

**Public Hearing Agenda
Farmington Town Board
Monday, April 13, 2026, at 9:00am
E913 Prairie View Lane
www.farmingtonwaup.gov**

Call to Order

Public Hearing Statement: This hearing is 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 hearing.

Roll Call

Approve Agenda

Purpose: The purpose of this meeting is for the Town Board to hear public input on the 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.

Public Input

Adjournment

**Posted April 7, 2026, at Farmington Town Hall &
Website www.farmingtonwaup.gov**

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

**Town of Farmington - Waupaca County
Public Hearing Notice
Farmington Town Board
Monday, April 13, 2026, at 9:00am**

The Town of Farmington will hold a public hearing to consider an Amendment to the Comprehensive Plan. The purpose of the Amendment is to: *amend the land use designation of the property located at parcel #05-21-33 and #05-20-44, by **removing both parcels from the Farmland Preservation Area.***

Date and Time: Monday, April 13, 2026, at 9:00am

Location: Farmington Town Hall - E913 Prairie View Lane Waupaca, WI 54981

Public hearing comments will be limited to 5 minutes per person to ensure everyone has an opportunity to speak and must pertain solely to the topic at hand. Written comments will be reviewed by the Town Board.

Written comments or input about the topic may be submitted prior to the hearing by mail or email to the Town of Farmington.

- All written comments must be received **by April 9, 2026, by 12:00pm** to be considered as part of the record.
- Email: clerk@farmingtonwaup.gov OR mail to our Town Hall address.

Copies of the Comprehensive Plan or Amendment are available for inspection prior to the hearing by contacting Ryan Brown, Planning & Zoning Director, at 715-258-6258 during normal business hours (8:00am – 4:00pm).

For more information regarding this public hearing, please contact clerk@farmingtonwaup.gov.

**Posted March 6, 2026, at Farmington Town Hall &
Website www.farmingtonwaup.gov
Publish 3-12-2026**

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

Town of Farmington Plan Commission Minutes
Wednesday, February 4, 2026, at 9:00am
E913 Prairie View Ln

www.farmingtonwaup.gov

*The Town of Farmington will **never** contact property owners requesting a wire transfer fee for any Plan Commission meeting. All official communications from the Town will come from a .gov email address.*

Call to Order: Meeting was called to order at 9:01am. Plan Commission Chair Robert Karpinski 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; Thomas Hanson, Commission Member; Dennis Trinrud, Commission Member; Steve Rawson, Commission Member; Alison Dunham, Commission Member; Anjela Hamm, Commission Secretary.

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

Approve Minutes from January 5, 2026, Plan Commission Meeting: A motion by Alison Dunham, seconded by Dennis Trinrud, to approve the Minutes from January 5, 2026, Plan Commission Meeting. Motion carried unanimously by a voice vote.

New Business:

- 1. Review and approve Comprehensive Plan Amendment for parcel #05-21-33 and #05-20-44, owned by Houdini's Ranch, LLC, to remove both parcels from the Farmland Preservation Area to allow for potential future residential development. (Note: This amendment is requested in conjunction with a Zone Map Amendment for the same property).** Public input was received, followed by discussion among the Commission members. The Commission discussed that removing the parcels from Farmland Preservation while maintaining Agricultural Retention zoning would provide the property owner flexibility for his stated needs while still preventing higher-density residential development. Steve Rawson clarified that Agricultural Retention zoning would continue to allow the owner to construct the pole shed. The Commission further clarified that the intent of the

approval to remove both parcels from Farmland Preservation is not to open the door to subdivision development in this area, but rather to allow construction of the pole shed. A motion by Steve Rawson, seconded by Richard Kasza, to approve the Comprehensive Plan Amendment for parcels #05-21-33 and #05-20-44. Motion carried unanimously by a voice vote.

a. Public Input on Comprehensive Plan Amendment:

- **Eric Jacobson (733 Midway Rd):** Mr. Jacobson, a member of Houdini's Ranch LLC, presented his request. He explained that he owns the property behind Town Hall as well as the parcels in question. Mr. Jacobson clarified that he wasn't looking to fully develop the land for residential purposes but rather wanted more flexibility in land use. He uses the fields to grow hay and corn for his cattle operation in Lanark. His specific interest is to build a pole shed with heated garage on the southeast corner of Erickson Rd and County Rd Q. Also mentioned he's not seeing a tax benefit from being in Farmland Preservation yet is facing many limitations on what he can do with the land.
- **Brad Ceranski (E720 Frost Valley Rd):** Mr. Ceranski expressed concern that while the current owner might have limited plans now, the zoning change would open up possibilities for future development that could change the rural character of the area.
- **Kenneth Christiansen (N3312 County Rd Q):** Mr. Christiansen stated he would prefer not to see the land developed but also acknowledged property owners' rights. He expressed concerns about potential increases in property taxes if higher-value homes were built nearby and about having new residents who might not understand farming practices of the Township.
- **Heather Ceranski (E720 Frost Valley Rd):** Ms. Ceranski raised concerns about water retention issues, noting that the ditches along the road are vital for managing water, and development could impact water quality and potentially cause flooding.
- **Bruce Saransky (E664 State Rd 54):** Mr. Ceranski pointed out that the Town's Comprehensive Plan emphasizes many times the protection of agricultural land, wetlands, and woodlands. Also mentioned that as neighbors, they would have to live with the consequences of any development, which could potentially decrease their property values while increasing the subject property's value, recommending the Town not approve the amendment.

2. **Review and approve Resolution No. 2026-1 Approving an Amendment to the Comprehensive Plan.** A motion by Alison Dunham, seconded by Craig Nelson, to approve Resolution No. 2026-1. The motion failed with 0 ayes and 7 nays.
3. **Review and approve Zone Map Amendment for parcel #05-21-33 and #05-20-44, owned by Houdini’s Ranch, LLC, to amend both parcels from Agriculture Retention (AR) to Agriculture and Woodland Transition (AWT) to allow for potential future residential development. (Note: Only if the Comprehensive Plan Amendment and Resolution are approved).** A motion by Richard Kasza, seconded by Alison Dunham, to deny the Zone Map Amendment for parcels #05-21-33 and #05-20-44. Motion carried unanimously by a voice vote.
 - a. **Public Input on Zone Map Amendment: None.**
4. **New Business from the Floor.** The Clerk mentioned an upcoming County meeting scheduled for February 12th at 10:00 a.m. at the County Highway Department.

Adjournment: A motion by Alison Dunham, seconded by Thomas Hanson, to adjourn the meeting at 9:31am. Motion carried unanimously by a voice vote.

**Submitted by,
Anjela Hamm – Commission Secretary**

Town of Farmington Plan Commission Minutes
Wednesday, March 4, 2026, at 9:00am
E913 Prairie View Ln
www.farmingtonwaup.gov

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Call to Order: Meeting was called to order at 9:01am. Plan Commission Chair Robert Karpinski 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; Craig Nelson, Town Board; Thomas Hanson, Commission Member; Dennis Trinrud, Commission Member; Steve Rawson, Commission Member; Anjela Hamm, Commission Secretary.

Richard Kasza, Vice Chair was absent.

Alison Dunham, Commission Member was absent.

Approve Agenda: A motion by Thomas Hansen, seconded by Craig Nelson, to approve the agenda. Motion carried unanimously by a voice vote.

Approve Minutes from February 4, 2026, Plan Commission Meeting: A motion by Craig Nelson, seconded by Dennis Trinrud, to approve the Minutes from February 4, 2026, Plan Commission Meeting. Motion carried unanimously by a voice vote.

New Business:

- 1. Review and approve Resolution No. 2026-1 Approving an Amendment to the Comprehensive Plan.** Clerk explained that this item was incorrectly denied at previous meeting. The commission clarified that comprehensive plan amendments require an accompanying resolution, while zoning amendments do not. The item was presented to correct the prior procedural error. A motion by Steve Rawson, seconded by Thomas Hansen, to approve Resolution No. 2026-1 Approving an Amendment to the Comprehensive Plan. Motion carried unanimously by a voice vote.

- 2. Review and provide feedback on the proposed revisions to the County Planning and Zoning Ordinances.** The chairperson explained the item was informational only, as the commission has no authority over county ordinance revisions. Any feedback will be submitted through the meeting minutes. Commissioners reviewed the ordinance updates highlighted in blue, which reflected changes made after a joint meeting with the highway department. Notable updates included a new definition for data centers and a requirement for digester operators to notify the county within five business days of testing.

Discussion focused on large-scale solar projects, with commissioners expressing concern over limited town control, as these projects only require county approval.

Questions were raised about long-term cleanup and who would be responsible after the lifespan of the installations. Commissioners also discussed a large solar project near Plover, noting concerns about the loss of agricultural use, including the capping of irrigation wells and uncertainty around future well permitting once panels are removed. Additional concerns included traffic impacts from solar developments and the potential need to designate routes to limit disruption to residential areas. The discussion also touched on agrovoltaics and the challenges of operating farm equipment around solar arrays. While commissioners acknowledged the financial incentives for landowners, they expressed ongoing concerns about the long-term impact on farmland and the environment. No specific feedback was identified beyond the concerns discussed.

- 3. New Business from the Floor.** None.

Adjournment: A motion by Craig Nelson, seconded by Dennis Trinrud, to adjourn the meeting at 9:18am. Motion carried unanimously by a voice vote.

**Submitted by,
Anjela Hamm – Town Clerk**

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 #: [REDACTED]
Address: 733 Midway Rd. City: Menasha State & Zip: WI 54952
Email Address: [REDACTED]

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: _____

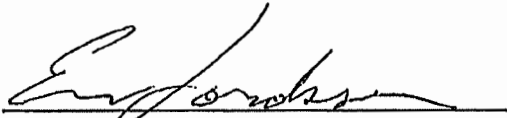
Property Information (attach list if amending multiple parcels)

Check if part of a parcel
Parcel Number: 5 ^{and 111} -21 -33 - _____ Size of Parcel: 40 Acre ^{± 40 acres}

Physical Address: _____
Location: (Gov. Lot 44: SE 1/4 SW 1/4 of 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: ~~FR~~ Farmland Preservation Area
Describe existing use of property: Ag
Proposed Preferred Land Use District: ~~AWF~~ Remove From Farmland Preservation Area
Describe proposed use of property: _____
Potential future residential development _____



Date: 12/10/25

Signature of Applicant Member
Headlin'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: _____
Last Name: Jacobson First Name: Eric Phone #: _____
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 W $\frac{1}{4}$), 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

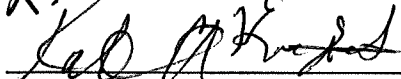
Explain:

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



Planning Commission Chairperson

Date: 7/14/26

Town Board

Recommend Approval Recommend Denial

Town Chairman

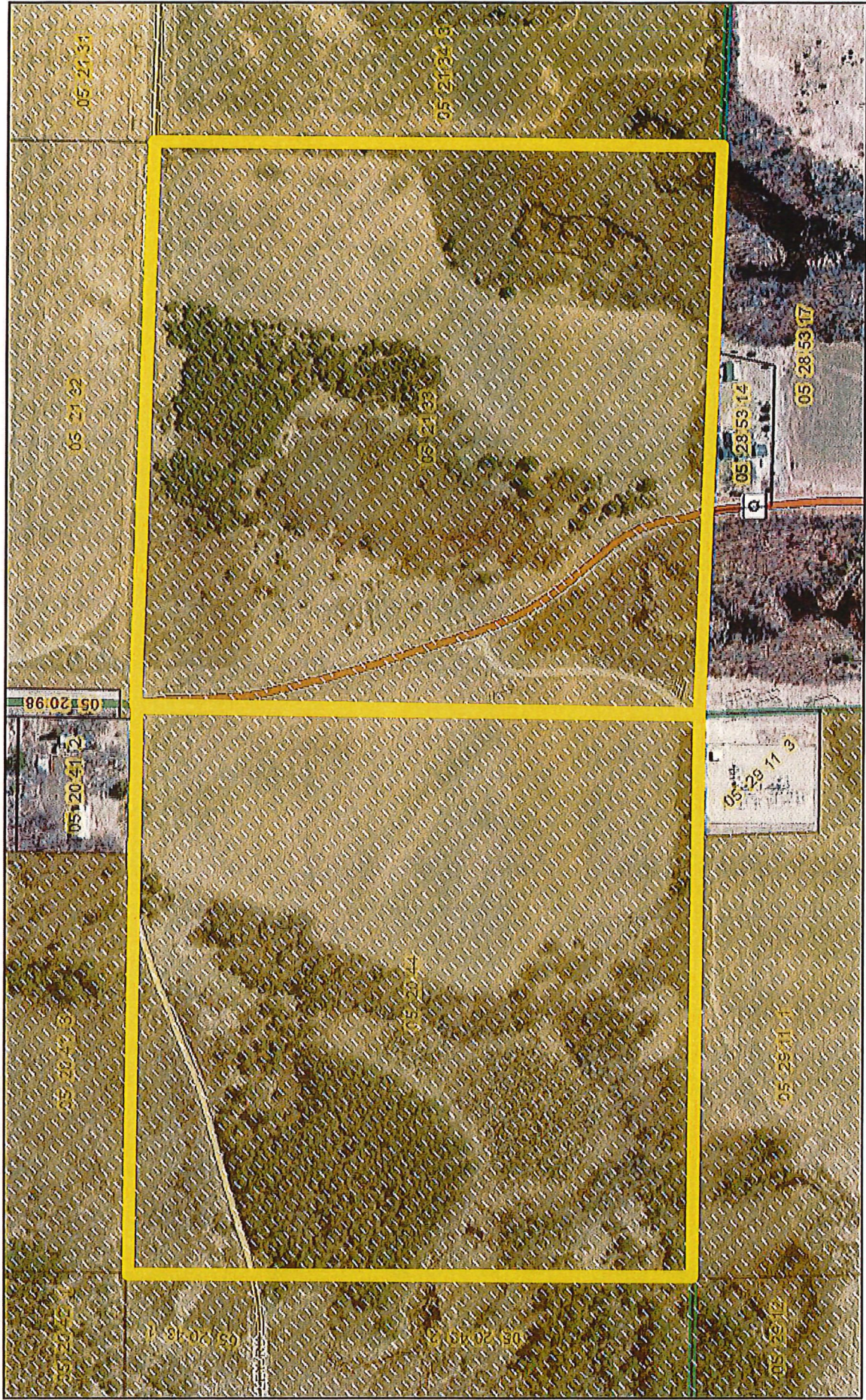
Date: _____

Town Clerk

Date: _____

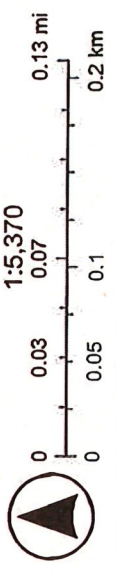
Remit along with application to: Waupaca County Planning & Zoning – 811 Harding St., Waupaca WI 54981

CURRENT PREFERRED LAND USE: FARMLAND PRESERVATION AREA



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

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



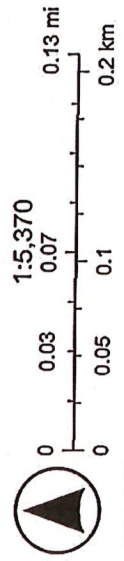
Waupaca County Land Information

PROPOSED PREFERRED LAND USE: REMOVE FROM FARMLAND PRESERVATION AREA



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

- Farmland Preservation Area
- Parcel Numbers
- Parcel Boundary
- Section Line
- Unincorporated Areas < 18K
- Public Access: 18K
- Public Access
- Public Access - Boat Launch
- 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

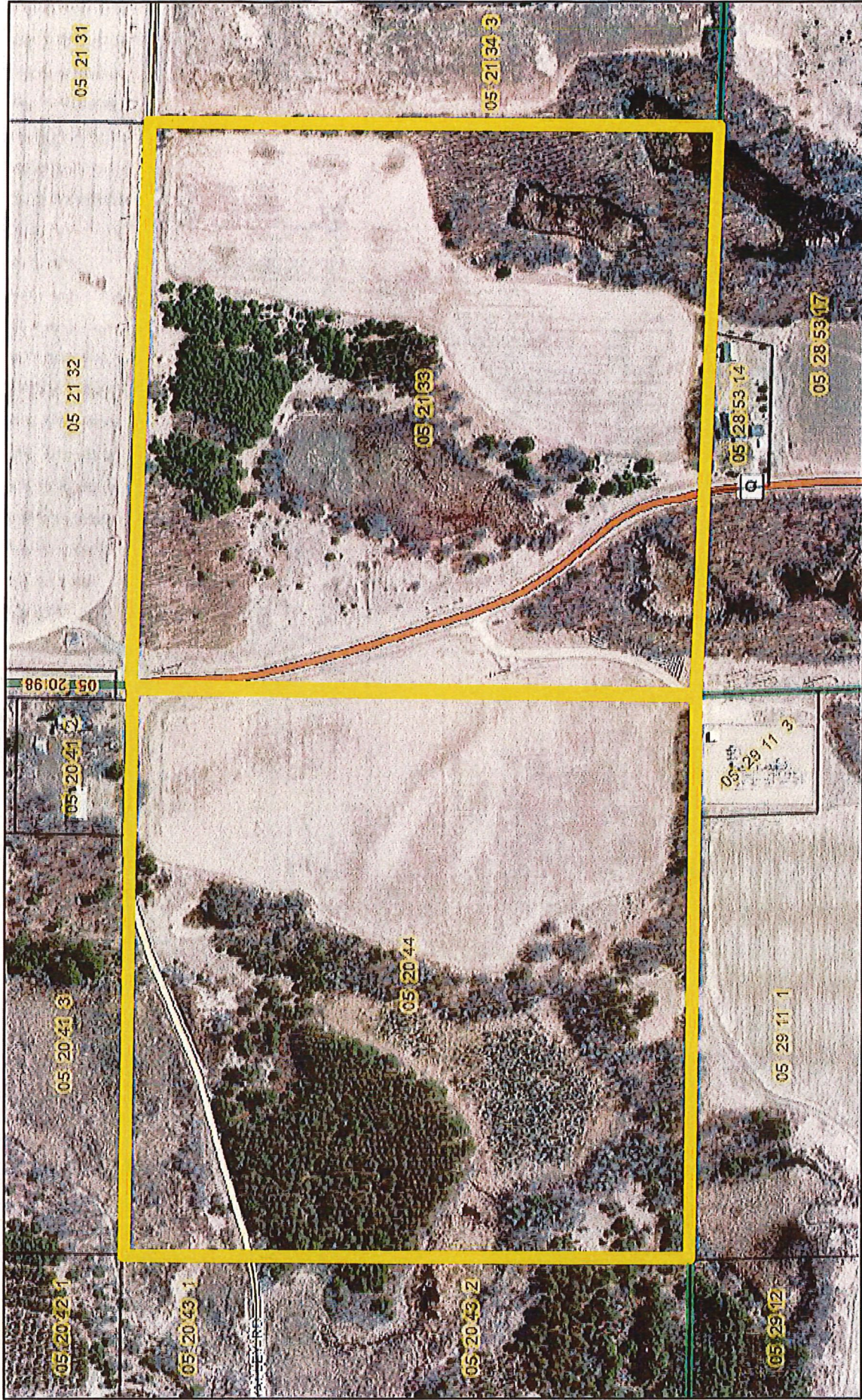
- Zoning_GIS_Data
- Section Line
- Section Numbers
- Unincorporated Areas < 18K
- Public Access: 18K
- Public Access
- Public Access - Boat Launch

1:14,916



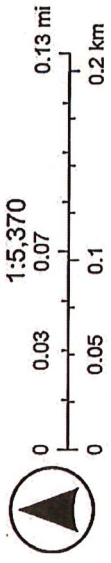
Waupaca County Land Information

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: < 18K
- Public Access: 18K
- Public Access
- Public Access - Boat Launch



Waupaca County Land Information

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.