

Farmington Town Board Meeting Agenda

Tuesday, April 21, 2026, at 6:30pm

E913 Prairie View Ln

www.farmingtonwaup.gov

Immediately following the Annual Meeting of Electors

Amended agenda on 4-15-2026 and 4-20-2026

Call to Order

Pledge of Allegiance

Open Meeting Statement: This meeting and all of the meetings of this Town Board 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 Financial Report

Committee Reports:

- **Kevin Will (Chair):**
 - Chain O' Lakes Association
 - Lake's District
 - Covered Bridge Association
- **Craig Nelson (Supervisor 1):**
 - Waupaca Area Fire District
 - Land and Water Conservation Committee
- **Phil Durrant (Supervisor 2):**
 - City Parks and Recreation
 - Waupaca Regional Recycling & Compost Commission
- **Kathy Kasza (Treasurer):**
 - Conventions and Visitors Bureau
 - Room Tax Commission

Public Input

New Business:

1. Review and consider approval of a funding support agreement with the public library.
2. Review and approve Resolution No. 2026-4 Amending the 2026 Budget (ditch mowing).
3. Review and approve contract with the Humane Society of Waupaca County for the 2026-2029 term, effective May 1, 2026.
4. Plan Commission Recommendations. Jason from County Planning and Zoning to attend to answer questions and concerns from public hearing before making a decision.
 - a. Review and consider Comprehensive Plan Amendment for the property located at parcels #05-21-33 and #05-20-44 by removing both parcels

from the Farmland Preservation Area.

- b. Review and consider Ordinance No. 2026-3 Adopting an Amendment to the Comprehensive Plan.
 - c. Review and consider Zone Map Amendment for the property located at parcels #05-21-33 and #05-20-44 to amend both parcels from Agriculture Retention (AR) to Agriculture and Woodland Transition (AWT).
5. Update on selling fireworks within the township.
 6. Discussion and Possible Action – Setting Hourly Wage for Town Maintenance Employee’s Tim Coenen and Ian Koss.
 7. Review and approve Chain Skiers 2026 Schedule.
 8. Review and approve quote from Faulks Brothers to replace the drainpipe at N2883 Otter Dr for \$8,000, but not to exceed \$24,999.
 9. Review and approve sketch for a gate install at the end of driveway for N2755 Duvenick Lane. Sketch provided by resident.
 10. Operator License Applications received in Clerk's Office (informational).
 11. Land Use Permit Applications received from County Zoning (informational).
 12. Intent to Cut Wood (informational).
 13. Fire Number, Culvert, and Driveway Applications (informational).
 14. Roads.
 15. Issues/Projects Discussion (30 minutes maximum, no action required).
 16. Correspondence to the Town – Review and discussion of recent letters, emails, and other communications received.
 17. Jeff Anderson from the Waupaca Area Convention & Visitors Bureau to present a report on the results of the Town’s room tax investment. *(10 min plus Q&A).*
 18. Bills.

Adjournment

**Posted April 13, 2026, at Farmington Town Hall
& Website www.farmingtonwaup.gov
Publish 4-16-2026**

**The Town Board 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.**

**Town of Farmington – Waupaca County
Intergovernmental Agreement for Public Library Funding**

This Intergovernmental Agreement (“Agreement”) is made and entered into this **21st** day of **April 2026**, by and between:

Town of Farmington, Waupaca County, Wisconsin, a municipal corporation with its offices at E913 Prairie View Lane, Waupaca, WI 54981 (“Town”); and

Waupaca Area Public Library, a Wisconsin public library established under Wisconsin Statutes Chapter 43, with its principal address at 107 South Main Street, Waupaca, WI 54981 (“Library”).

Collectively referred to as “the Parties.”

RECITALS

WHEREAS, Wisconsin Statutes § 66.0301 authorizes local governmental units to enter into intergovernmental agreements for joint or cooperative action; and

WHEREAS, the circulation of electronic materials to Town of Farmington residents in 2025 totaled 4,333; and

WHEREAS, as of December 31, 2025, there were 1,357 library cards held by Town of Farmington residents; and

WHEREAS, Farmington residents recorded 19,827 total checkouts in 2025, including 1,700 Hoopla checkouts, for a total digital materials usage of 6,033 for the year.

WHEREAS, the Town recognizes the value of public library services to its residents and wishes to support such services through financial assistance; and

WHEREAS, the Library acknowledges receipt of such support and agrees to comply with the terms set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

1. PURPOSE

The purpose of this Agreement is for the Town to provide financial support to the Library for the benefit of Town residents and to set forth the terms under which such support shall be provided and administered.

2. FUNDING TERMS

- **2.1 Amount.** The Town agrees to donate the sum of \$_____ (the “Donation”) to the Library for the calendar year 2026.
 - **2.2 Payment.** The Donation shall be paid to the Library on or before December 31, 2026.
 - **2.3 Use of Funds.** The Library agrees to use the Donation for general library operations or programs that benefit residents of the Town of Farmington, including but not limited to:
 - ❖ New indoor & outdoor seating
 - ❖ Summer library program prize books for all ages
 - ❖ New library furnishings
 - ❖ Digitizing historic newspapers
 - ❖ Refreshing adult fiction and nonfiction collections
 - ❖ New babygarten toys
 - ❖ Additional eBooks and audiobooks
 - ❖ Adult programming
 - ❖ Teen room enhancements
 - ❖ Teen summer prize books
 - ❖ Video games for the library collections
 - ❖ Newspaper and magazine subscriptions
 - **2.4 Accounting.** The Library shall maintain records of how the Donation is spent and make those records available to the Town upon request.
-

3. TERM

This Agreement shall commence on the date of execution and shall remain in effect through December 31, 2026, unless earlier terminated according to the terms below.

4. TERMINATION

Either Party may terminate this Agreement by providing 30 days' written notice to the other Party. In the event of termination, any unexpended funds shall be returned to the Town unless otherwise agreed in writing by both Parties.

5. RELATIONSHIP BETWEEN PARTIES

Nothing in this Agreement shall be construed to create a partnership, joint venture, or employment relationship between the Parties.

6. COMPLIANCE WITH LAW

Each Party shall perform its obligations under this Agreement in compliance with all applicable federal, state, and local laws, regulations, and ordinances.

7. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

8. ENTIRE AGREEMENT

This Agreement contains the entire understanding of the Parties and supersedes all prior discussions and agreements concerning the subject matter hereof.

9. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

TOWN OF FARMINGTON

By: _____

Name: _____

Title: _____

Date: _____

Waupaca Area Public Library

By: _____

Name: _____

Title: _____

Date: _____

**Town of Farmington – Waupaca County
Resolution No. 2026-4**

Resolution Amending the 2026 Budget

A resolution amending the 2026 budget of the Town of Farmington, Waupaca County, Wisconsin, adopted by a two-thirds majority vote of the entire membership of the town board under Wis. Stat. § 65.90(5).

WHEREAS, year-to-date, the General Fund has a balance sufficient to cover additional expenditures; and

WHEREAS, year-to-date, the Ditch Mowing Expense Account has a deficit of \$15,000, and the Town Board has determined that additional funds are necessary to meet anticipated ditch mowing expenses for 2026.

THEREFORE, the Town Board of the Town of Farmington, Waupaca County does hereby resolve and order as follows:

That the sum of \$15,000 is hereby transferred from the General Fund to the Ditch Mowing Expense Account, resulting in a total 2026 budget of \$30,000 for ditch mowing.

Adopted this **21st** day of **April 2026**.

Ayes _____ Noes _____ Absent _____

Town of Farmington

Kevin Will, Chair

Craig Nelson, Supervisor I

Phil Durrant, Supervisor II

Roll Call Vote of the Town Board:

Chair, Kevin Will: _____

Supervisor, Craig Nelson: _____

Supervisor, Phil Durrant: _____

Attest:

Anjela Hamm, Clerk

Humane Society of Waupaca County
2293 Commercial Drive
Waupaca, WI 54981

Town Of Farmington

MAR 05 2026

RECEIVED

February 27, 2026

Dear Town of Farmington,

Enclosed is a copy of our renewal contract for the 2026–2029 term, effective May 1, 2026. If you wish to renew, please sign the enclosed contract, make a copy for your records, and return the original to us.

Please review the agreement carefully. We have re-written it for the purposes of clarity and simplicity but the actual content is largely the same.

The contract includes an approximate 6% fee increase, reflecting inflation since 2024. Impound fees charged to owners at redemption will also increase by the same percentage. As always, the Municipality is not billed for animals reclaimed by their owners; those fees, along with any pickup fees, are the responsibility of the owner. Any fees collected on behalf of the Municipality will be credited on your quarterly billing statement.

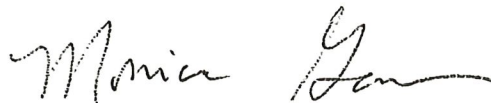
This contract continues to authorize HSWC to accept stray dogs and cats at our intake counter without prior approval, provided the finder can show proof of residence within the Municipality where the animal was found. If circumstances are unclear or inconsistent, we will either call or refer the finder to the appropriate municipal representative or law enforcement prior to intake. Please ensure your contact information with us is current. If we are unable to reach someone, we will make the best determination possible based on the information available at the time.

If you have any questions regarding the contract or any of the updates, please feel free to contact me.

The revised fee schedule will apply to animals impounded on or after May 1, 2026. If you do not intend to renew the contract, please notify me by March 1, 2026, so we may plan accordingly.

Thank you for your time and continued partnership.

Sincerely,
Monica Gardner
Executive Director
Humane Society of Waupaca County
715-258-2545



AGREEMENT FOR IMPOUNDMENT, CARE, AND DISPOSITION OF STRAY ANIMALS

Between the Humane Society of Waupaca County and the Municipality Revised Feb. 25, 2026

1. Parties

This Agreement is entered into by and between the Humane Society of Waupaca County, Inc. (“HSWC”) and the Town of Farmington (“Municipality”).

2. Purpose

The purpose of this Agreement is to establish the responsibilities of HSWC and the Municipality regarding the intake, care, custody, and disposition of stray cats and dogs found within the Municipality and delivered to HSWC.

3. Intake of Stray Animals

3.1 Authorized Intake

HSWC agrees to accept stray cats and dogs taken into custody pursuant to Wis. Stat. § 173.13 when delivered by:

- Authorized representatives of the Municipality, or
- Verified residents of the Municipality.

“Verified residents” shall mean individuals providing reasonable proof of residency, such as a driver’s license, state ID, or other documentation acceptable to HSWC.

3.2 Non-Resident Finders and Suspicious Circumstances

If a stray animal is found within the Municipality by a nonresident, or if circumstances appear suspicious or inconsistent, HSWC will refer the finder to the Municipality’s designated representative or law enforcement. If a representative cannot be reached, HSWC will make a reasonable good-faith determination regarding intake based on the information available at the time.

4. Care, Custody, and Records

4.1 Care and Treatment

HSWC shall provide adequate care, housing, and treatment for all animals delivered under this Agreement.

4.2 Recordkeeping

HSWC shall maintain records consistent with Wis. Stat. § 173.17, including intake, disposition, and required documentation.

4.3 Disposition

HSWC shall release or dispose of animals in accordance with Wis. Stat. § 173.23 or pursuant to a court order.

5. Stray Hold Period

5.1 Minimum Hold

All stray cats and dogs shall be held for a minimum of six (6) full 24-hour days, beginning at the time of intake, subject to:

- Owner reclaim under Wis. Stat. § 173.23(1), or
- Disposition under Wis. Stat. § 173.23(4) for injured or dangerous animals.

5.2 Unclaimed Animals

After six (6) full days:

- The animal becomes an unclaimed animal under Wis. Stat. § 173.23(1m).
- Ownership transfers to HSWC by operation of law.
- HSWC may place, transfer, or humanely euthanize the animal.
- Any adoption fees collected thereafter belong solely to HSWC.

6. Adoption Requirements

6.1 Sterilization

HSWC shall not adopt out any cat or dog unless it is sterilized. If sterilization cannot occur prior to adoption due to age or medical factors, proof of prepayment for the procedure shall satisfy this requirement.

6.2 Microchipping

HSWC shall not adopt out any cat or dog unless it has been microchipped and properly registered with a national database.

6.3 Documentation

HSWC will maintain documentation of sterilization and microchip implantation and registration.

7. Fees and Billing

7.1 Impoundment Fees

The Municipality agrees to pay HSWC:

- \$131.00 per feline unit, and
- \$216.00 per canine unit

for each animal impounded during the term of this Agreement. These fees include euthanasia and disposal costs, if necessary.

7.2 Unit Definitions

Each cat or dog over six (6) months of age counts as one unit. Litters of three (3) or fewer kittens or puppies under six months count as one unit. Each additional group of up to three (3) littermates presented on the same day counts as an additional unit.

7.3 Billing Limitations

HSWC will bill the Municipality quarterly for stray animal impoundment:

- Found within the Municipality, and
- Delivered by municipal law enforcement, a verified resident, or approved non-resident.

In the event of a dispute regarding the location where an animal was found, the parties shall confer in good faith to resolve the matter.

7.4 Owner Reclaims

The Municipality will not be billed for animals reclaimed by their owners within the stray hold period. Owner will pay all fees.

8. Insurance

HSWC will maintain liability insurance, providing proof to the Municipality upon request. The parties agree to indemnify and hold each other harmless for claims arising from their own negligent acts or omissions.

9. Public Records

HSWC shall maintain complete intake, care, and disposition records. Only intake records are considered public records. Requests for records directed to the Municipality shall be handled in accordance with applicable public records laws.

10. Access

If requested, HSWC shall provide after-hours access to a designated representative of the Municipality for the purpose of delivering stray animals. Such access shall be provided in a manner that maintains facility security and staff safety.

11. Owner Reclaim Requirements

HSWC shall release an impounded animal to its owner or the owner's authorized representative when all of the following conditions are met:

- The owner or representative provides reasonable evidence of ownership and provides the owner's name and address.
- The animal is properly licensed, if licensing materials were provided by the Municipality.
- The animal is vaccinated for rabies, or the owner provides proof of prepayment or a refundable deposit held by HSWC until proof is provided.
- All charges for pickup, boarding, veterinary care, medications, treatment and grooming are paid.
- A representative claiming the animal provides written authorization from the owner.

HSWC will accept all payments and issue receipts. Any license or pickup fees collected by HSWC on behalf of the Municipality shall be remitted or credited to the Municipality's account on the quarterly bill.

12. Transfer of Ownership

Upon completion of the stray hold period, HSWC shall assume legal possession of the animal and determine its disposition.

13. Licensing

HSWC will issue licenses for eligible animals adopted into Municipalities that provide licensing materials.

14. Adoption Standards

HSWC reserves the right to refuse adoption of any animal for any reason consistent with its adoption policies. The Municipality has no authority over HSWC's adoption standards or decisions.

15. Owner Notification

For animals received through the Municipality, HSWC shall make reasonable efforts to notify the owner verbally and in writing if the owner and their contact information can be identified. Written notice shall comply with Wis. Stat. § 173.13(3).

16. Rabies Quarantine

Both parties agree to comply with Wis. Stat. § 95.21 regarding quarantine or sacrifice of animals suspected of biting a person or being exposed to rabies.

If no responsible party (such as the owner or County) is identified, the Municipality shall pay quarantine-related expenses.

Quarantine fees will include charges for necessary veterinary exams and higher impound rates for a minimum of 10 days. HSWC does not provide rabies quarantine services for the public.

17. Large-Scale Seizures

The fee schedule in this Agreement does not apply to:

- Hoarding cases,
- Animal abuse cases,
- Any situation involving a large number of seized animals, and/or
- Any situation involving animals requiring extended care.

Fees for such cases will be determined separately based on the number of animals, duration of care, and resource requirements.

19. Term

This Agreement is effective May 1, 2026 through April 30, 2029.

20. Signatures

Municipality Dated: _____, 2026

By: _____

Title: _____

By: _____

Title: _____

Humane Society of Waupaca County, Inc. Dated: _____, 2026

By: _____ Raymond Hansen, President

By: _____ Monica Gardner, Executive Director

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: Jacobson First Name: Eric Phone #: (920) 850-4209
Address: 733 Midway Rd. City: Menasha State & Zip: WI 54952
Email Address: Eric@ejj-group.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: 5 ^{and 111} -21 -33 Size of Parcel: 40 Acre ^{24 acres}

Physical Address: _____

Location: (Gov. Lot 44: SE 1/4 33: NE 1/4, SW 1/4), 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](https://www.waupacacounty-wi.gov/departments/land%20information/maps%20and%20apps.php)

Current Preferred Land Use District: ~~AFR~~ Farmland Preservation Area

Describe existing use of property: Ag

Proposed Preferred Land Use District: ~~AFR~~ Remove From Farmland Preservation Area

Describe proposed use of property: _____

Potential future residential development _____

Eric Jacobson
Signature of Applicant

Date: 12/10/25

Member
Houdini's Ranch, LLC

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: eric@ejj-group.com
Last Name: Jacobson First Name: Eric Phone #: (920) 850-4209
Address: 733 Midway Rd. City: Menasha State & Zip: WI 54952

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: 5 - 21 - 33 - &44 Size of Parcel: 40 + 40 acres

Physical Address: _____

Location: (Gov. Lot ____ or NE $\frac{1}{4}$, S $\frac{1}{4}$), Section 21, T 22 N, R 11 E, Town of Farmington

Current Preferred Land Use District: Farmland Pres Prog (FPP)

Describe existing use of property: Ag

Proposed Preferred Land Use District: Remove from FPP

Describe Proposed Use of Property: _____

Potential future residential development

- 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?

For Parcel Maps go to: http://public1.co.waupaca.wi.us/GISviewer/index.html?config=config_zoning.xml

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

Bob M. Krueger
Planning Commission Chairperson

Date: 7/14/26

Town Board

Recommend Approval Recommend Denial

Town Chairman

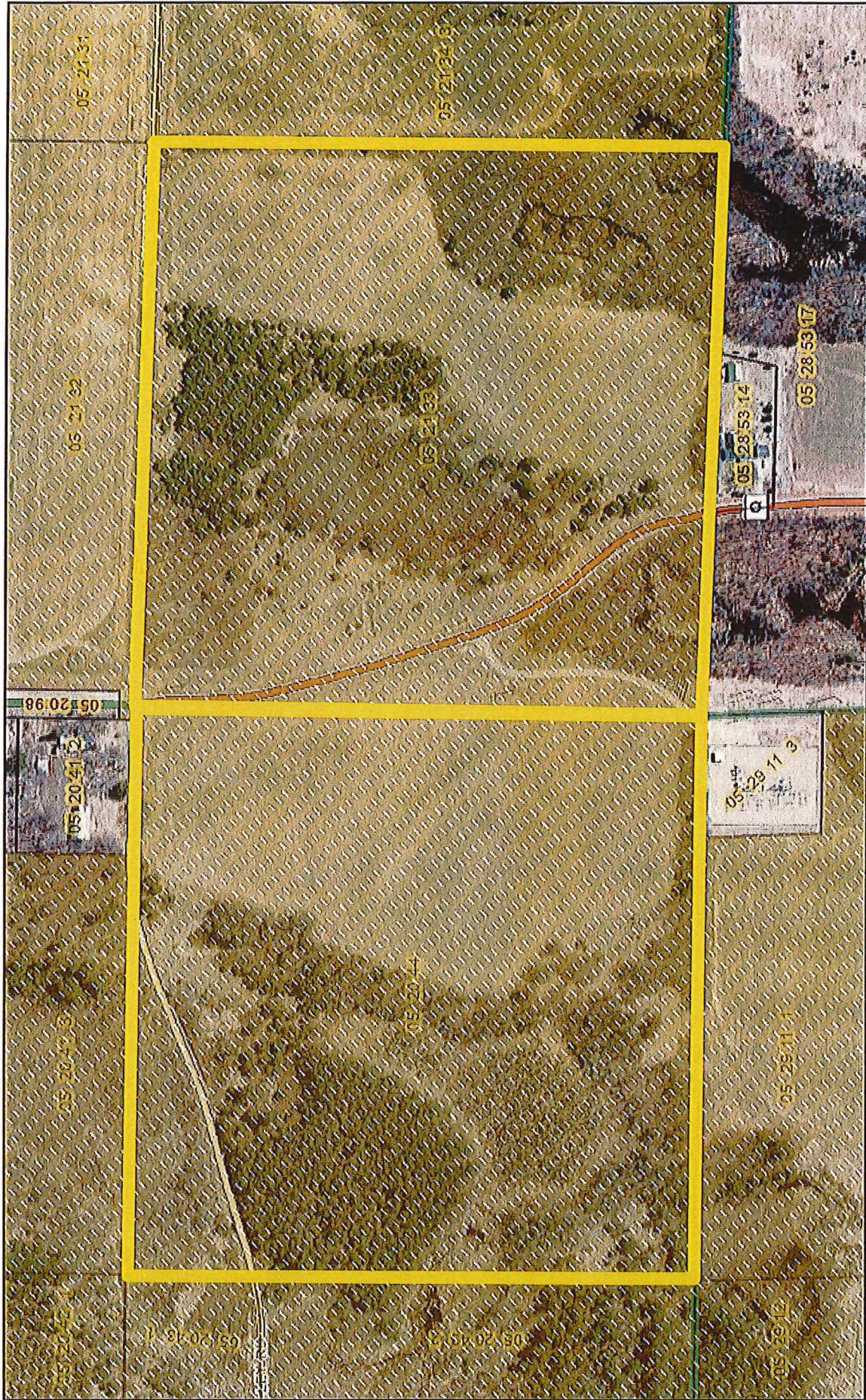
Date: _____

Town Clerk

Date: _____

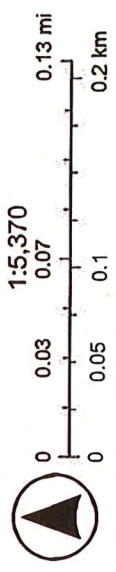
Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

CURRENT PREFERRED LAND USE: FARMLAND PRESERVATION AREA



12/16/2025, 11:31:05 AM

- Farmland Preservation Area
- Parcel Numbers
- Parcel Boundary
- Section Line
- Unincorporated Areas: < 18K
- Public Access: 18K
- Public Access
- Public Access - Best Launch
- Airport Locations: < 30K
- Airport Footprints
- Airport Roads
- Buildings
- Grass Runway
- Helipad



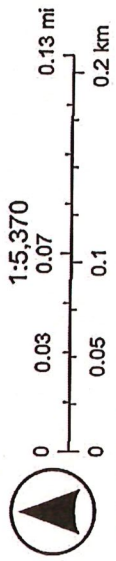
Waupaca County Land Information

PROPOSED PREFERRED LAND USE: REMOVE FROM FARMLAND PRESERVATION AREA



12/16/2025, 11:32:04 AM

- Farmland Preservation Area
- Public Access - Boat Launch
- Parcel Numbers
- Section Line
- Unincorporated Areas - 18K
- Public Access - 18K
- Public Access
- Airport Locations - 30K
- Airport Footprints
- Airport Roads
- Buildings
- Grass Runway
- Helipad



Waupaca County Land Information

HOUDINIS RANCH LLC; PARCELS 05-20-44 & 05-21-33; TOWN OF FARMINGTON



12/16/2025, 11:27:51 AM

- Zoning, GPS, Data
- Section Line
- Section Numbers
- Unincorporated Areas: < 18K
- Public Access: 18K
- Public Access - Boat Launch

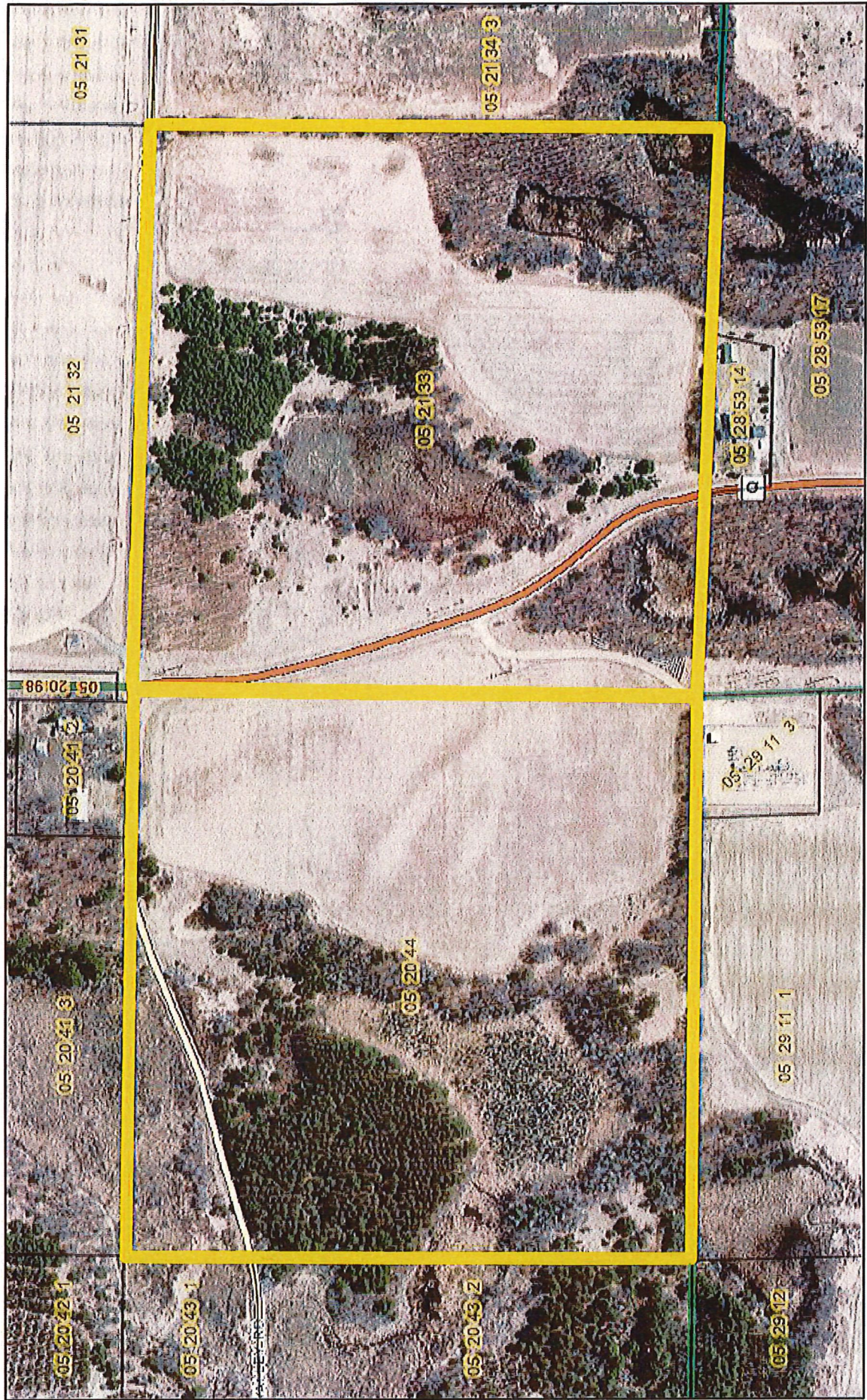
1:14,916

0 0.07 0.15 0.3 mi

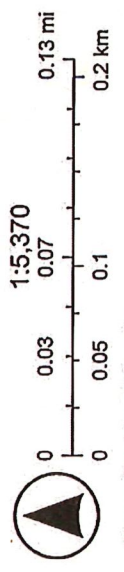
0 0.13 0.25 0.5 km

Waupaca County Land Information

HOUDINIS RANCH LLC; PARCELS 05-20-44 & 05-21-33; TOWN OF FARMINGTON



12/16/2025, 11:24:48 AM



- Parcel Numbers
- Parcel Boundary
- Section Line
- Unincorporated Areas: 4, 18K
- Public Access: 18K
- Public Access - Boat Launch

Notes on Comp Plan and Zone Map Amendments:

The owners were approached by a third party interested in purchasing a portion of Parcel #05-21-33. This parcel is currently located within the Farmland Preservation Area, which regulates lot splits based on available development rights. Each development right allows for the division of two acres from the parent parcel. The proposed transaction would utilize most of the parcel's existing development rights.

Given this and considering their intent to further divide and develop both Parcel #05-21-33 and Parcel #05-20-44 in the future, the owners determined it would be in their best interest to remove both parcels from the Farmland Preservation Area and rezone from Agriculture Retention (AR) to Agriculture and Woodland Transition (AWT).

- The AR district assigns development rights at a rate of one per ten acres, while the AWT district assigns development rights at a rate of one per two acres.

Currently, both Parcel #05-21-33 and Parcel #05-20-44 have four development rights each. If the proposed amendments are approved, each parcel would have twenty development rights.

**Town of Farmington – Waupaca County
Ordinance No. 2026-3**

**Ordinance Adopting an Amendment to the
Comprehensive Plan for the Town of Farmington**

The Town Board of Farmington – Waupaca County, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section(s) 60.22(3) of the Wisconsin Statutes, the Town of Farmington is authorized to prepare and adopt a Comprehensive Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board, by the enactment of an Ordinance, formally adopted the document titled **Ordinance No. 8/7/07(2007) An Ordinance to Adopt the Town of Farmington Year 2030 Comprehensive Plan** as the Town Comprehensive Plan on August 7, 2007.

SECTION 3. The Planning Commission, by a majority vote of the entire Commission at a meeting held on December 3, 2025, recommended to the Town Board the adoption of an amendment to change the Preferred Land Use designation of a parcel/parcels of land located at **parcels #05-21-33 and #05-20-44** or of a parcel(s) of land as described or mapped on attached Exhibit A **to remove the property from the Farmland Preservation Area** on the Preferred Land Use Map adopted as part of The Comprehensive Plan.

SECTION 4. The Town published or posted a Class 1 public notice and held a public hearing regarding the proposed Comprehensive Plan Amendment.

SECTION 5. The Town Board of Farmington – Waupaca County, Wisconsin hereby adopts the proposed Comprehensive Plan Amendment.

SECTION 6. The Town Clerk is directed to send a copy of this Ordinance and the Comprehensive Plan Amendment to the parties listed in Section 66.1001(4)(b) of the *Wisconsin Statutes*.

SECTION 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.

Adopted this **21st** day of **April 2026**.

Ayes _____ Noes _____ Absent _____

Town of Farmington

Kevin Will, Chair

Craig Nelson, Supervisor I

Phil Durrant, Supervisor II

Attest:

Anjela Hamm, Clerk

Date Posted:

Date Published:

Waupaca County Zoning Map Amendment Application

Fee _____ Check # _____ ATP

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: Eric@ell-group.com

Last Name: Jacobson First Name: Eric Phone #: (920) 850-4209

Address: 733 Midway Rd. City: Menasha State & Zip: WI 54952

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: 5 -21 ant 44 -33 Size of Parcel: 40 Acres ± 40 acres

Physical Address: _____

Location: (Gov. Lot 33 of NE 1/4, SW 1/4), Section 21, T 22 N, R 11 E, Town of Farmington

Current Zoning District: AR Current Use and Improvements: Ag

Map Amendment Information

Proposed Zoning District: AWT

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

Potential future residential development

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.

Submission 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: [Signature] Date: 12/10/25

Agent Signature: _____ Date: _____

Member Houdini's Ranch, LLC page 1 of 1 Rev (04/2024)

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: eric@eli-group.com
Last Name: Jacobson First Name: Eric Phone #: (920) 850-4209
Address: 733 Midway Rd City: Menasha State & Zip: WI 54952

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 ^{AVI 1/1}
Parcel Number: 5 - 21 - 33 - _____ Size of Parcel: 40 acres & 40 acres
Physical Address: _____
Location: (Gov. Lot _____ or ^{SE SE} NE $\frac{1}{4}$, SW $\frac{1}{4}$), Section 21, T 22 N, R 11 E, Town of Farmington
Current Zoning District: AR Current Use and Improvements: Ag

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?

Potential future Residential development.

- 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:

[Empty box for explanation]

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:

[Empty box for explanation]

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

Town Planning Commission

Recommend Approval Recommend Denial

[Signature]
Planning Commission Chairperson

Date: 2/4/26

Town Board

Recommend Approval Recommend Denial

Town Chairman

Date: _____

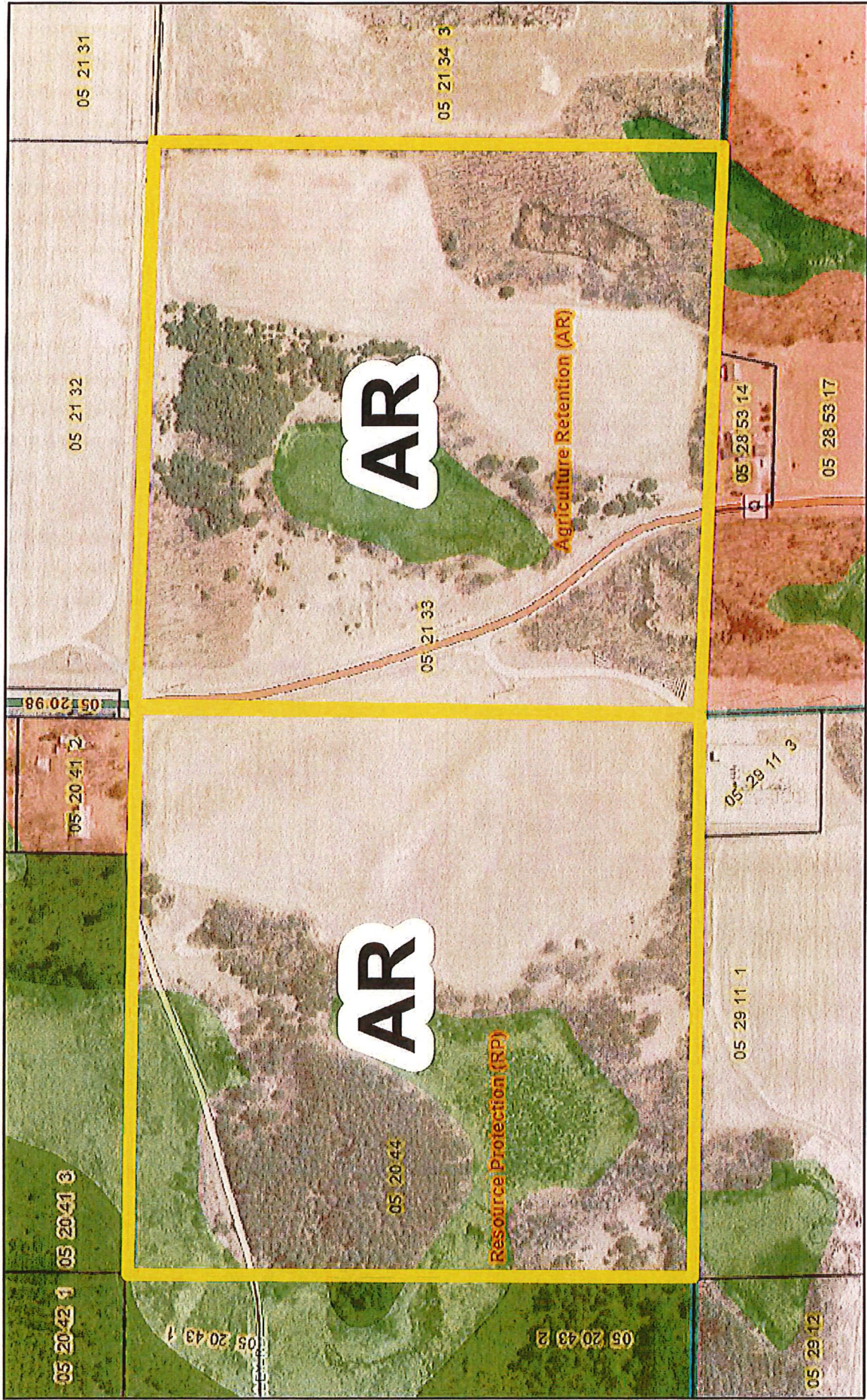
Town Clerk

Date: _____

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

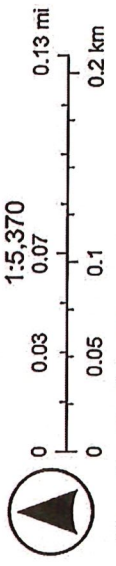
Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on Rezoning and Conditional Use Permits to the Waupaca County Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the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

CURRENT ZONING DISTRICT: AGRICULTURE RETENTION (AR)

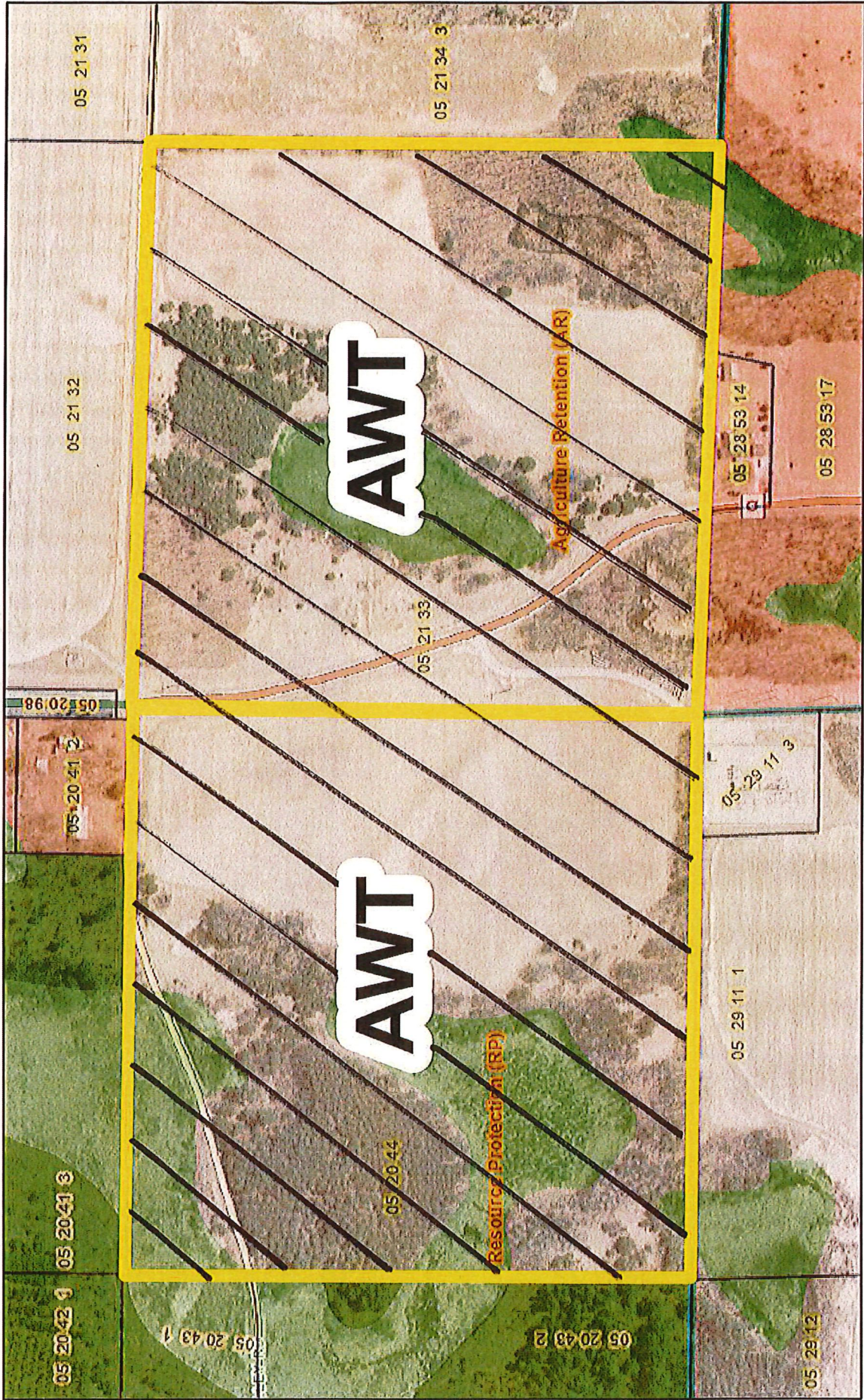


12/16/2025, 11:34:21 AM

- Parent Numbers
- Parent Boundary
- Section Line
- Zoning Code Labels
- Zoning Colors
- Agriculture Retention (AR)
- Agriculture and Woodland Transition (AWT)
- Private Recreation and Forestry (PRF)
- Resource Protection (RP)
- Unincorporated Areas: < 1BK
- Public Access: 1BK
- Public Access
- Public Access - Boat Launch
- Airport Locations: < 3BK
- Airport Footprints

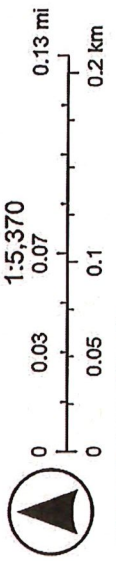


PROPOSED ZONING DISTRICT: AGRICULTURE & WOODLAND TRANSITION (AWT)



12/16/2025, 11:36:28 AM

- Parcel Numbers
- Parcel Boundary
- Section Line
- Zoning Code Labels
- Zoning Colors
- Agriculture Retention (AR)
- Agriculture and Woodland Transition (AWT)
- Private Recreation and Forestry (PRPF)
- Resource Protection (RP)
- Unincorporated Areas: < 1BK
- Public Access: 1BK
- Public Access
- Public Access - Boat Launch
- Airport Locations: < 30K
- Airport Footprints



Waupaca County Land Information



Fw: Chain Skiers schedule 2026

From Kevin Will <chair@farmingtonwaup.gov>
Date Fri 3/20/2026 10:12 AM
To Anjela Hamm <clerk@farmingtonwaup.gov>

Get [Outlook for iOS](#)

From: Joshua Check <joshua.check@outlook.com>
Sent: Friday, March 20, 2026 7:27:28 AM
To: Kevin Will <chair@farmingtonwaup.gov>
Subject: Chain Skiers schedule 2026

Good Morning Caroline

This is Joshua Check, the Safety director for the Chain skiers
For our 2026 season we have the proposed schedule as follows

Main shows Saturdays 5:30PM starting June 13 through august 8th with an additional show on July 4th.

Practicices remaining very similar to years with an extension of hours needed on Tuesday, Wednesday,
and Thursdays till 8PM

Then our Saturday morning barefoot practice from 8AM-10AM

As we did last year, we are planning a single modified show on Columbia lake Wednesday, July the
29th 6-8PM.

I have been in contact with Dayton about this as well, who saw no issues following the success of last
years show.

Thank you
Josh Check
608-963-0738

From: Joshua Check <joshua.check@outlook.com>
Sent: Tuesday, February 4, 2025 11:25 AM
To: chair@farmington-waupaca.com <chair@farmington-waupaca.com>
Subject: Chain Skiers schedule 2025

Good morning Caroline

For the 2025 Chain Skiers schedule we have proposed the following

Main shows Saturdays 5:30PM starting June 14 through august 9th with an additional show on July 4th.

Pracitices remaining very similar to years with

Mondays 10-1 limited juniors

Tuesdays 5-8 main show skiers

Wednesday 10-1 limited juniors and 5-8 main skiers

Thursday 5-8 main skiers

Friday 10-1 limited juniors

Saturday 8-10am barefoof practice (on June 7th we would be hosting our public learn to ski event starting at 9am)

The only outlier to prior years is we are looking to possibly do a one time limited exhibition show on

Columbia lake July 30th from 6-7:30 PM.

This would be entirely water based from our boats or floating platforms.

As always, every show and practice will have the additional safety certified personnel, equipment and spotters that our club and overseeing organizations require beyond Wisconsin law

Let me know if you have any questions

Thanks

Josh Check



FAULKS BROS.
E3481 ROYALTON
WAUPACA WI 54981
USA

Phone: 715-258-8566
Fax: 715-942-0509

Date: 3/24/26
Expires: 4/24/26
NICK PANKRATZ
nick@faulksbrothers.com

Quote Number: 14505

QUOTE

Quote To: FARM05

Ship to/Job Site: 18

TOWN OF FARMINGTON
E913 PRAIRIE VIEW LANE
WAUPACA WI 54981

FARMINGTON: DRAIN PIPE OTTER DRIVE
TOWN OF FARMINGTON
N2883 OTTER DRIVE
WAUPACA WI 54981

PHONE: 715-258-2779

EMAIL: chair@farmingtonwaup.gov

Budgetary Estimate for New Drain Pipe for Town of Farmington

Thru Lot at N2883 Otter Drive, Waupaca, WI

- Furnish all equipment and materials to install approx. 90' of 6" or 8" pipe from existing catch basin to lake.

Budgetary Cost \$ 8,000.00 +/-

- * Final project t will be based on actual "Time & Materials" and based on final design by Robert E. Lee and Assoc.
- * The above quote for budgetary reasons only and subject to change when actual design is completed.
- * No permits of any kind are included.

PAYMENT TERMS All invoices are due and payable upon completion. A service charge of 1.5% per month will be added to all past due amounts. All prices subject to applicable sales taxes.

LIEN RIGHTS AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, FAULKS BROS. CONSTRUCTION, INC. HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED, FAULKS BROS. CONSTRUCTION, INC. ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. FAULKS BROS. CONSTRUCTION, INC. AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs must be approved by owner, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within 30 days.

ESTIMATOR NICK PANKRATZ FAULKS BROS. CONSTRUCTION, INC.

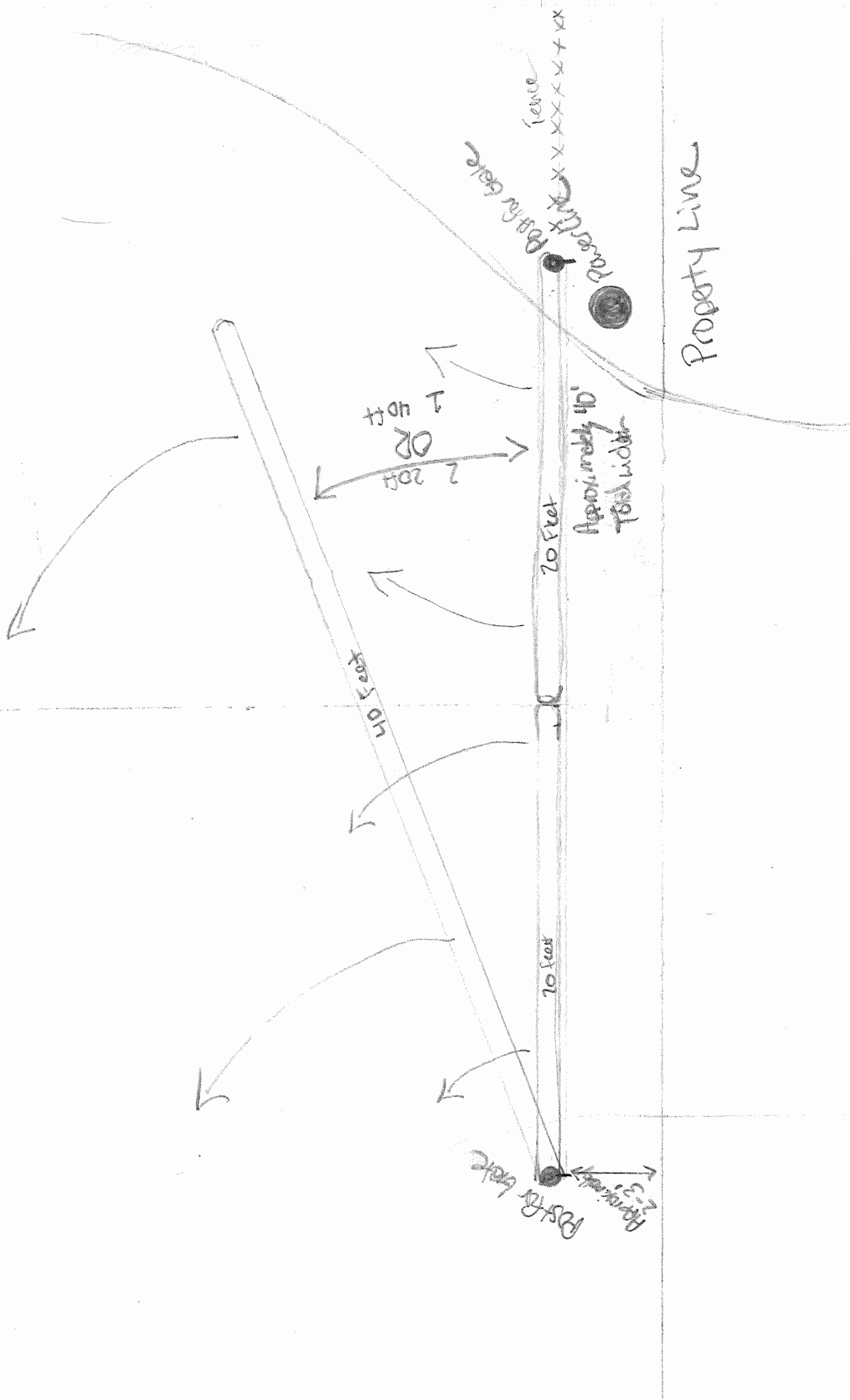
ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature:

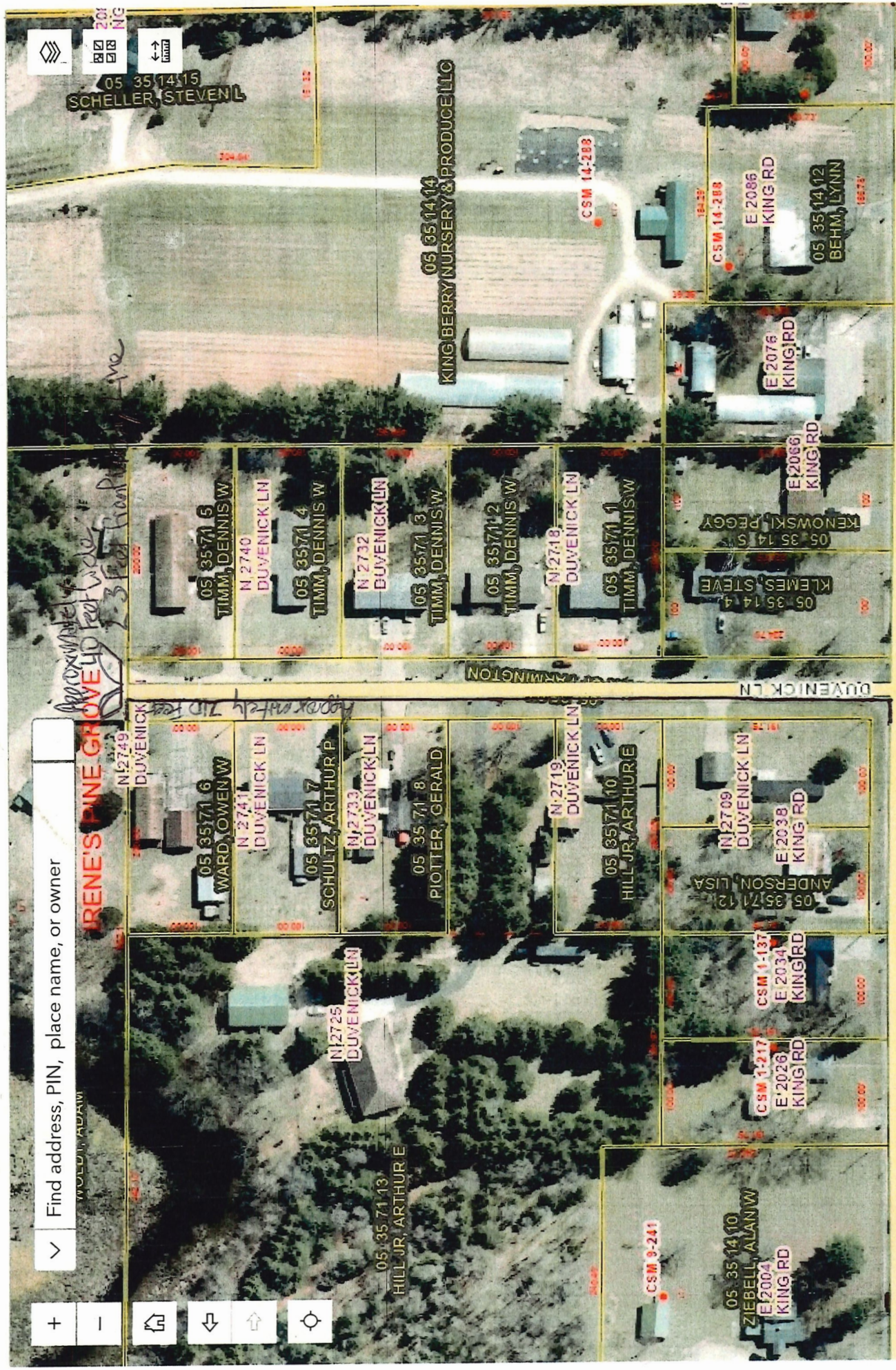
Planning and zoning does not require a permit for the gate and fence that Adam wants to install.







Find address, PIN, place name, or owner



Land Use Permit Applications, Notice to Cut, and Driveway/Culvert/Fire Number Permits
Town of Farmington – Waupaca County
April 21, 2026, Board Meeting

Land Use Permit Applications:

1. Faith Community Church – N2541 Hwy K – Accessory structure; storage shed.
2. Hollman - #05-23-32-1 (Riverbend Lane) – Conditional use permit for a contractor shop.
Adhere to the conditions listed on the 1-8-2026 decision.
3. Byrd – N2639 Kelleen Dr – Addition to dwelling: deck.

Notice to Cut:

1. Weekly Timber and Pulp | Parcel #05-29-33-7
 - Log and pulp cutting.
2. Krueger Lumber Company | #05-11-23-1
 - MFL land cutting.
3. Weekly Timber and Pulp | Parcels #05-29-33-1, #05-29-33-11, and #05-29-33-10
 - Log and pulp cutting.
4. Weekly Timber and Pulp | Parcels #05-29-34-1
 - Log and pulp cutting.
5. Weekly Timber and Pulp | #05-29-34-2
 - Notice of intent didn't specify what type of cutting.

Driveway/Culvert/Fire Number Permits:

- **Much Fire Number Permit** - E1866 Patricia St
- **Robertson Fire Number Permit** - E1447 Larson Rd