtonwaup.gov

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

Appointment of Member to Record and Maintain Meeting Minutes: Appointment of Richard Kasza (Vice Chair) to maintain meeting minutes in the Clerks absence. No objections.

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; Thomas Hanson, Commission Member; Steve Rawson, Commission Member; Dennis Trinrud, Commission Member; Alison Dunham, Commission Member. Anjela Hamm, Commission Secretary was absent.

Approve Agenda: A motion by Thomas Hanson, seconded by Alison Dunham, to approve the agenda. Motion carried unanimously by a voice vote.

Approve Minutes of July 2nd, 2025, Plan Commission Meeting: A motion by Alison Dunham, seconded by Craig Nelson, to approve the minutes of July 2nd, 2025, Plan Commission Meeting. Motion carried unanimously by a voice vote.

Public Input: None.

New Business:

- 1. Discussion on solar panels within the Township and the Plan Commission's role in relation to them, including a review of ordinances from other counties and current regulations on solar energy. Jason Snyder and Ryan Brown from Waupaca County Planning and Zoning will be present to answer questions.**
Jason and Ryan were in attendance and explained that Waupaca County has regulations in place for solar energy systems. Small solar energy systems (typically

residential) are permitted in most zoning districts. Large solar energy systems are allowed as conditional uses in most zoning districts. The distinction between small and large systems is based on square footage: systems over 1,400 square feet of panels are considered large, under 1,400 square feet of panels are considered small.

Large solar projects often involve extensive fields of panels. Once a solar energy project reaches a certain size, the Public Service Commission (PSC) assumes primary responsibility for permitting, with the County playing a supporting role and coordinating with the developer agreements. Specifically, if a project exceeds 100 megawatts, the PSC steps in.

Discussion took place regarding Waupaca County's proposed updates to its solar energy ordinance and a review of Columbia County's ordinance to identify potential conditions that could be applied locally.

Questions were raised about the handling of decommissioned solar panels, including who is responsible for cleanup once panels are no longer in use, and concerns regarding the average lifespan of solar panels. Discussion on the distinction between a residential system for personal use vs. a residential system that feeds power back into the grid was, which is based on panel square footage. While it can be difficult to determine wattage by visual inspection, square footage provides a measurable standard. Concerns were also raised about future advances in solar technology, where wattage may no longer correlate directly with panel size.

A possible decommissioning plan for solar panels was discussed. The County aims to ensure that cleanup responsibilities are clearly defined before approval and installation.

Jason and Ryan clarified the controls available to the County or Town if a resident were to lease large areas for solar panel fields. They explained that the developer agreements can include conditions set by the Town, such as road damage responsibilities and specifications for fencing around the fields. Concerns regarding wildlife impacts, the loss of farmland, and the potential for continued cattle grazing on solar sites were discussed. It was noted that grazing could be feasible and provide benefits to property owners.

Currently, solar energy projects are processed through the County as electrical

building permits. The County does require Land Use Permits for freestanding solar systems, while wall or roof mounted systems do not require a land use permit but must be inspected. Only solar projects over 1,400 square feet require a conditional use permit and are therefore reviewed by the Farmington Plan Commission.

- 2. New Business from the Floor.** Steve Rawson brought up the possible rezoning along County Highway A to Industrial at the County level. It was noted that this rezoning has been postponed for further consideration.

Adjournment: A motion by Alison Dunham, seconded by Craig Nelson, to adjourn the meeting. Motion carried unanimously by a voice vote.

Submitted by:

Anjela Hamm - Commission Secretary

DRAFT

SEP 23 2025

Waupaca County

Fee _____ Check # _____

☐ 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: Morey First Name: Russell Phone #: 920-228-1178
 Address: 825 Karsten Dr City: Horicon WI State & Zip: 53032
 Email Address: rmorey9324@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 - 21 - 11 - 1 Size of Parcel: 12.78
 Physical Address: E 1255 Cobb Town Rd

Location: (Gov. Lot ____ or E ¼, NE ¼), Section 21, 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: Farm land preservation area

Describe existing use of property: Ag + Forest

Proposed Preferred Land Use District: Remove From FPP

Describe proposed use of property: split property

Russell Morey

Signature of Applicant

Date: 9/23/2025

TOWN RECOMMENDATION FORM

SEP 23 2023

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: _____
Last Name: Morey First Name: Russell Phone #: 920-228-1178
Address: 825 Karsten Dr City: Horicon State & Zip: WI 53032

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 - 21 - 11 - 1 Size of Parcel: 12.8 Acre
Physical Address: E1255

Location: (Gov. Lot ____ or N ¼, NE ¼), Section 21, T 22 N, R 11 E, Town of Farmington

Current Preferred Land Use District: FPP

Describe existing use of property: Ag + Forest

Proposed Preferred Land Use District: Remove From FPP

Describe Proposed Use of Property: split lot

- 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?

SEP 23 2025

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

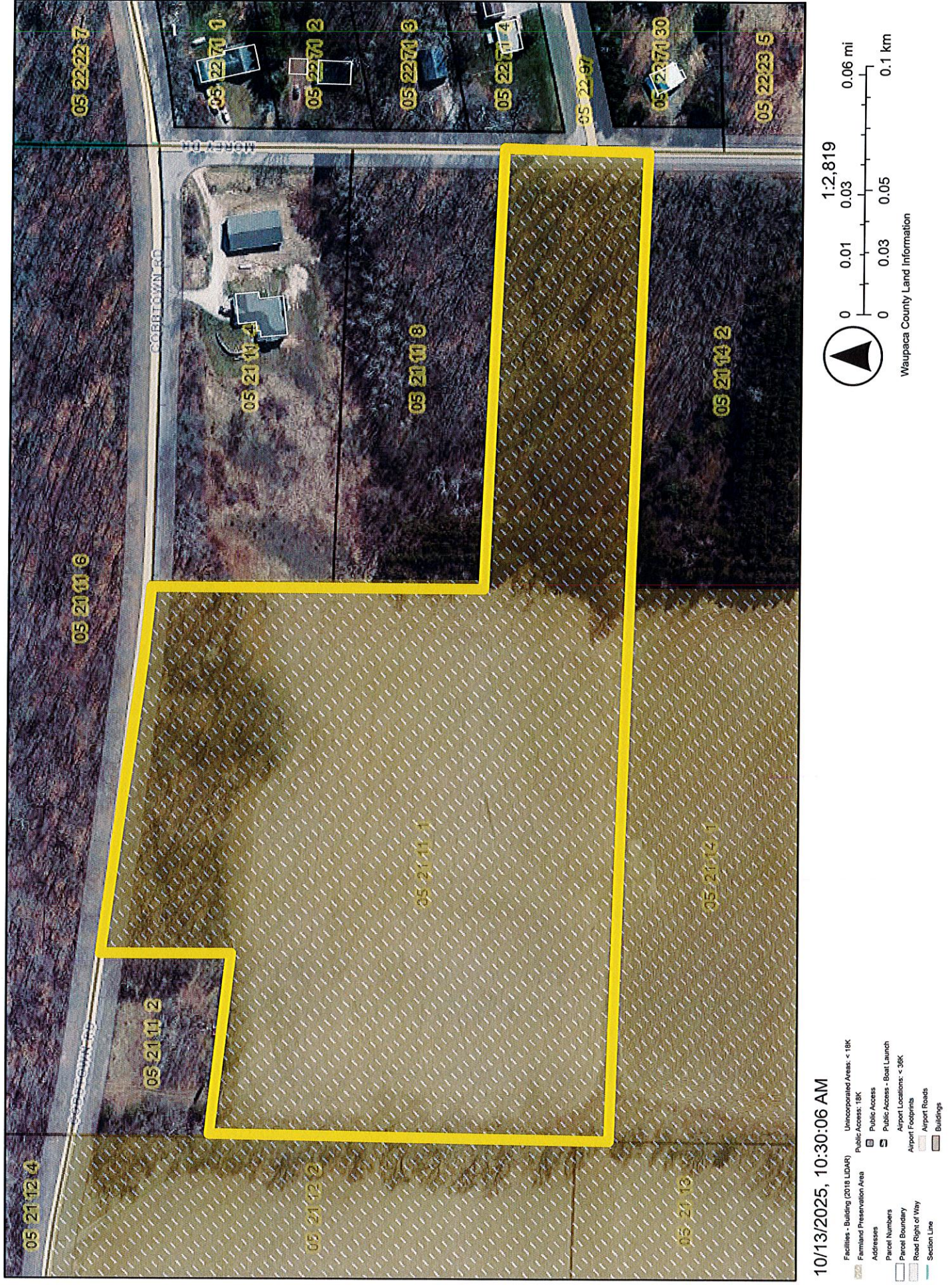
Date: _____

Town Clerk

Date: _____

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

CURRENT PREFERRED LAND USE: FARMLAND PRESERVATION



05 21 12 4

05 21 12 2

05 21 11 2

05 21 11 1

05 21 11 8

05 21 11 6

05 22 22 7

05 22 71 1

05 22 71 2

05 22 71 3

05 22 71 4

05 22 97

05 22 71 30

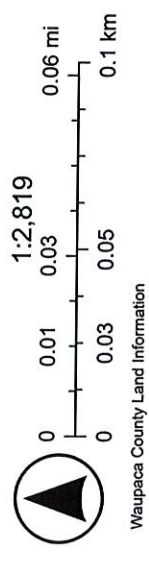
05 22 23 5

05 21 14 2

05 21 14 1

COURTOWN RD

Facilities - Building (2018 LIDAR)
 Farmland Preservation Area
 Public Access: 19K
 Unincorporated Areas: < 19K
 Public Access: 39K
 Airport Locations: < 39K
 Airport Footprints
 Airport Roads
 Buildings
 Addresses
 Parcel Numbers
 Parcel Boundary
 Road Right of Way
 Section Line



**Town of Farmington Plan Commission – Waupaca County
Resolution No. 11/05/25(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, **Russell and Lynn Morey** have submitted a request to change the Land Use designation of parcel **#05-21-11-1 (E1255 Cobbtown Rd)** to **remove the property from the Farmland Preservation Area** 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 5th day of **November 2025**.

Ayes_____ Noes_____ Absent_____

Chair, Town Planning Commission

ATTEST:

Commission Secretary, Town of Farmington

Waupaca County

Zoning Map Amendment Application

Fee _____ Check # _____

SEP 23 2025

☐ 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: _____

Last Name: Morey First Name: Russell Phone #: 920-228-1178

Address: 825 Karsten Dr City: Horicon State & Zip: WI 53032

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 - 21 - 11 - 1 Size of Parcel: 12.78

Physical Address: E1255 Cobbtown Rd

Location: (Gov. Lot _____ or E ¼, NE ¼), Section 21, T 22 N, R 11 E, Town of Farmington

Current Zoning District: AR Current Use and Improvements: Ag + Forest

Map Amendment Information

Proposed Zoning District: AWT

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

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 Russell Morey Date 9/23/2025

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.

TOWN RECOMMENDATION FORM

SEP 23 2025

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: _____
Last Name: Morey First Name: Russell Phone #: 920-328-1178
Address: 825 Karsten City: Horicon State & Zip: WI 53032

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 - 21 - 11 - 1 Size of Parcel: 12.78
Physical Address: E1255 Cobbtown Rd

Location: (Gov. Lot _____ or E 1/4, NE 1/4), Section 21, T 22N, R 11E, Town of Farmington
Current Zoning District: AR Current Use and Improvements: Ag + Forestry

Zoning Information

Current Zoning District: (check)

- ☐ Conservancy (CV)
- ☐ Public Recreation & Forestry (PURF)
- ☐ 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 (PURF)
- ☐ 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

- 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? *SPLIT Parcel*

- 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

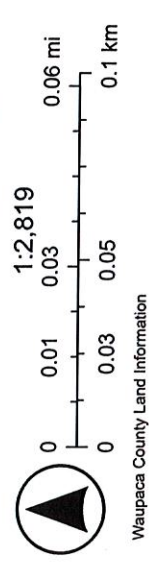
Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on Rezoning and Conditional Use Permits to the Waupaca County Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the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

CURRENT ZONING DISTRICT: AGRICULTURE RETENTION (AR)

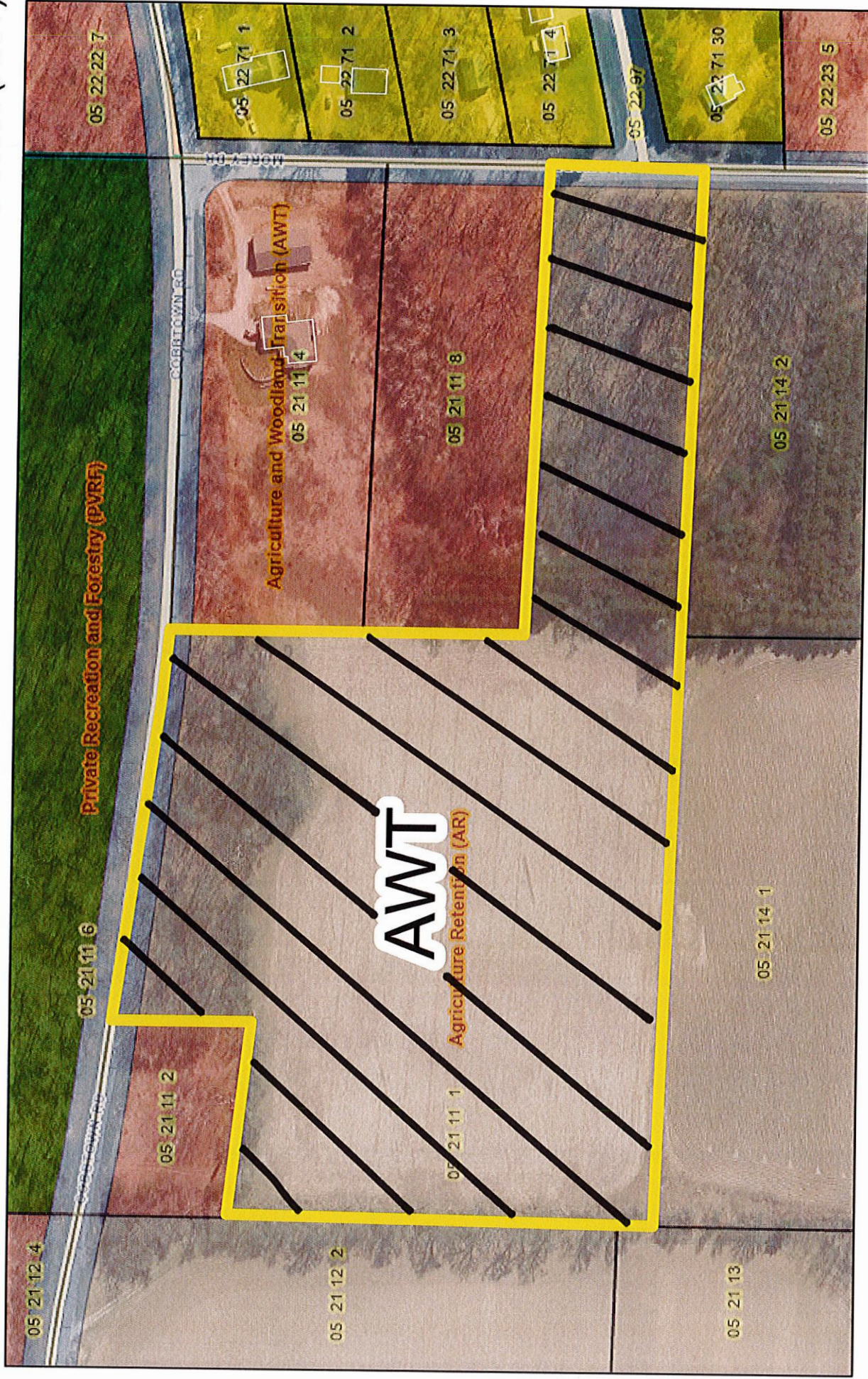


10/13/2025, 10:54:48 AM

- Facilities - Building (2018 LIDAR)
- Addresses
- Parcel Numbers
- Parcel Boundary
- Road Right of Way
- Section Line
- Zoning Code Labels
- Zoning Colors
- Agriculture Retention (AR)
- Agriculture and Woodland Transition (AWT)
- Private Recreation and Forestry (PVRF)
- Rural Residential (RR)
- Unincorporated Areas < 18K
- Public Access: 18K
- Public Access

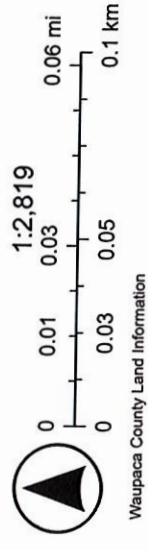


PROPOSED ZONING DISTRICT: AGRICULTURE AND WOODLAND TRANSITION (AWT)

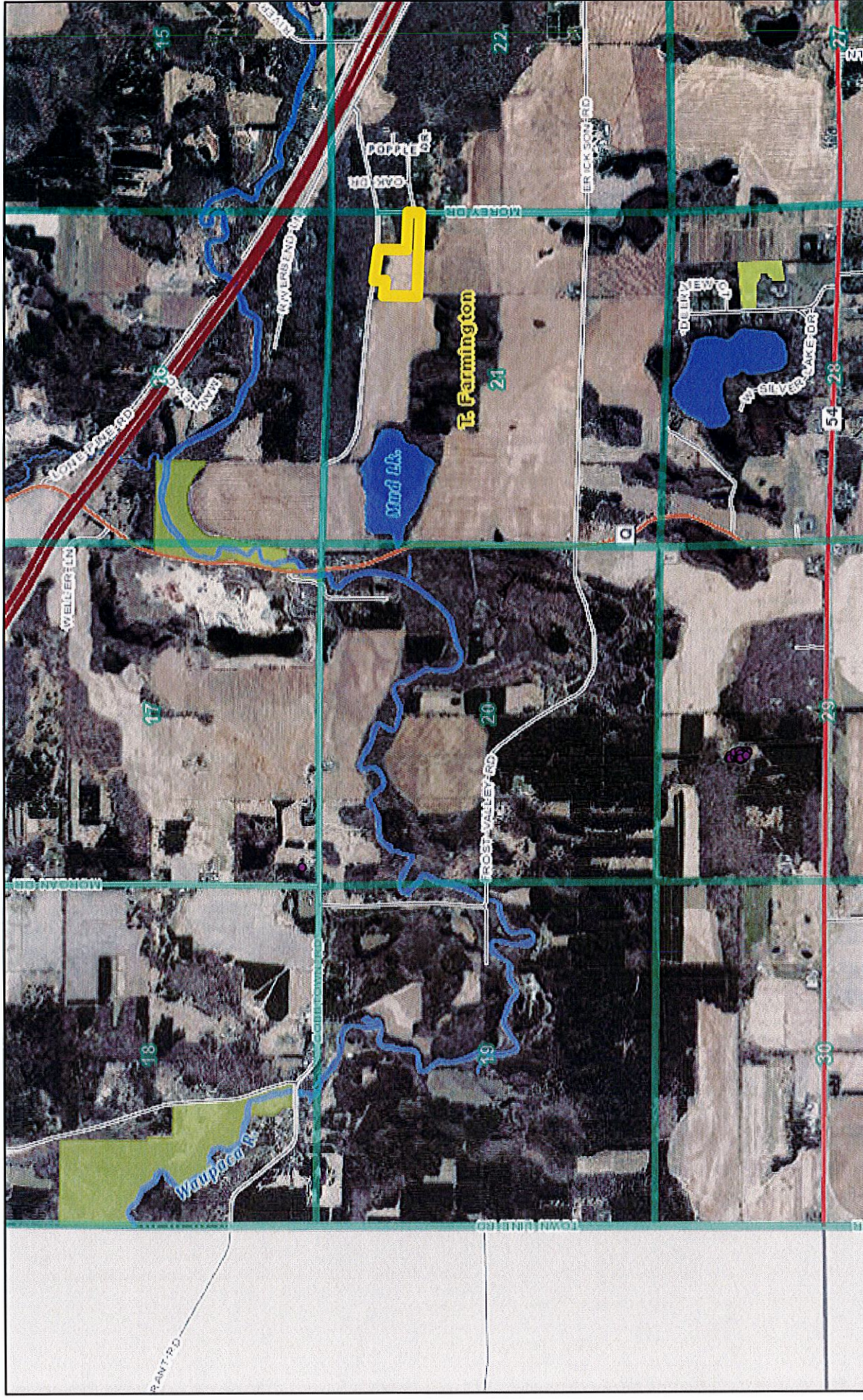


10/13/2025, 11:23:39 AM

- Facilities - Building (2018 LDMR) Zoning Colors
- Parcel Numbers
 - Addresses
 - Parcel Boundary
 - Road Right of Way
 - Section Line
 - Zoning Code Labels
- Public Access
- Agriculture Retention (AR)
 - Agriculture and Woodland Transition (AWT)
 - Private Recreation and Forestry (PVRF)
 - Rural Residential (RR)
 - Unincorporated Areas < 18K
 - Public Access > 18K



RUSSELL E & LYNN A MOREY; E1255 COBBTOWN RD; FARMINGTON

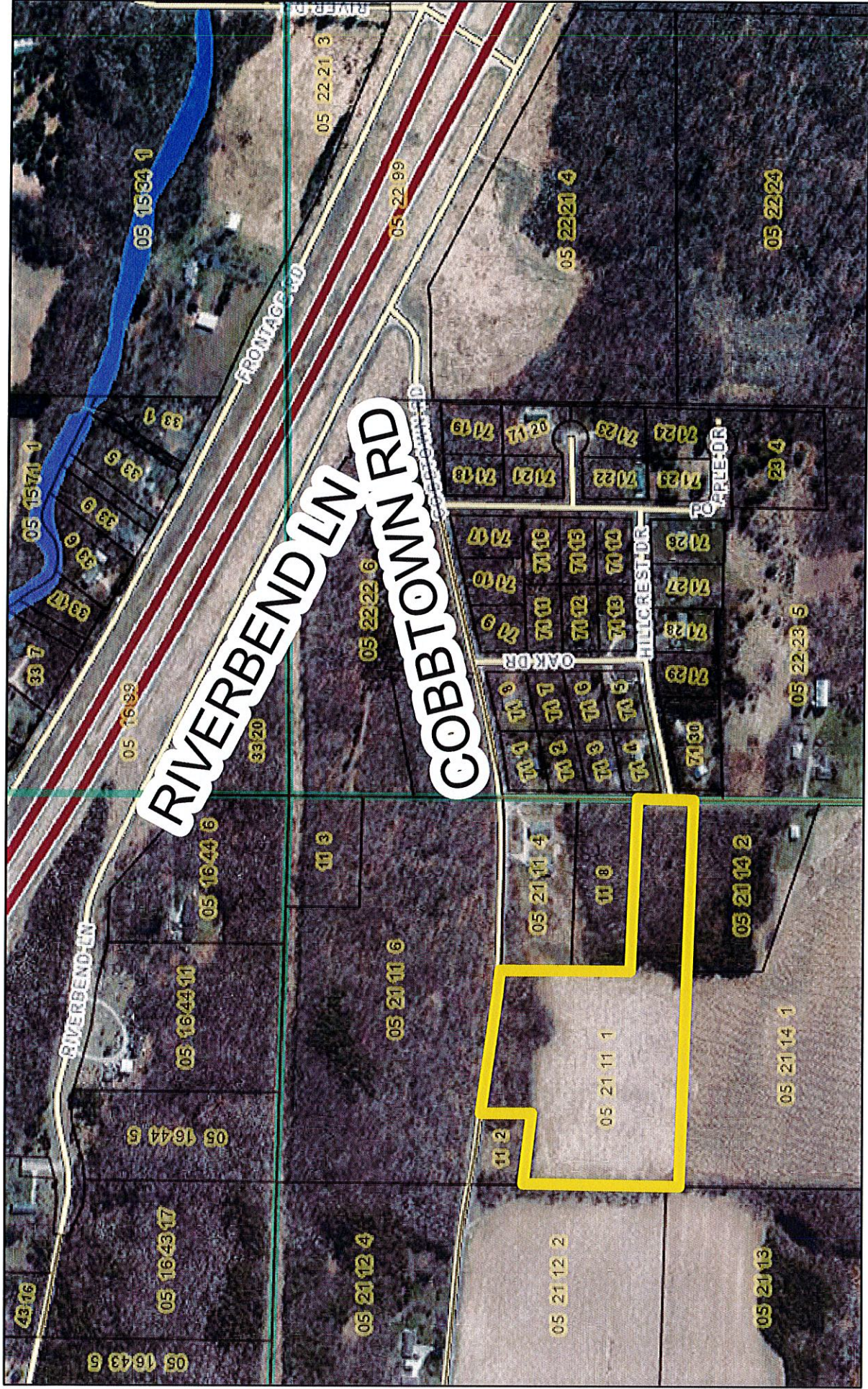


10/13/2025, 10:26:40 AM

- Zoning_GPS_Data
- Section Line
- Section Numbers
- Unincorporated Areas: 72K - 18K
- State Natural Areas: 30K
- ✈ Airport Locations
- ✈ Heliports

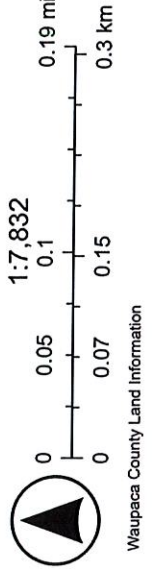
1:36,257
0 0.23 0.45 0.7 0.9 mi
0 0.35 0.7 1.4 km
▲
Waupaca County Land Information

RUSSELL E & LYNN A MOREY; E1255 COBBTOWN RD; FARMINGTON



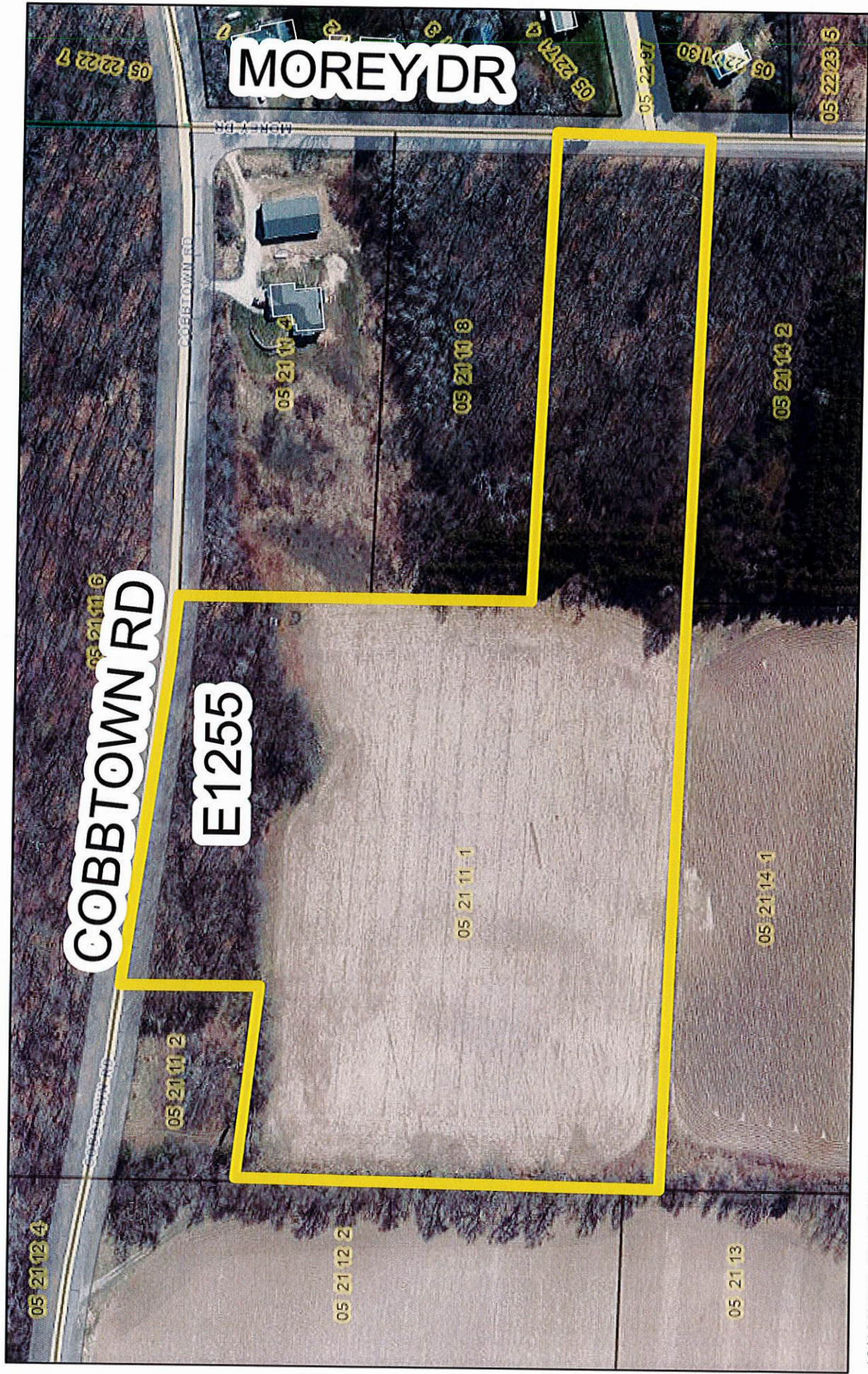
10/13/2025, 10:23:51 AM

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



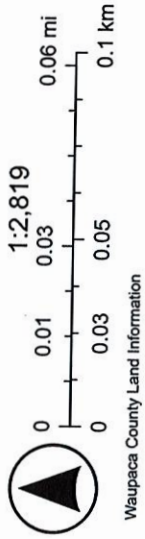
Waupaca County Land Information

RUSSELL E & LYNN A MOREY; E1255 COBBTOWN RD; FARMINGTON



10/13/2025, 10:18:58 AM

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



OCT 14 2025

Waupaca County

Fee 400⁰⁰ Check # 11700☐ ATF

Conditional Use Permit Application

Certain uses are of such nature or their effects are so dependent upon specific circumstances as to make impractical the determination in advance of where, when, or under what conditions they should be permitted. Conditional Uses are land uses listed as such in each zoning district. They may be established only upon approval by the Planning & Zoning Committee. 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: Seth Hollman@yahoo.com
 Last Name: Hollman First Name: Seth Phone #: 920-240-6801
 Address: E 2016 Larson Rd 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:

Parcel Number: 05 - 23 - 32 - 1 - Size of Parcel: 17.65

Physical Address: Riverbend Lane

Location: (Gov. Lot — or NW 1/4 SW 1/4), Section 23, T 22 N, R 11 E, Town of Farmington

Current Zoning District: AWT Current Use and Improvements: Home + Shed

Proposed Project:

Conditional Use requested per Section 6.74 Waupaca County Zoning Ordinance.

Proposed Use: (Include information from Page 2 for General/design and/or operational standards as it pertains to the specific zoning districts standards.)

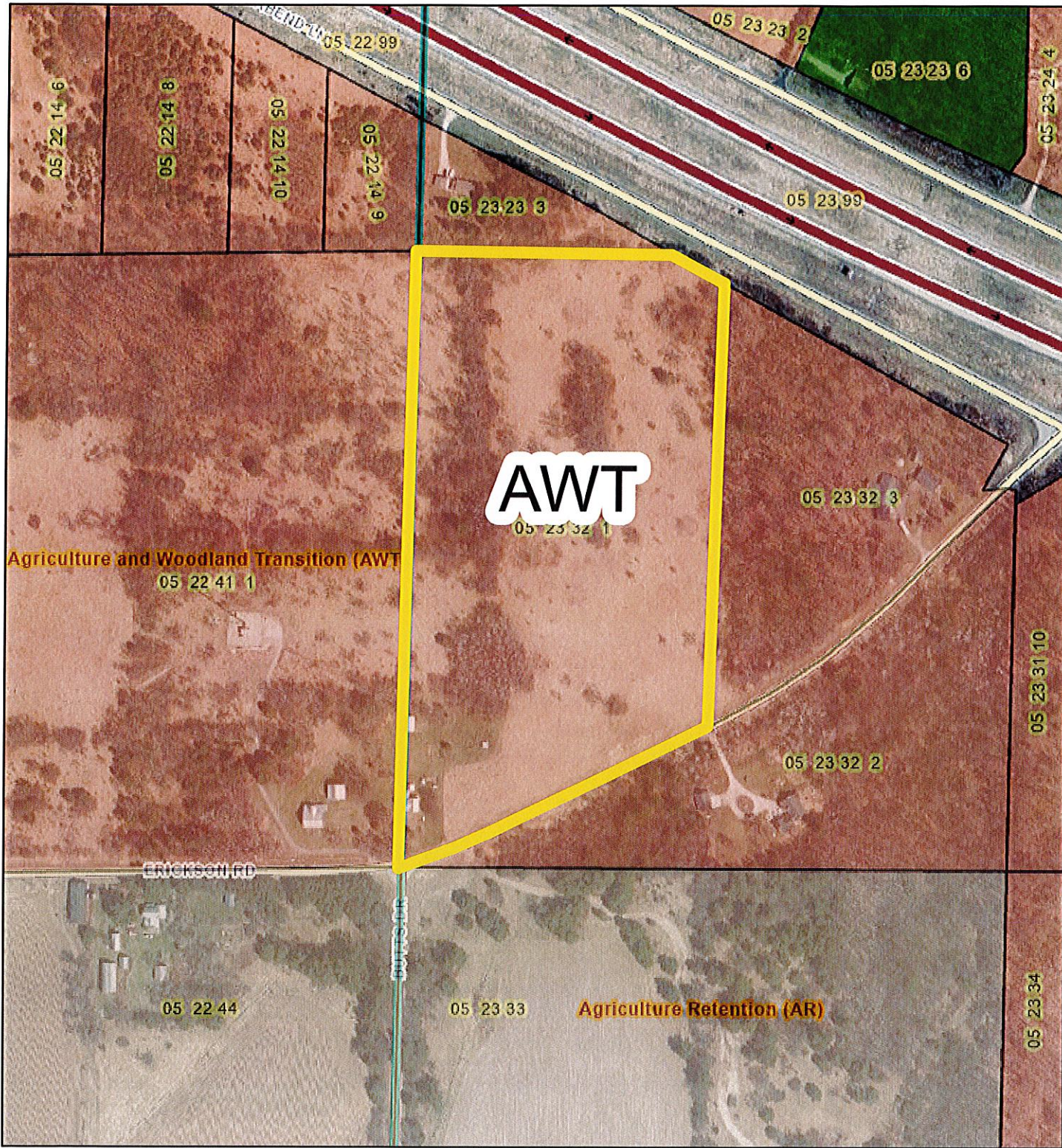
Lawn care / Mowing / Landscaping Business

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.

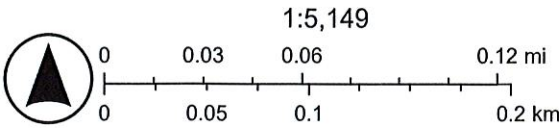
Property Owner Signature Seth Hollman Date _____
 Agent Signature: _____ Date _____

ZONING DISTRICT: AGRICULTURE & WOODLAND TRANSITION (AWT)



10/21/2025, 10:44:24 AM

- ShorelandZoning
- setback
 - shoreland
- Parcel Numbers
- Parcel Boundary
 - Section Line
 - Zoning Code Labels
- Zoning Colors
- Agriculture Retention (AR)
 - Agriculture and Woodland Transition (AWT)
 - Private Recreation and Forestry (PVRF)
 - Unincorporated Areas: < 18K
- Public Access: 18K
- Public Access



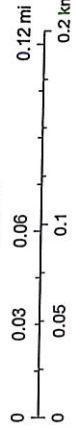
ArcGIS Web Map



10/14/2025, 8:57:53 AM

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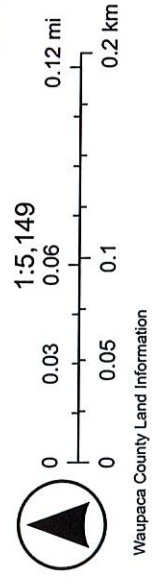
1:3,508



Waupaca County Land Information



 Shoreland Zoning
 Public Access: 18K
 Public Access
 Public Access - Boat Launch
 Parcel Numbers
 Parcel Boundary
 Section Line
 Unincorporated Areas: < 18K
 Airport Footprints
 Airport Roads
 Buildings
 Grass Runways
 Public Access: 36K
 Public Access

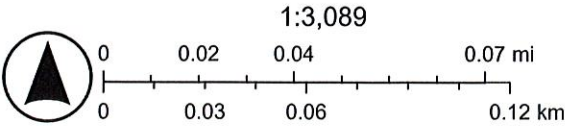


ETH HOLLMAN & TARALEA BASTIAN HOLLMAN; E1747 RIVERBEND L



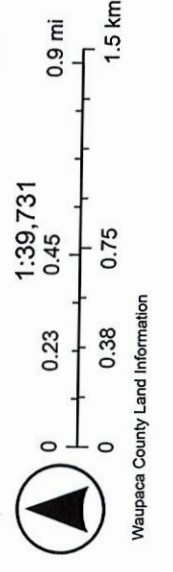
10/21/2025, 10:19:24 AM

- Facilities - Building (2018 LIDAR)
- Shoreland/Zoning
 - setback
 - shoreland
- Addresses
- Parcel Numbers
- Parcel Boundary
- Road Right of Way
- Section Line
- Unincorporated Areas: < 18K
- Public Access: 18K
 - Public Access
 - Public Access - Boat Launch
- Airport Locations: < 36K





CITY OF WAUPACA



-  Zoning_GPS_Data
-  Section Line
-  Section Numbers
-  Unincorporated Areas: 72K - 18K
-  State Natural Areas: 36K
-  Airport Locations
-  Heliports

OCT 14 2025

TOWN RECOMMENDATION FORM

For Waupaca County Conditional Use Application

RETURN THIS FORM (COMPLETE TOP PORTION) WITH YOUR APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Petitioner Information

Owner: E-mail Address: Seth.H. Selhollman@yahoo.com
Last Name: Hollman First Name: Seth Phone #: 920 240 6801
Address: Edo 16 Larson Rd 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

Parcel Number: 05 - 33 - 32 - 1 Size of Parcel: 17.65 acres

Physical Address: Riverbend Lane

Location: (Gov. Lot — or NW¼, SW¼), Section 23, T 22N, R 11E, Town of Farmington

Zoning Information

Current/Proposed Zoning District: (check)

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

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

- 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?

OCT 14 2025

Is the proposal consistent with the Town vision statement 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:

If Applicable, please list recommended conditions for the Waupaca County Planning & Zoning Committee to consider.

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: _____

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 Zoning Administrator. If the Zoning Administrator has NOT received a written recommendation within 45 days, the County review process will continue without Town feedback.

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

OCT 14 2025

CONDITIONAL USE STANDARDS AND DIAGRAM OF PLANS

GENERAL STANDARDS: General performance standards and specific design standards for approval of a Conditional Use are provided for each zoning district. Below are general standards that the Planning & Zoning Committee will address in review of an application for a Conditional Use. These conditions include, but are not limited to, specification of:

1. Minimum parcel size
2. Parking availability
3. Minimum setbacks
4. All state approvals required for public buildings and/or made part of the zoning permit
5. Attractiveness or physical appearance
6. Ingress/Egress
7. Maintenance
8. Safety of nearby roads
9. Traffic
10. Waste management
11. Erosion control standards
12. The period of time in which all or part of the use may be permitted
13. Landscaping and planting screens
14. Operational controls
15. Deed restrictions
16. Location of structure, docks, piers, or signs
17. Type of construction
18. The obtaining of other permits required by the State of Wisconsin, Federal Government Agencies, and any other Waupaca County Ordinances as a condition of the Conditional Use Permit, must be completed prior to the issuance of the Conditional Use Permit.

Please include information in the application on these general standards as they would apply. An applicant must demonstrate that the proposed project complies with the standards noticed for the appropriate zoning district. The decision to grant or deny a Conditional Use Permit is discretionary. (i.e. permit may be denied if the project cannot be tailored to a site without significant harm to ordinance standards and objectives). The specific criteria for the consideration of a Conditional Use Permit can be found in Section 14.5 of Chapter 34 Waupaca County Zoning Ordinance.

Diagram of Plans: In most applications a diagram of plans must be submitted. This diagram must provide sufficient detail for review of the standards that may apply to the application. This may include locations of existing or proposed buildings, accommodations for parking areas, proximity to navigable waters, floodplain delineation, contour lines for review of excavations and erosion control measures, detailed cross sections, etc.

Although it may not be necessary in all applications, a survey by a Registered Land Surveyor is recommended for showing detail. Detailed proposals assist the Planning & Zoning Committee in the review of the Conditional Use Application. As noted above, the applicant must demonstrate that the proposed use complies with that standards noted for the zoning district.

Once the complete application has been received by the Waupaca County Planning & Zoning Office and processed, 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.

Table 5.0 (continued)

Zoning Districts⁵

	CV	Conservancy District ⁴	PURF	Public Recreation and Forestry	PVRF	Private Recreation and Forestry	AE	Agriculture Enterprise	AR	Agriculture Retention	AWT	Agriculture and Woodland Transition	RR	Rural Residential	SR	Sewered Residential	PD	Planned Residential Development	H	Hamlet ¹	RC-N	Rural Commercial - Neighborhood	RC-G	Rural Commercial - General	RI-G	Rural Industrial - General	RH	Rural Industrial - Intensive	Land Use Definition and Requirements (Section #)
Land Uses																													
INDUSTRIAL LAND USES																													6.7
Light Industrial Accessory Activity as an Accessory to Retail Sales or Service																						C						1	
Light Industrial																					C	C	P ¹	P ¹				2	
Heavy Industrial																							C	C				3	
Contractor Shop					C	C	C	C													C	P	P ¹	P ¹				4	
Truck, Freight or Bus Terminal																										C		5	
Mineral Extraction (Non-Metallic)					C	C	C	C																C	C			6	
Tow or Impoundment Yard																								C	C			7	
Salvage or Junk Yard																									C			8	
Solid or Hazardous Waste Facility																									C			9	
PUBLIC / INSTITUTIONAL LAND USES																													6.8
Community Living Facility - 1 to 8 Residents					C	C	P	P	P	P	C	P																1	
Community Living Facility - 9 to 15 Residents					C	C	C	C			C	C	C															2	
Community Living Facility - 16 or More Residents					C	C	C	C			C	C																3	
Outdoor Institutional					C	C	C	C	C	C	C	C	C	C	P ¹	P ¹						P ¹	P ¹					4	
Airport								C	C															C	C			5	
Minor Indoor Institutional		C	C	C	C	C	C	C	C	C	C	C	C	C	P ¹	P ¹	P ¹											6	
Major Indoor Institutional		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					C	C					7	
Public Service and Utility					C					C				C	C	C	C	C	C	C	C	C	C	C	C	C		8	
Small Solar Energy Systems		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9	
Large Solar Energy Systems		C	C	C	C	C	C														C	C	C	C	C	C		10	
Standalone Parking Lot																					C	C						11	
PARK / RECREATION LAND USES																													6.9
Outdoor Public Recreation	C ⁴	P	P					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					1	
Outdoor-Recreation - Active		C	C					C	C	C	C	C									C	C						2	
Outdoor Shooting Ranges for Firearms		C	C	C	C	C																C						3	
Special Events (200 people or less)		P	P	P	P	P	P	P	P	P									P	P	P	P	P	P	P	P		4	
Special Events (greater than 200 people)		C	C	C	C	C													C	C	C	C	C	C	C	C		4	
Campgrounds and Camping Resorts		C	C			C	C												C									5	
Vehicle Course or Track		C	C	C	C	C																	P	P	P			6	
OPEN LAND / AGRICULTURE USES																													6.10
Agricultural Use	P ⁴		P	P	P	P	C																					1	
Agriculture - Animal Husbandry ³	P ⁴		P	P	P	P	C																					2	
Agriculture - Related Use			C	C	C	C															C							3	
On-site Agricultural Retail			P	P	P	P																						4	
Agricultural Accessory Use			P	P	P	P																						5	
Outdoor Storage of Motor Vehicles, Farm Machinery and Collectibles			C	C	C	C																						6	
Agriculture Home Occupation			P	P	P	C																						7	
Farm Residence			P	P	P	P																						8	
Secondary Farm Residence			P	P	P	P																						9	
Forestry Management	P ⁴	P	P	P	P	P	P																					10	
Private Reception Venue			C	C	C	C																						11	

¹ Permitted use subject to site plan review as outlined in Section 10.0.² Mobile Service Facilities & Support Structures - New Structures and Class 1 Collocations require a Conditional Use Permit and Class 2 Collocations require a Land Use Permit as outlined in Chapter 48 Mobile Service Facilities & Support Structures Ordinance.³ See Section 6.10.2 for permitted animal units within the PVRF zoning district and non-farm residential lots within the AE, AR, and AWT zoning districts.⁴ No structures allowed as per Section 6.10.⁵ Accessory Structures are permitted in all zoning districts, except the Conservancy District, as set forth in Sec. 2.15.

- a. Light industrial land uses may conduct retail sales activity as an accessory use.
 - b. Required parking is one (1) parking space per each employee on the largest work shift.
3. **Heavy Industrial:** Land uses which meet one (1) or more of the following criteria: are not conducted entirely within an enclosed building; are potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and pose a significant safety hazard, such as danger of explosion. Examples of heavy industrial land uses include meat product producers; breweries, micro-breweries, wineries, micro-wineries, distilleries and their accessory sample tasting; paper, pulp or paperboard producers; chemical dealers and/or storage facilities; chemical and allied product producers, except drug producers, but including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

Required parking is one (1) space per each employee on the largest work shift.
4. **Contractor Shop:** Land uses that include businesses engaged in contract services or labor, such as contractors involved with landscaping; building construction or carpentry; and electrical, plumbing, or heating systems. This often involves accessory equipment storage yards and rental of equipment commonly used by contractors.
 - a. Retail outlets associated with this principal use shall be considered an accessory use.
 - b. Required parking is one (1) parking space per each employee on the largest work shift.
5. **Truck, Freight or Bus Terminal:** Land and buildings representing either end of one (1) or more truck carrier line(s) that may have some or all of the following facilities: yards, docks, management offices, storage sheds, buildings and/or outdoor storage areas, freight stations, and truck maintenance and repair facilities. Such uses typically serve the trucking needs of several businesses on a contract basis. Buildings also include bus stations and terminals.
 - a. Required parking is one (1) space per each employee on the largest work shift.
 - b. All parking, loading and vehicle circulation areas shall be surfaced with a hard surface, all weather material such as pavement or concrete.
 - c. All buildings, trucks and activity areas shall be set back from all residential zoning district boundaries a minimum of one hundred (100) feet.
6. **Mineral Extraction (Non-Metallic):** For requirements see the Waupaca County Non-Metallic Mining Ordinance, Chapter 38.
7. **Tow or Impoundment Yard:** Land uses that include the temporary storage of motor vehicles that have been towed or impounded.

Comp plan and zone map amendment notes:

The AWT district is not an FPP-approved district. Therefore, before a zone map amendment can be made to rezone the property to AWT (and create the development rights needed for the proposed land split), the property must first be removed from the Farmland Preservation Program (FPP).

If approved, the property will be removed from the Farmland Preservation Program; however, the preferred land use designation will remain as Agriculture. In this case, Farmland Preservation functions like an overlay, as it will still be consistent with the proposed zoning designation of Agriculture and Woodland Transition (AWT).