

Town of Farmington – Waupaca County
Plan Commission Agenda
Wednesday, October 7, 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

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 September 2, 2026, Plan Commission Meeting

New Business:

1. Review and approve the Comprehensive Plan Amendment for parcel #05-31-31-13 (Edminster Rd), owned by Les Wilmot, to remove the property from the Farmland Preservation Area for the purpose of dividing the parcel into two equal lots, constructing a dwelling on one lot, and potentially developing the second lot in the future.
 - a. **Public Input on Comprehensive Plan Amendment:**
2. Review and approve Resolution No. 2026-6 Approving an Amendment to the Comprehensive Plan.
3. Review and approve Zone Map Amendment for parcel #05-31-31-13 (Edminster Rd), owned by Les Wilmot, to amend the zoning from Agriculture Retention (AR) to Agriculture and Woodland Transition (AWT), for the purpose of a lot split and development.
 - a. **Public Input on Zone Map Amendment:**
4. New Business from the Floor.

Adjournment

Posted September 25, 2026, at Farmington Town Hall
& Website www.farmingtonwaup.gov
Publish 10-1-2026

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.

Town of Farmington Plan Commission Minutes
Wednesday, September 2, 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 9:00am. 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 Dennis Trinrud, to approve the agenda. Motion carried unanimously by a voice vote.

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

New Business:

- 1. Review and approve Comprehensive Plan Amendment for parcel #05-35-14-8 (E2076 King Rd), owned by Travis Bremer (King Berry), to amend the Preferred Land Use designation from Residential to Commercial for the purpose of expanding retail sales and addition of a bakery in existing structures.** The Commission heard public input and reviewed the application. There was some discussion regarding increased waste management needs, which the applicant indicated he would address. A motion by Alison Dunham, seconded by Richard Kasza, to approve the Comprehensive Plan Amendment for parcel #05-35-14-8. Motion carried unanimously by a voice vote.

a. Public Input on Comprehensive Plan Amendment:

- i. Travis Bremer (owner of King Berry):** Mr. Bremer was in attendance to explain his application. He explained that he purchased King Berry

last year and that the proposed plans are to utilize the existing back storage room to bake products in-house. No additional buildings are proposed. He has been selling European Delights' bakery items at his store already; however, King Berry and European Delights now plan to expand their partnership by baking some products on-site at King Berry. In order to bake and sell the products, the property would need to be amended to commercial use. He also added that the original permit from 1990 only allowed the selling of fruits and vegetables, but the retail store has expanded over the years with more products.

2. **Review and approve Resolution No. 2026-5 Approving an Amendment to the Comprehensive Plan.** A motion by Alison Dunham, seconded by Thomas Hanson, to approve resolution No. 2026-5 Approving an Amendment to the Comprehensive Plan. Motion carried unanimously by a voice vote.
3. **Review and approve Zone Map amendment for parcel #05-35-14-8 (E2076 King Rd), owned by Travis Bremer (King Berry), to amend the zoning from Rural Residential (RR) to Rural Commercial Neighborhood (RC-N), for the purposes described on the application.** A motion by Alison Dunham, seconded by Craig Nelson, to approve the Zone Map amendment for parcel #05-35-14-8. Motion carried unanimously by a voice vote.
 - a. **Public Input on Zone Map Amendment:** None.
4. **Review and approve the Conditional Use Permit for parcel #05-35-14-8 (E2076 King Rd), owned by Travis Bremer (King Berry), to allow the existing dwelling as an accessory use to the principal commercial use pursuant to Section 6.5(7), and to the existing agriculture-related use pursuant to Section 6.10(3).** A motion by Alison Dunham, seconded by Richard Kasza, to approve the Conditional Use Permit for parcel #05-35-14-8. Motion carried unanimously by a voice vote.
 - a. **Public Input on Conditional Use Permit:** None.
5. **Review and approve the Comprehensive Plan Amendment for parcel #05-31-31-13 (Edminster Rd), owned by Les Wilmot, to remove the property from the Farmland Preservation Area for the purpose of dividing the parcel into two equal lots, constructing a dwelling on one lot, and potentially developing the second lot in the future.** The Commission heard public input and discussed the application. Discussion focused on the fact that this parcel is considered good farmland and is already irrigated. Craig noted that the purpose of including these fields in Farmland Preservation is to preserve quality farmland for agricultural use. The Commission also noted that the applicant was unable to attend this meeting to answer questions. Concerns were raised that realtors may be advising buyers that these applications are routine or likely to be approved. It was discussed that applications should ideally be submitted prior to a property sale to ensure prospective buyers understand before purchasing the property. A motion by Alison

Dunham, seconded by Steve Rawson, to table the application until the next Plan Commission meeting when the applicant can be present to answer questions. Motion carried unanimously by a voice vote.

a. Public Input on Comprehensive Plan Amendment:

i. **Virginia Moehring (E251 Edminster Rd):** Ms. Moehring asked several clarifying questions regarding the property and the owner's plans following its removal from the Farmland Preservation Program. After receiving some clarification, she stated that the proposed plans appear to be similar to existing uses in the area and would not affect her.

ii. **Michael Lorenz (E221 Golke Rd):** Mr. Lorenz asked some clarifying questions about the property and asked if the owner could change his mind about future plans and how many dwellings per acre can be built.

6. Review and approve Resolution No. 2026-6 Approving an Amendment to the Comprehensive Plan. A motion by Alison Dunham, seconded by Dennis Trinrud, to table the resolution until the next Plan Commission meeting when the applicant can be present to answer questions. Motion carried unanimously by a voice vote.

7. Review and approve Zone Map Amendment for parcel #05-31-31-13 (Edminster Rd), owned by Les Wilmot, to amend the zoning from Agriculture Retention (AR) to Agriculture and Woodland Transition (AWT), for the purpose of a lot split and development. A motion by Richard Kasza, seconded by Dennis Trinrud, to table the application until the next Plan Commission meeting when the applicant can be present to answer questions. Motion carried unanimously by a voice vote.

a. Public Input on Zone Map Amendment:

8. New Business from the Floor. None.

Adjournment: A motion by Alison Dunham, seconded by Thomas Hansen, to adjourn the meeting at 9:20am. Motion carried unanimously by a voice vote.

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

Waupaca County

Fee \$500Check # 10640☐ 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: WilmotFirst Name: LesPhone #: 

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 - 31 - 31 - 13 Size of Parcel: 20.57 ACRESPhysical Address: Edminster RoadLocation: (Gov. Lot _____ or NE SW NW 1/4, SE 1/4), Section 31, T 22 N, R 11 E, Town of FarmingtonFor 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: AGRICULTURE WITH Farmland PreservationDescribe existing use of property: FARMLANDProposed Preferred Land Use District: 02 Ag - remove farmland preservationDescribe proposed use of property: BUILD Single Family Home, THEN SELL HALF OF LAND TO DAUGHTER 3 to 4 YEARS FROM NOW TO BUILD ANOTHER Single Family HomeDate: 7.27.26

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: Wilmot

First Name: LES

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 - 31 - 31 - 13 Size of Parcel: 20.57 ACRES

Physical Address:

Location: (Gov. Lot NE SW or NW 1/4 SE 1/4), Section 31, T 22N, R 11E, Town of Farmington

Current Preferred Land Use District: Agriculture with Farmland Preservation

Describe existing use of property: FARMLAND

Proposed Preferred Land Use District: Ag - remove farmland preservation

Describe Proposed Use of Property: BUILD Single Family Home, Then 3 to 4 years later SELL HALF of land to DAUGHTER to BUILD Single Family HOME

- 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?

There are many, various size properties to the west & north with single family homes which are compatible with our proposed use. State land to the south which seems very unlikely to ever change. Property to the east just sold, uncertain to the proposed use.

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: _____

Town Board

☐ Recommend Approval ☐ Recommend Denial

Town Chairman

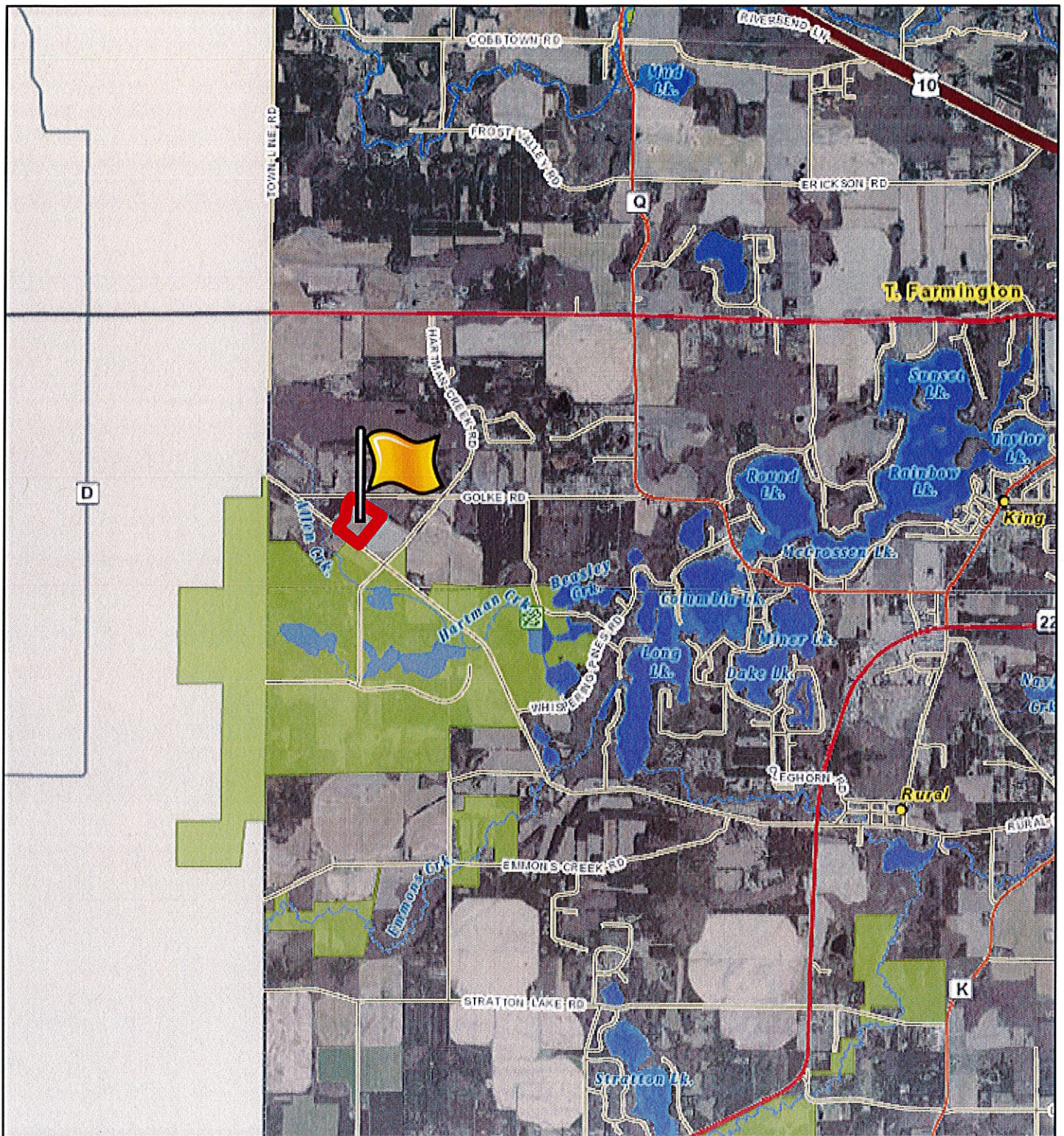
Date: _____

Town Clerk

Date: _____

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

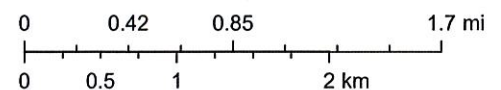
WIDAKI REV TRUST; FARMINGTON



8/13/2026, 2:48:26 PM

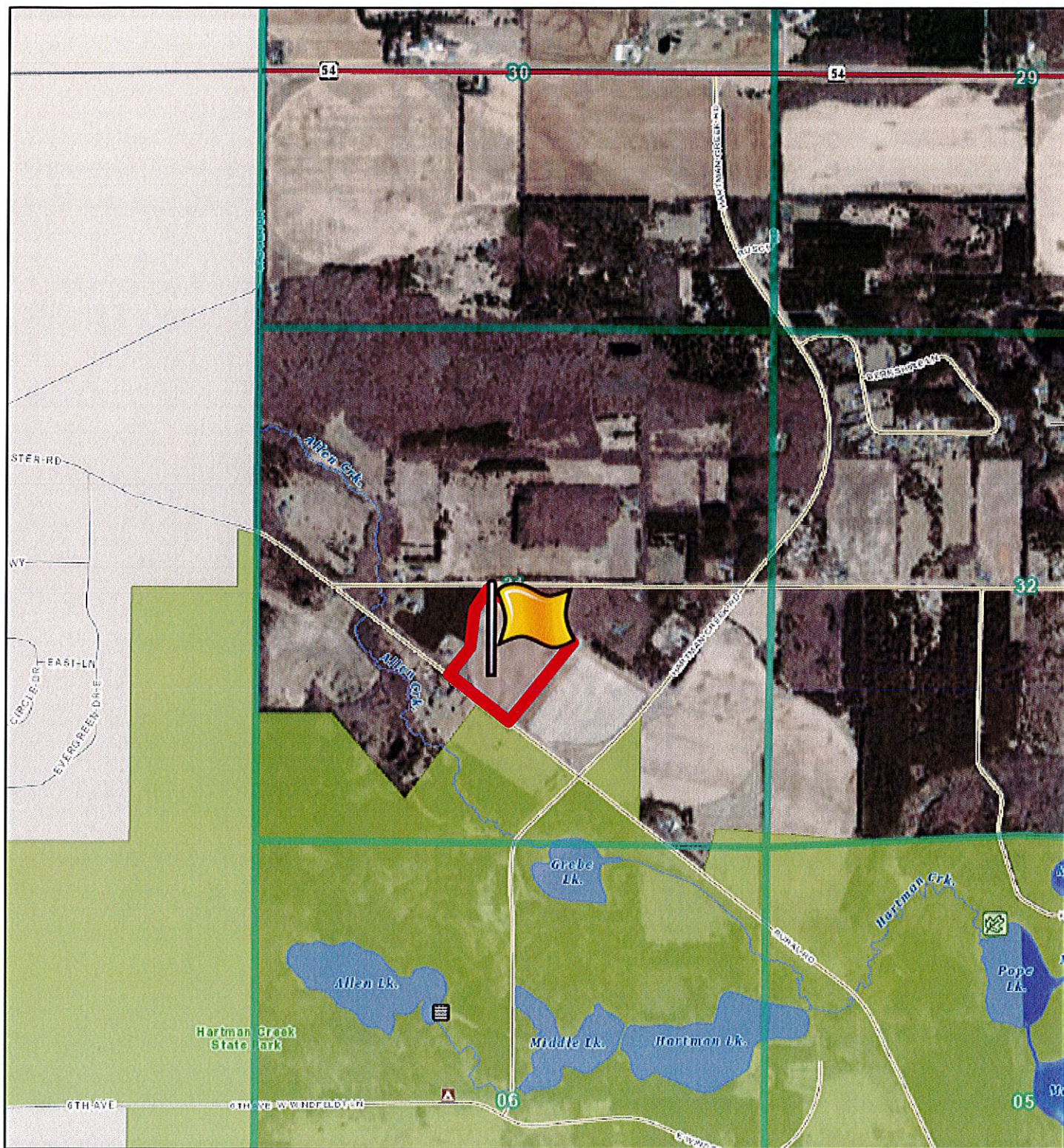
1:68,805

- Unincorporated Areas: 72K - 18K
- State Natural Areas: 72K
- ✈ Airport Locations
- Waters Edge
- Water Surface
- Parks: 72K - 9K
- County Park



Waupaca County Land Information

WIDAKI REV TRUST; FARMINGTON



8/13/2026, 2:47:44 PM

1:24,770

Section Lines

Section Line

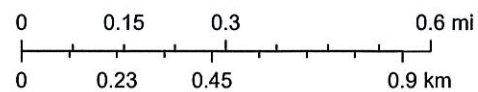
Section Numbers

Unincorporated Areas: 72K - 18K

State Natural Areas: 36K

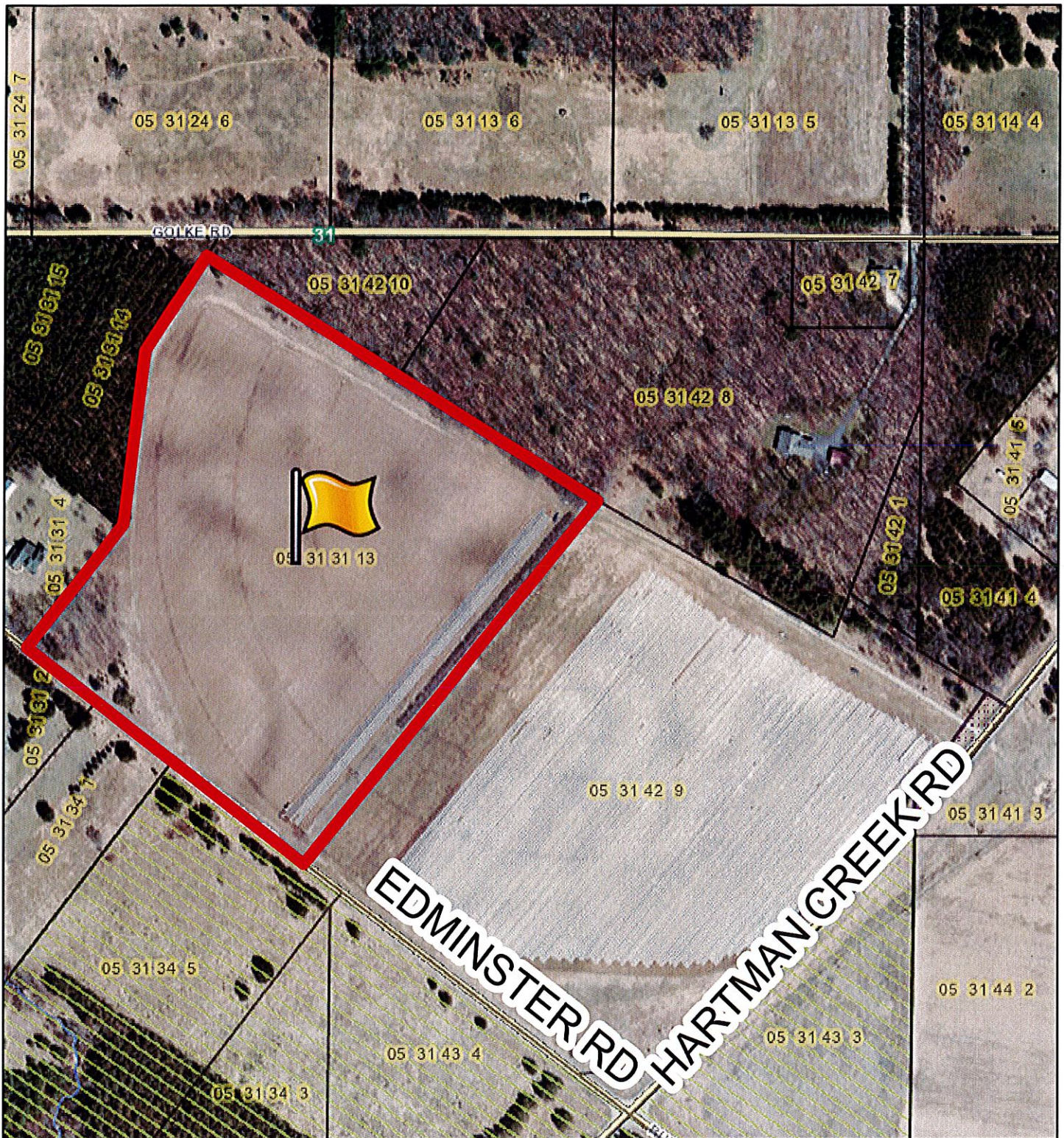
Heliports

Railroad



Waupaca County Land Information

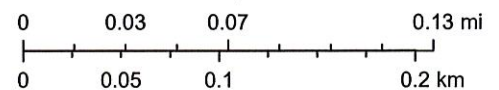
WIDAKI REV TRUST; FARMINGTON



8/13/2026, 2:46:47 PM

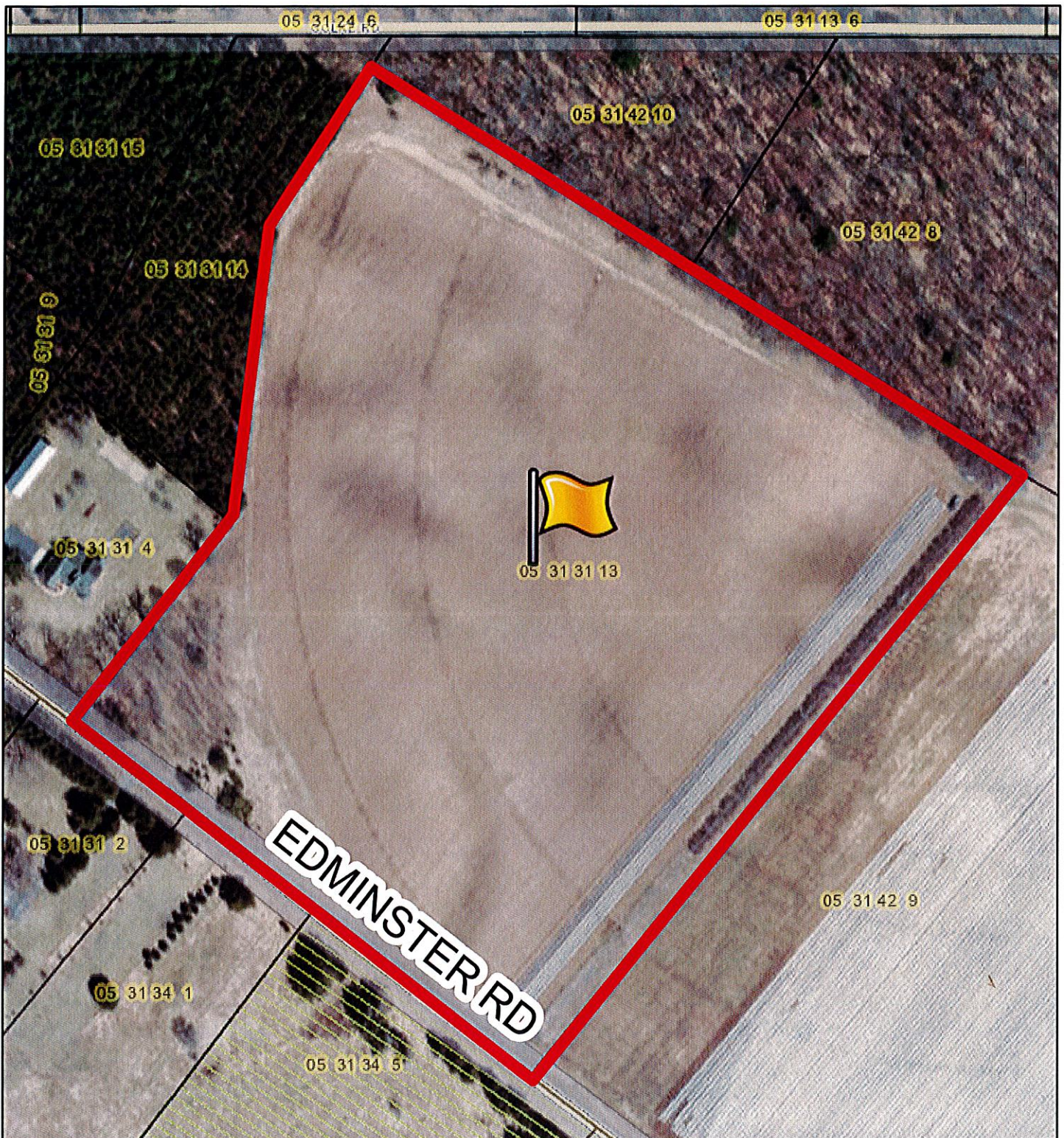
1:5,350

- Parcel Numbers
- Parcel Boundary
- Parcel Changes (Splits-Combos etc)
- Section Numbers
- Unincorporated Areas: < 18K
- Public Access: 18K
- Public Access



Waupaca County Land Information

WIDAKI REV TRUST; FARMINGTON



8/13/2026, 2:44:14 PM

1:3,210

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km

Addresses

Parcel Numbers

Parcel Boundary

Road Right of Way

Unincorporated Areas: < 18K

Public Access: 18K

Public Access

Waupaca County Land Information



05 31 42 10
GOLLA, RODNEY

05 31 31 13
WIDAKI REV TRUST

CSM #25-74

POS #121378S

CSM #25-74

CSM 10-39

SM 20-79

05 31 31 14
LEWALLEN, MICHAEL

EDMINSTER

ANDREW

FRANKA

CURRENT PREFERRED LAND USE: AG WITHIN FPP



8/13/2026, 2:51:40 PM

Farmland Preservation Area

Parcel Numbers

Parcel Boundary

Section Numbers

Comprehensive Planning - Preferred Land Use

Agriculture

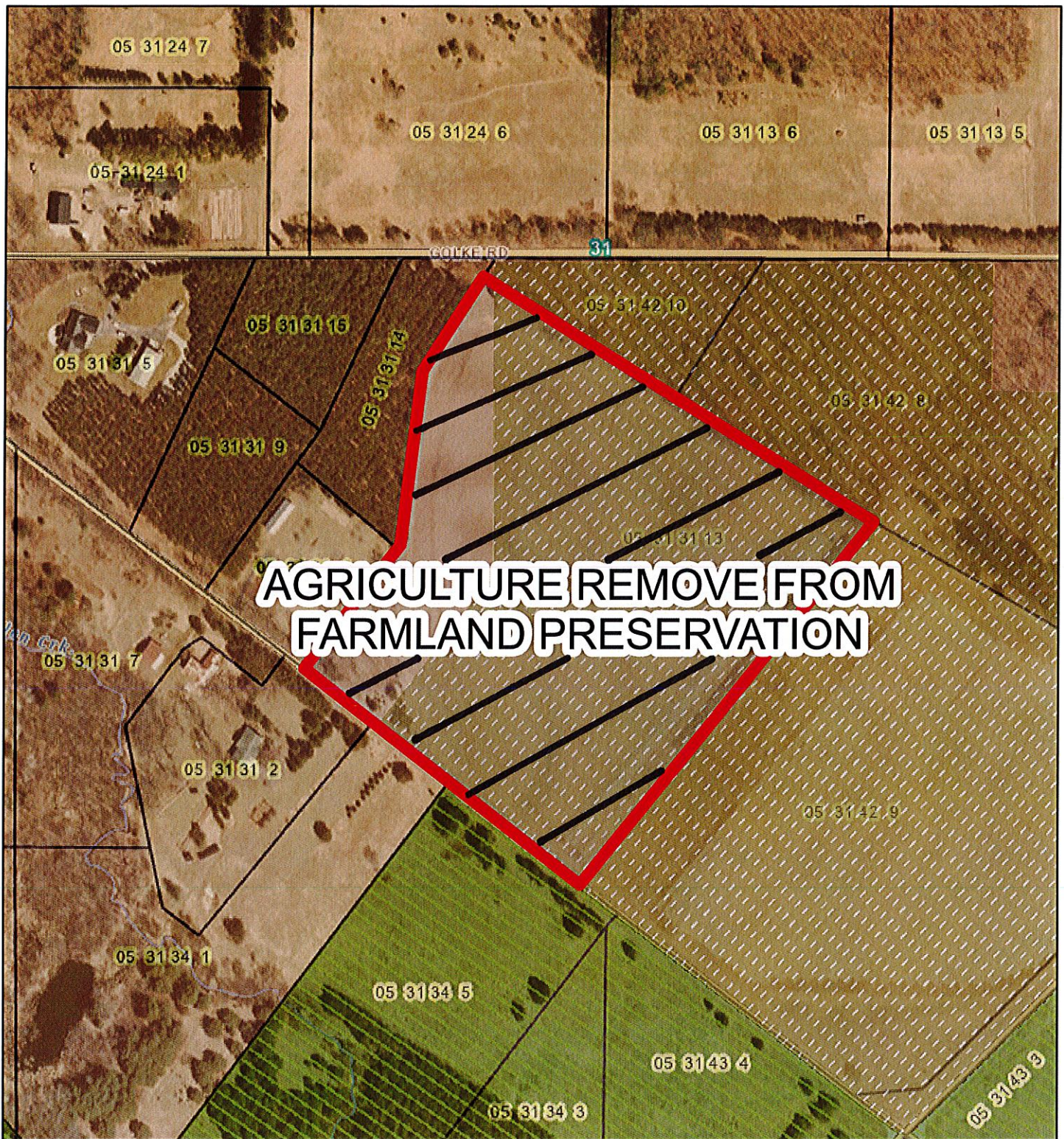
Forestry

1:5,350

0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

Waupaca County Land Information

PROPOSED PREFERRED LAND USE: AG REMOVE FROM FFP



8/13/2026, 2:53:04 PM

 Farmland Preservation Area

Parcel Numbers

 Parcel Boundary

Section Numbers

Comprehensive Planning - Preferred Land Use

 Agriculture

 Forestry

1:5,350

0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

Waupaca County Land Information

**Town of Farmington Plan Commission – Waupaca County
Resolution No. 2026-6**

**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, **Les Wilmot** has submitted a request to change the Land Use designation of **parcel #05-31-31-13 (Edminster Rd) by removing 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 7th day of October 2026.

Ayes_____ Noes_____ Absent_____

Chair, Town Planning Commission

ATTEST:

Commission Secretary, Town of Farmington

Waupaca County

Zoning Map Amendment Application

Fee 500

Check # 10640

☐ 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:**

Last Name: Wilmot First Name: LES

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: 05-31-31-13 Size of Parcel: 20.57 acres

Physical Address: Edminster Road

Location: (Gov. Lot _____ or NE SW NW SE $\frac{1}{4}$ $\frac{1}{4}$), Section 31, T 22N, R 11 E, Town of Farmington

Current Zoning District: AGRIC Hdr Current Use and Improvements: Farm Field

Map Amendment Information

Proposed Zoning District: D2 AWT

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

WE WOULD LIKE TO SPLIT THIS PROPERTY INTO EQUAL HALVES.
WE WOULD THEN BUILD A SINGLE FAMILY HOME FOR OURSELVES ON ONE
HALF AND SELL THE OTHER HALF TO OUR DAUGHTER ABOUT 3 YEARS FROM
NOW AND HER & HER HUSBAND WOULD BUILD A SINGLE FAMILY HOME.

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

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

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:

Wilmot

First Name:

LES

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 - 31 - 31 - 13

Size of Parcel:

20.57 ACRES

Physical Address:

Edminster Road

Location: (Gov. Lot

NE SW
or NW 1/4 SE 1/4)

, Section

31

, T

22

N, R

11

E, Town of

Farmington

Current Zoning District:

AR

Current Use and Improvements:

Farm Field

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?

TO BUILD A SINGLE FAMILY HOME FOR OURSELVES, AND IN 3 OR 4 YEARS, SELL HALF OF LAND TO OUR DAUGHTER TO BUILD ANOTHER SINGLE FAMILY HOME.

- 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?

YES, THE LANDS NEAR US ARE IN SIZE WITH SINGLE FAMILY HOMES STATE LAND ACROSS THE ROAD. PROPERTY TO EAST JUST SOLD, UNCERTAIN TO WHAT IS PLANNED ON THAT LOT.

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: _____

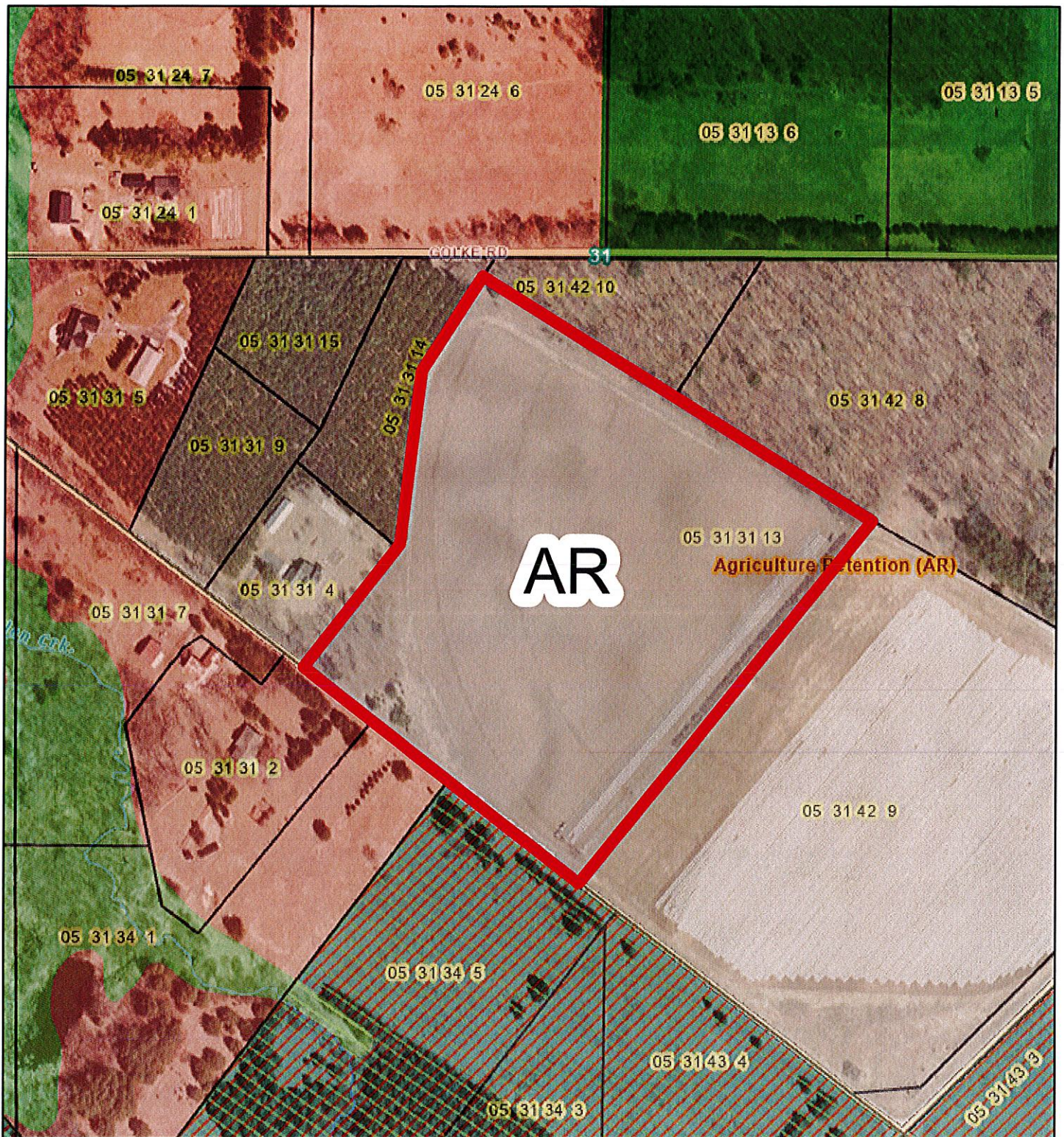
Town Clerk

Date: _____

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

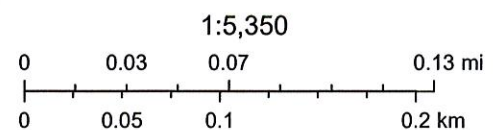
Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on Rezoning and Conditional Use Permits to the Waupaca County Planning & Zoning Director. If the Director has NOT received a written recommendation within 45 days, the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

CURRENT ZONING DISTRICT: AGRICULTURE RETENTION



8/13/2026, 2:55:37 PM

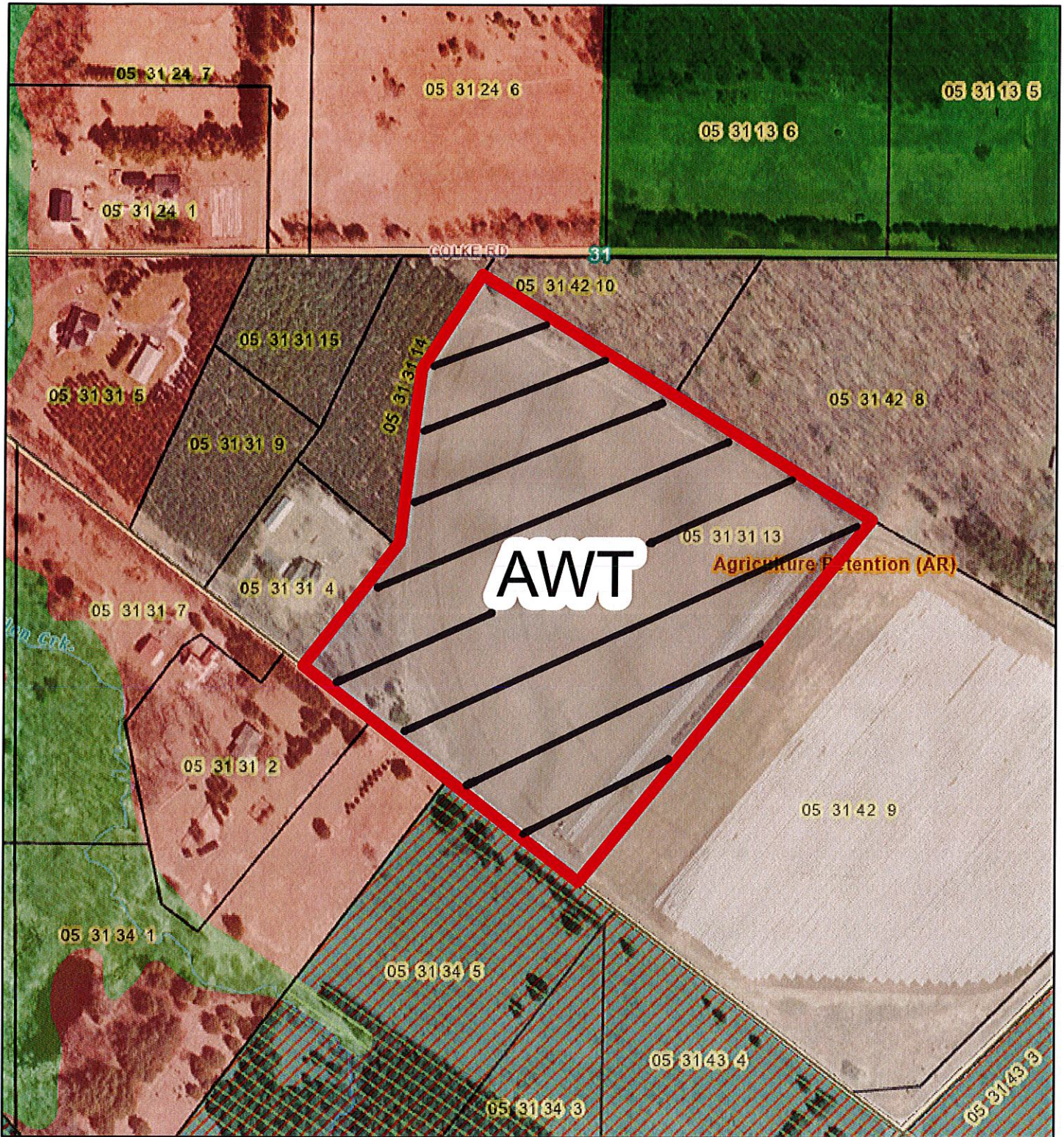
- Parcel Numbers
- Parcel Boundary
- Section Numbers
- Zoning Code Labels
- Zoning Colors
 - Agriculture Retention (AR)
 - Agriculture and Woodland Transition (AWT)



Waupaca County Land Information



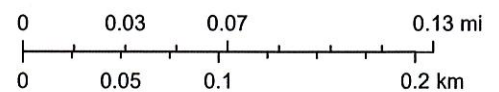
PROPOSED ZONING DISTRICT: AWT



8/13/2026, 2:57:13 PM

1:5,350

- Parcel Numbers
- Parcel Boundary
- Section Numbers
- Zoning Code Labels
- Zoning Colors
 - Agriculture Retention (AR)
 - Agriculture and Woodland Transition (AWT)



Waupaca County Land Information