Town of Farmington Plan Commission Agenda
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

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 August 5, 2026, Plan Commission Meeting

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.
    a. **Public Input on Comprehensive Plan Amendment:**
2. Review and approve Resolution No. 2026-5 Approving an Amendment to the Comprehensive Plan.
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. *(too many to list on agenda)*
    a. **Public Input on Zone Map Amendment:**
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. **Public Input on Conditional Use Permit:**
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.
    a. **Public Input on Comprehensive Plan Amendment:**
6. Review and approve Resolution No. 2026-6 Approving an Amendment to the Comprehensive Plan.
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. **Public Input on Zone Map Amendment:**

8. New Business from the Floor.

Adjournment

Posted August 24, 2026, at Farmington Town Hall
& Website www.farmingtonwaup.gov
Publish 8-27-2026

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, August 5, 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; Anjela Hamm, Commission Secretary.

Alison Dunham, Commission Member – absent.

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

Approve Minutes from June 3, 2026, Plan Commission Meeting: A motion by Richard Kasza, seconded by Dennis Trinrud, to approve the Minutes from June 3, 2026, Plan Commission Meeting. Motion carried unanimously by a voice vote.

New Business:

1. **Review and approve the Zone Map Amendment for parcel #05-31-42-8 (E403 Golke Rd), owned by REPCO Real Estate, LLC, to amend the zoning from Agriculture Retention (AR) to Rural Residential Overlay (RR-O) for the purpose of completing a lot split.** The Commission heard public input, reviewed the application, and answered the questions on the recommendation form. A motion by Thomas Hanson, seconded by Richard Kasza, to approve the Zone Map amendment for parcel #05-31-42-8. Motion carried by a vote of 6 ayes, 0 nays, and 1 absent.

    a. **Public Input on Zone Map Amendment:**
        i. **Benjamin Lyons/REPCO Real Estate (206 W Fulton St):** Mr. Lyons

DRAFT

was present to explain the application. He explained that the rezoning is necessary for his plans to divide the parcel into two lots: one approximately 2 acres and the other approximately 12 acres. The 2-acre lot will likely be sold in the future, while the 12-acre lot will remain with the existing dwelling.

ii. **Monica Gardner (N2657 Hartman Creek Rd**): Ms. Gardner was present to find out if there will be more plans to subdivide the area.
    - Mr. Lyons explained that there are no plans for any further subdivision of the property.

2. **Business from the Floor.** Nothing else was brought up.

Adjournment: A motion by Richard Kasza, seconded by Thomas Hanson, to adjourn the meeting at 9:10am. Motion carried unanimously by a voice vote.

Submitted by,
Anjela Hamm – Commission Secretary

DRAFT

JUL 30 2026

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: Bremer First Name: Travis Phone #: [redacted]

[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)

Parcel Number: 05 - 35 - 14 - 8 Size of Parcel: 29,463.77 sq ft

Physical Address: E2076 King Rd, Waupaca, WI 54981

Location: (Gov. Lot ____ or SE ¼, NE ¼), Section 35, 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: Residential

Describe existing use of property: Owner occupied business

Proposed Preferred Land Use District: Commercial

Describe proposed use of property: Expanded retail sales, addition of bakery in existing structures

[redacted]

JUL 30 2026

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 Travis Bremer

Owner: E-mail Address: _____

Last Name: Bremer First Name: Travis Phone [redacted]

Address: [redacted] State [redacted]

If you wis [redacted] *te the fo*

Agent: E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information (attach list if multiple properties)

Parcel Number: 05 - 35 - 14 - 8 Size of Parcel: 29,463.77 sq ft

Physical Address: E2076 King Rd, Waupaca, WI 54981

Location: (Gov. Lot ____ or ____¼, ____¼), Section 35, T 22 N, R 11 E, Town of Farmington

Current Preferred Land Use District: Residential

Describe existing use of property: Owner occupied business

Proposed Preferred Land Use District: Commercial

Describe Proposed Use of Property: Expanded retail sales, addition of bakery in existing structures

- 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

JUL 30 2026

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

_____ Date: _____

Planning Commission Chairperson

Town Board

☐ Recommend Approval ☐ Recommend Denial

_____ Date: _____

Town Chairman

_____ Date: _____

Town Clerk

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

PROPOSED PLUM: COMMERCIAL



8/13/2026, 11:11:03 AM

Farmland Preservation Area

Addresses

Parcel Numbers

Parcel Boundary

Historic Lot Lines

Historic Lot Lines

Road Right of Way

Comprehensive Planning - Preferred Land Use

Agriculture

Residential

1:565

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Waupaca County Land Information

CURRENT PLUM: RESIDENTIAL



8/13/2026, 11:09:30 AM

Farmland Preservation Area

Addresses

Parcel Numbers

Parcel Boundary

Historic Lot Lines

Historic Lot Lines

Road Right of Way

Comprehensive Planning - Preferred Land Use

Agriculture

Residential

1:565

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Waupaca County Land Information

Town of Farmington Plan Commission – Waupaca County
Resolution No. 2026-5

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, Travis Bremer, aka King Berry, have submitted a request to change the Land Use designation of **parcel #05-35-14-8 from Residential to Commercial** 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 **2nd** day of **September 2026.**

Ayes_____ Noes_____ Absent_____

_____
Chair, Town Planning Commission

ATTEST:

_____
Commission Secretary, Town of Farmington

JUL 30 2026

Waupaca County

Fee _____ Check #_____ ☐ ATF

Zoning Map Amendment Application

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: [redacted]

Last Name: Bremer First Name: Travis Phone [redacted]

Address: [redacted]

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 - 35 - 14 - 8 Size of Parcel: 29,463.77 sq ft

Physical Address: E2076 King Rd, Waupaca, WI 54981

Location: (Gov. Lot ____ or SE ¼, NE ¼), Section 35, T 22 N, R 11 E, Town of Farmington

List Parcel Numbers if more than one; attach a list if necessary. _____

Current Zoning District: RR Current Use and Improvements: Agriculture and greenhouse sales

Map Amendment Information

Proposed Zoning District: RC-N

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

The proposed use is an agriculture-related commercial operation consisting of greenhouse production, nursery stock production, produce cultivation, and the retail sale of plants, produce, and agricultural products. The operation will also include value-added agricultural activities, such as the production and sale of processed farm products and bakery goods.
A residence is proposed as an accessory use to the principal commercial agricultural operation to support on-site management, security, and daily business operations.
The residence is intended to accommodate the owner, manager, employee, or other individual whose presence supports the operation, maintenance, and ongoing activities of the business.

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 [redacted]

Agent Signature: _____ Date _____

JUL 30 2026

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.

JUL 30 2026

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 Addre[redacted]

Last Name: Bremer First Name: Travis Phone #: _____

Address: [redacted]

If you wish [redacted]

Agent: E-mail Address: _____

Last Name: _____ First Name: _____ Phone #: _____

Address: _____ City: _____ State & Zip: _____

Property Information

Parcel Number: 05 - 35 - 14 - 08 Size of Parcel: 29,463.77 sq ft

Physical Address: E2076 King Rd, Waupaca, WI 54981

Location: (Gov. Lot ____ or SE ¼, NE ¼), Section 35, T 22 N, R 11 E, Town of Farmington

List Parcel Numbers if more than one; attach a list if necessary. 05 35 14 08

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

JUL 30 2026

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

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

The proposed use is an agriculture-related commercial operation consisting of greenhouse production, n
ursery stock production, produce cultivation, and the retail sale of plants, produce, other retail items, events, and agricultural products. The operation will also include value-added agricultural activities, such as the production and sale of processed farm products and bakery goods. A residence is proposed as an accessory use to the principal commercial agricultural operation to support on-site management, security, and daily business operations. The residence is intended to accommodate the owner, manager, employee, or other individual whose presence supports the operation, maintenance, and ongoing activities of the business.

- 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

_____ Date: _____

Planning Commission Chairperson

Town Board

☐ Recommend Approval ☐ Recommend Denial

_____ Date: _____

Town Chairman

_____ Date: _____

Town Clerk

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 Rezonings 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: Rural Residential (RR)



8/13/2026, 10:36:09 AM

Farmland Preservation Area

Addresses

Parcel Numbers

Parcel Boundary

Historic Lot Lines

Historic Lot Lines

Road Right of Way

Zoning Code Labels

Zoning Colors

Agriculture and Woodland Transition (AWT)

Rural Residential (RR)

1:565

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Waupaca County Land Information

Proposed Zoning: Rural Commercial Neighborhood



8/13/2026, 10:44:51 AM

Farmland Preservation Area

Addresses

Parcel Numbers

Parcel Boundary

Historic Lot Lines

Historic Lot Lines

Road Right of Way

Zoning Code Labels

Zoning Colors

Agriculture and Woodland Transition (AWT)

Rural Residential (RR)

1:565

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Waupaca County Land Information

JUL 30 2026

Waupaca County

Fee _____ Check #_____ ☐ 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 [redacted]

Last Name: Bremer First Name: Travis Phone [redacted]

[redacted]

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 - 35 - 14 - 08 - Size of Parcel: 29,463.77 sq ft

Physical Address: E2076 King Rd, Waupaca, WI 54981

Location: (Gov. Lot ____ or SE ¼, NE ¼), Section 35, T 22 N, R 11 E, Town of Farmington

Current Zoning District: _____ Current Use and Improvements: _____

Proposed Project: King Berry Nursery & Produce Agricultural Retail and Production Operation

Conditional Use requested per Section 6.5(7), 6.10(3) 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.)

The proposed use is an agriculture-related commercial operation consisting of greenhouse production, n
ursery stock production, produce cultivation, and the retail sale of plants, produce, other retail items, events, and agricultural products. The operation will also include value-added agricultural activities, such as the production and sale of processed farm products and bakery goods. A residence is proposed as an accessory use to the principal commercial agricultural operation to support on-site management, security, and daily business operations. The residence is intended to accommodate the owner, manager, employee, or other individual whose presence supports the operation, maintenance, and ongoing activities of the 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

[redacted]

JUL 30 2026

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: [redacted]

Last Name: Bremer First Name: Travis Phone #: [redacted]

Address: [redacted]

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 - 35 - 14 - 8 Size of Parcel: 29,463.77 sq ft

Physical Address: E2076 King Rd, Waupaca, WI 54981

Location: (Gov. Lot ____ or SE ¼, NE ¼), Section 35, T 22 N, R 11 E, Town of Farmington

Zoning Information

Current/Proposed Zoning District: (check)

- ☐ Conservancy District (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)

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?

JUL 30 2026

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

_____ Date: _____

Planning Commission Chairperson

Town Board

☐ Recommend Approval ☐ Recommend Denial

_____ Date: _____

Town Chairman

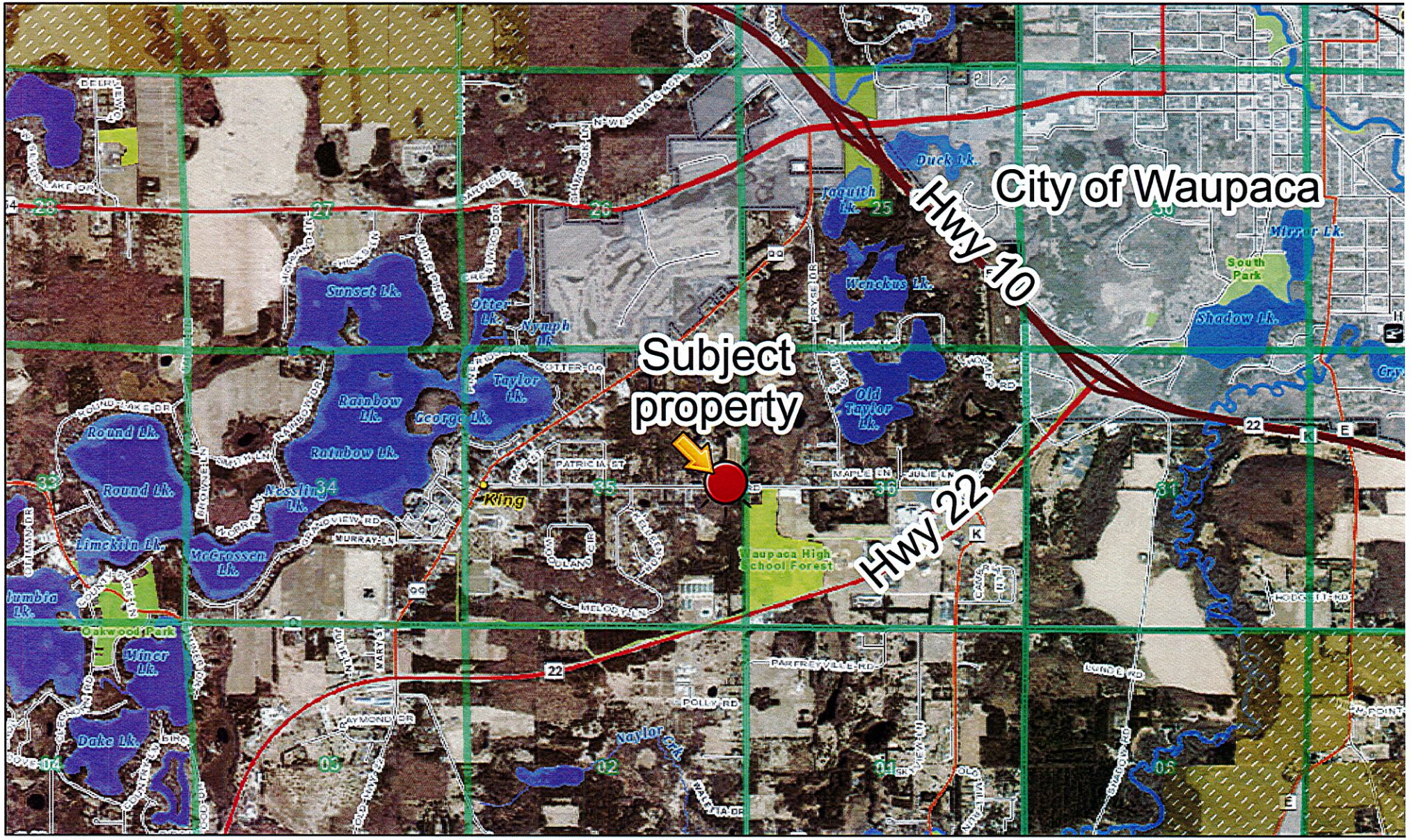
_____ Date: _____

Town Clerk

Please Note: Pursuant to Section 14.06 of the Waupaca County Zoning Ordinance, the Town has 45 days to provide a written recommendation on Rezonings 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

King Berry Nursery & Produce LLC E2076 King Rd. Sec. 35 Farmington



8/13/2026, 10:58:28 AM

Farmland Preservation Area

Section Lines

Section Line

Section Numbers

1:42,415

0 0.25 0.5 1 r

0 0.4 0.8 1.6

Waupaca County Land Information


Residence/Greenhouse
Retail Greenhouse
Store/Bakery
Parking Lot

5.0 Zoning District Permitted and Conditional Uses

The following table identifies the Permitted (P), and Conditional uses (C) within the Waupaca County Zoning Districts. Definitions and additional requirements for these land uses are included in Section 6.0. See Table 5.1 for Special Regulations for Districts within Farmland Preservation Overlay.

Table 5.0

Land Uses	CV	PURF	PVRF	AE	AR	AWT	RR	SR	PD	H	RC-N	RC-G	RI-G	RI-I	Land Use Definition and Requirements (Section #)
	Zoning Districts[5]														
	Conservancy District[4]	Public Recreation and Forestry	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Agriculture and Woodland Transition	Rural Residential	Sewered Residential	Planned Residential Development	Hamlet[1]	Rural Commercial - Neighborhood	Rural Commercial - General	Rural Industrial - General	Rural Industrial - Intensive	
RESIDENTIAL LAND USES															**6.5**
Single Family Residence (Nonfarm)			P	P	P	P	P	P	P[1]	P					1
Dwelling less than 22 feet in Width			C	C	C	C	C	C	C	C					2
Two Family Residence (Nonfarm)			P	C	P	P	P	C	P[1]	P[1]					3
Multiple Family Residence						C	C	C	P[1]	P[1]					4
Nonfarm Residential Cluster															5
Lot Clustering Density Bonus				C	C	C	C								6
Single Family Residence - Accessory to a Principal Commercial Use										P	C	C			7
Major Home Occupation			C	C	C	C				C					8
Minor Home Occupation			P	P	P	P	P	P	P	P					9
Family Day Care Home			C	C	C	C	C	C	C	C					10
Bed and Breakfast Establishment			C	C	C	C	C	C	C	P	P				11
Manufactured/Mobile Home Community or Park									C						12
Temporary Occupancy of RV (over 30 days)			C	C	C	C	C			C					13
COMMERCIAL LAND USES															**6.6**
Personal or Professional Service										P[1]	P[1]	P[1]			1
Indoor Sales and Service										P[1]	P[1]	P[1]			2
Medium Indoor Sales and Service											C	P[1]			3
Large Indoor Sales and Service												C			4
Long Term Outdoor Display and Sale											C	C			5
Indoor Maintenance Service										P[1]	P[1]	P[1]	P[1]	P[1]	6
Outdoor Maintenance Service												C	C	C	7
In-Vehicle Sales and Service										C	C	C			8
Commercial Entertainment										C	P[1]	P[1]			9
Indoor Shooting Ranges for Firearms											C	C			10
Commercial Indoor Lodging Facility										C	C	P[1]			11
Resort Establishment											C	P[1]			12
Group Day Care Center Facility										C	P[1]	P[1]			13
Group Day Care Center Facility - Accessory to a Principal Use		C	C	C	C	C	C	C	C	P	P	P			13
Commercial Animal Facility			C	C	C	C					C	C			14
Sexually-Oriented Business												C		P	15
Personal Storage Facility			C	C	C	C					P	P	P	P	16
Indoor Storage or Wholesaling											C	C	C	C	17
Outdoor Storage or Wholesaling												C	C	C	18
Indoor Retail Sales Activity as an Accessory to Industrial or Indoor Storage and Wholesaling													C	C	19
Marinas and Boat Liveries												C			20
Mobile Service Facilities & Support Structures[2]		C	C	C	C	C	C	C	C	C	C	C	C	C	21
Commercial Wind Energy Systems		C	C	C	C	C	C				C	C	C	C	22
General Temporary Outdoor Sales										P	P	P	P	P	23
Off-Site Commercial Parking		C	C	C	C	C			C	C	C	C	C	C	6.4

lot for every four (4) lots allowable per the base zoning district by approval of a Conditional Use Permit.

7. **Single-Family Residence – Accessory to a Principal Commercial Use:** Land uses consisting of a single-family residence that are accessory to a principal commercial use, for example, shopkeeper or employee. This residence may be attached to the commercial building or freestanding.

   Required parking is two (2) spaces per dwelling unit.

8. **Home Occupation, Major:** A home-based family or professional business that is accessory to a principal residential use. The regulations for major home occupations are more flexible than for minor home occupations; as such, major home occupations require the issuance of a Conditional Use Permit.

   a. The business shall meet the following standards:

      (1) Economic activities must be performed within the dwelling or residential accessory structure. When the use is conducted entirely within the confines of the principal structure, it shall occupy no more than fifty percent (50%) of the gross floor area on the floor(s) where the use takes place.

      (2) The use is not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line.

      (3) The use does not pose a significant safety hazard.

      (4) The use shall be clearly incidental and secondary to the use of the property for residential purposes, and the appearance of the structure shall not be altered or the occupation be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, or vibrations that carry beyond the premises.

      (5) No more than two (2) persons in addition to those members of the family that are permanent residents of the premises shall be employed by the home occupation.

      (6) Conditional Use Permits granted for major home occupations shall be assigned only to a designated person who resides at the residential address. Such permits do not run with the land, and are not transferrable from person to person or from address to address.

      (7) As part of the process to grant the Conditional Use Permit for a major home occupation, the Planning and Zoning Committee may restrict the number and types of machinery and equipment used on the property, limit hours of operations, or attach other conditions to the approval to meet the standards for granting a Conditional Use Permit in Section 14.5 1.b.

      (8) In the Farmland Preservation Overlay, the major home occupation must meet the standards set forth in Section 6.10.7 for an Agricultural Home Occupation.

   b. The following list describes specific uses and their relation to major home occupations:

Table 5.0 (continued)

Land Uses	Zoning Districts[5]															
	CV	PURF	PVRF	AE	AR	AWT	RR	SR	PD	H	RC-N	RC-G	RI-G	RH	Land Use Definition and Requirements (Section #)
	Conservancy District[4]	Public Recreation and Forestry	Private Recreation and Forestry	Agriculture Enterprise	Agriculture Retention	Agriculture and Woodland Transition	Rural Residential	Sewered Residential	Planned Residential Development	Hamlet[1]	Rural Commercial - Neighborhood	Rural Commercial - General	Rural Industrial - General	Rural Industrial - Intensive	
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	P[1]	P[1]			4
Airport					C	C							C	C	5
Minor Indoor Institutional		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			7
Public Service and Utility			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	9
Large Solar Energy Systems		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[1]	P	P	P			1
Outdoor-Recreation - Active		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	4
Special Events (greater than 200 people)		C	C	C	C	C				C	C	C	C	C	4
Campgrounds and Camping Resorts		C	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.

Permit. If a long term lease agreement becomes invalid the Conditional Use Permit shall be reviewed by the Planning and Zoning Committee. If sufficient acreage is not available at the time of the review either through ownership or additional long term lease agreement the Planning and Zoning Committee shall revoke the Conditional Use Permit approval.

d. For horse keeping, property owners must provide a shelter for horses with a minimum of three (3) walls and a roof.

3. **Agriculture-Related Use:** An agricultural equipment dealership, facility providing agricultural supplies, facility for storing, handling, marketing or processing agricultural products, slaughtering livestock, facility for processing agricultural by-products or wastes, and any other use that the Department of Agriculture, Trade, and Consumer Protection, by rule, identifies as an agriculture-related use.

   a. Examples of such uses include, but are not limited to, agricultural implement sales, storage, and/or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities, except those accessory to an "agricultural use"; commercial dairies; food processing facilities; micro and nano breweries and micro and nano wineries where the farm is the primary source of ingredients, licensed farm auction operations; garden centers and orchard stores; farmer's markets; canning and other food packaging facilities; agricultural waste and by-product disposal facilities, except those accessory to an "agricultural use"; sawmills; de-barking operations; and chipping facilities. Not included within this land use category are plants intended to convert agricultural products to energy on a large-scale basis.

   b. Agriculture Related Uses may include incidental long term outdoor display of items offered for sale as part of the approved use.

   c. Required parking is one (1) space per employee on the largest work shift or one (1) space for every two hundred (200) square feet of product display area, depending on the specific land use type.

   d. Farm equipment sales, service and repairs shall be conducted on a site of no less than twenty thousand (20,000) square feet. All storage of equipment shall be at least one hundred (100) feet from highways or roads and at least two hundred (200) feet from any residential property. If the Planning and Zoning Committee deems the operations will take on characteristics of a junkyard, it may require a hedge planting of sufficient size to screen the area from the public right-of-way.

4. **On-Site Agricultural Retail:** Land uses that include operations associated with the sale of agricultural products grown exclusively on the site or exclusively by the farm operator. Consolidation of sales from nearby farms and farm operators on a participating farm parcel may be considered as a conditional use. Considerations will at a minimum include the size of the operation, traffic and access, and parking availability.

   Packaging and equipment used to store, display, package, or carry products for the convenience of the operation or its customers, such as egg cartons, baskets, containers, and bags, shall be produced off-site.

Waupaca County

Fee #500 Check # 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: Wilmot First Name: Les Phone #: [redacted]

Address: [redacted]

Email Ad[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: 05 - 31 - 31 - 13 Size of Parcel: 20.57 ACRES

Physical Address: Edminster Road

Location: (Gov. Lot ____ or NW ¼, SE ¼), Section 31, 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: AGRICULTURE With Farmland Preservation

Describe existing use of property: FARMLAND

Proposed Preferred Land Use District: ~~A2~~ Ag - remove farmland preservation

Describe 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 Home

[redacted]

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: [redacted]

Last Name: Wilmot First Name: LES Phone #: [redacted]

[redacted]

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: _____

Location: (Gov. Lot ____ or NE ¼, SW ¼), Section 31, T 22 N, R 11 E, Town of Farmington

Current Preferred Land Use District: Agriculture with Farmland Preservation

Describe existing use of property: FARMLAND

Proposed Preferred Land Use District: ~~D2~~ Ag - remove farmland preservation

Describe Proposed Use of Property: Build Single Family Home, Than 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

_____ Date: _____

Planning Commission Chairperson

Town Board

☐ Recommend Approval ☐ Recommend Denial

_____ Date: _____

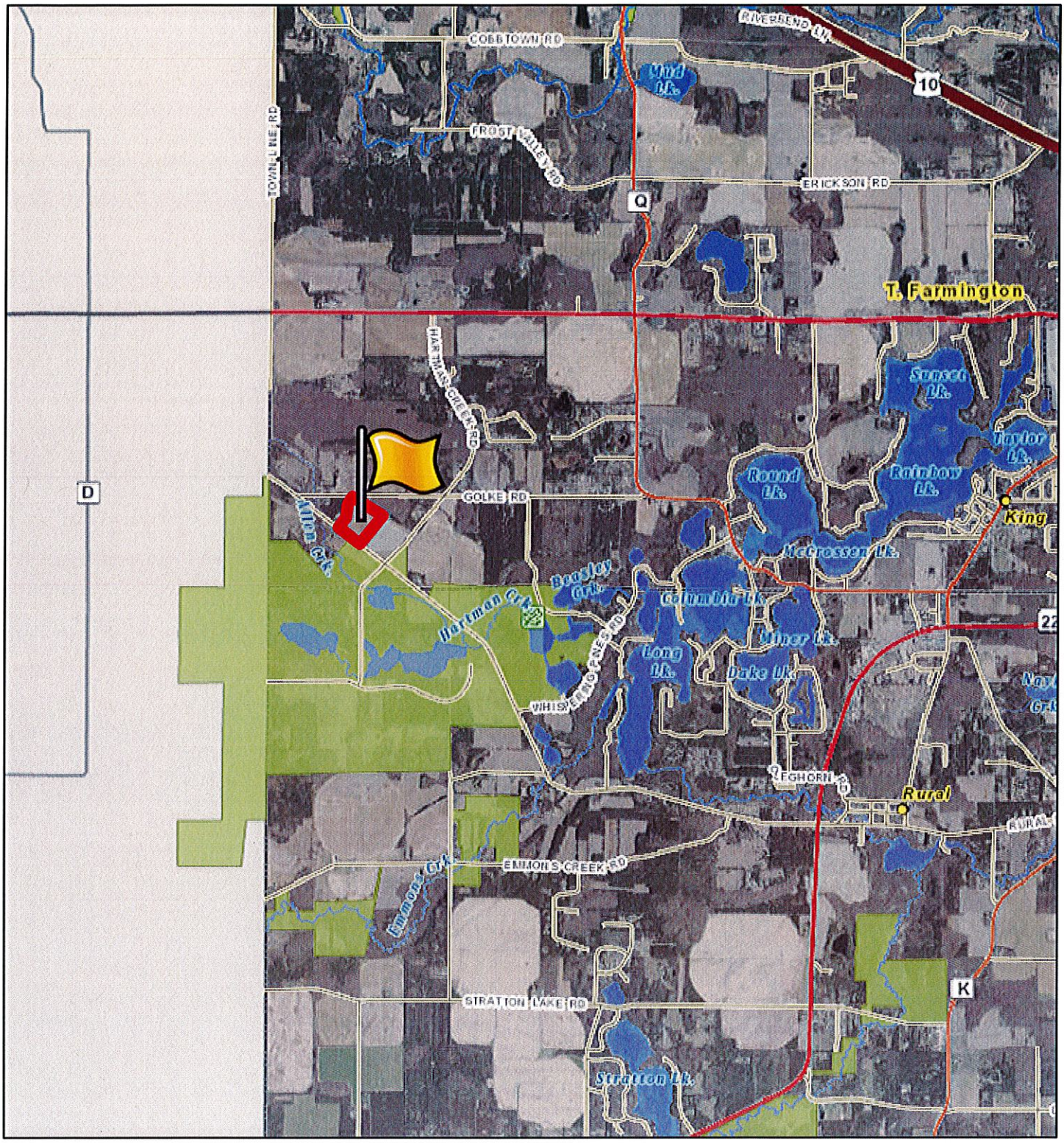
Town Chairman

_____ Date: _____

Town Clerk

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

0 0.42 0.85 1.7 mi

0 0.5 1 2 km

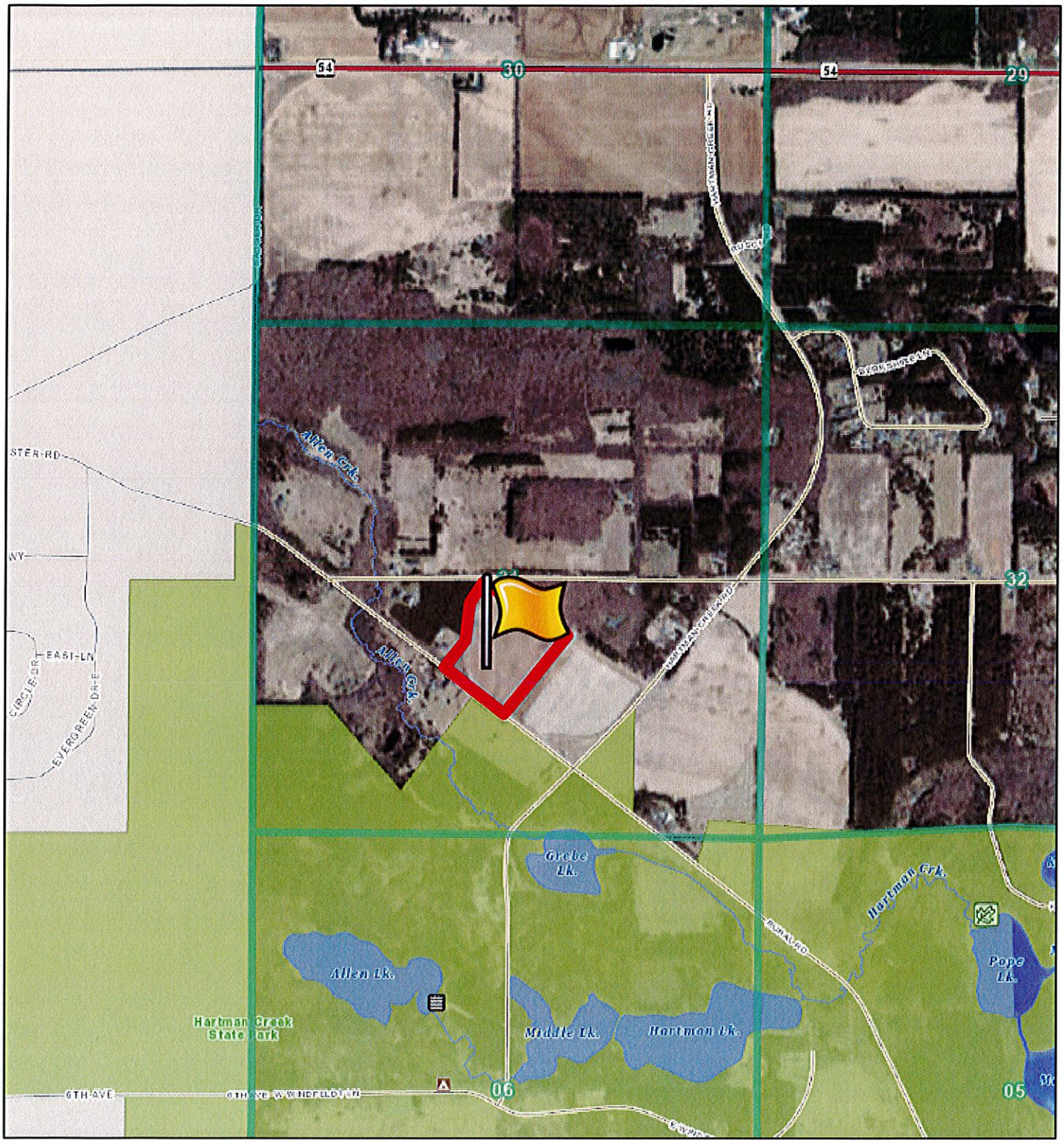
- Unincorporated Areas: 72K - 18K
- State Natural Areas: 72K
- Airport Locations
- Waters Edge
- Water Surface

Parks: 72K - 9K

- County Park

Waupaca County Land Information

WIDAKI REV TRUST; FARMINGTON



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

1:24,770

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Section Lines

Section Line

Section Numbers

Unincorporated Areas: 72K - 18K

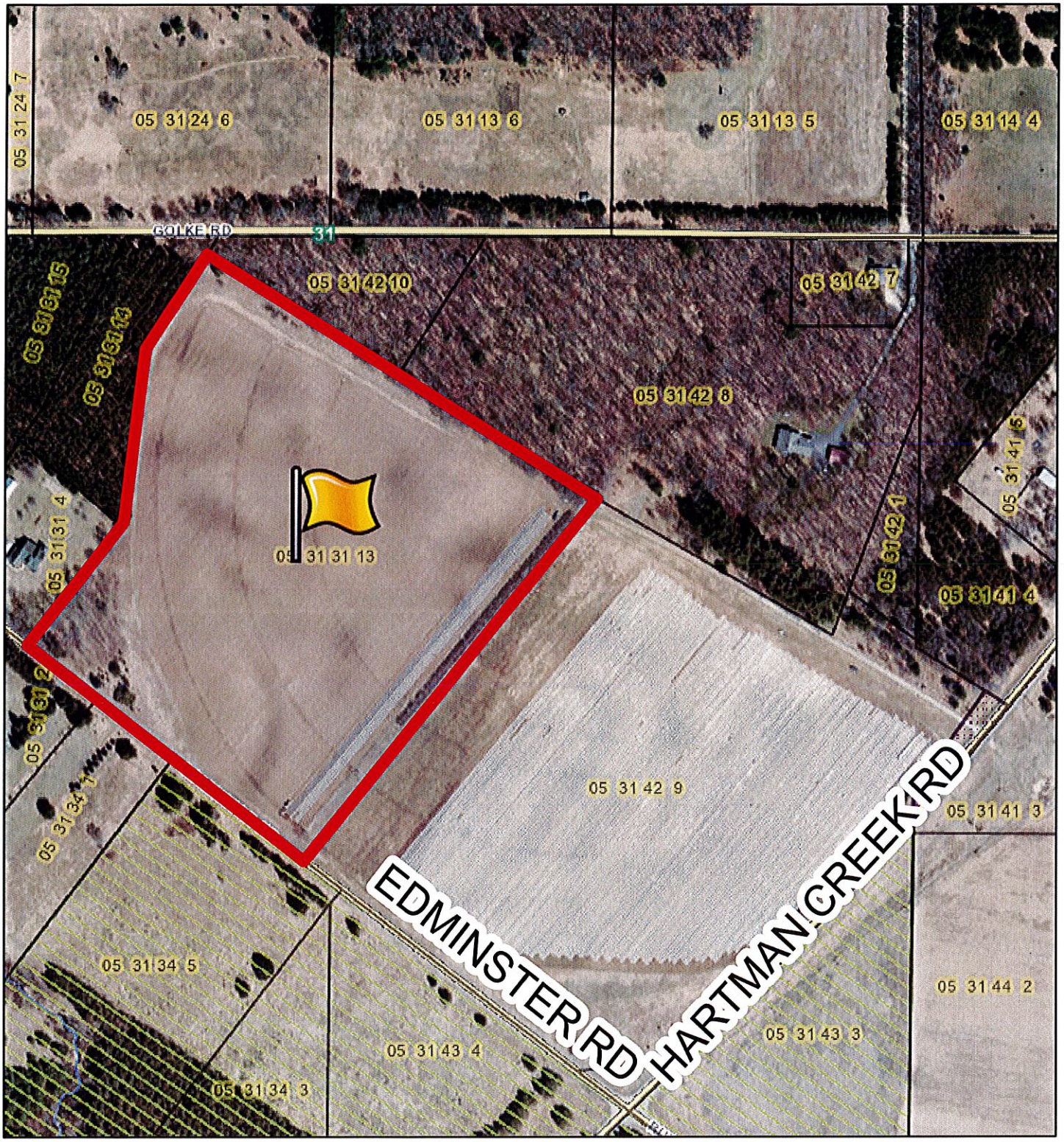
State Natural Areas: 36K

Heliports

Railroad

Waupaca County Land Information

WIDAKI REV TRUST; FARMINGTON



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

1:5,350

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Parcel Numbers

Parcel Boundary

Parcel Changes (Splits-Combos etc)

Section Numbers

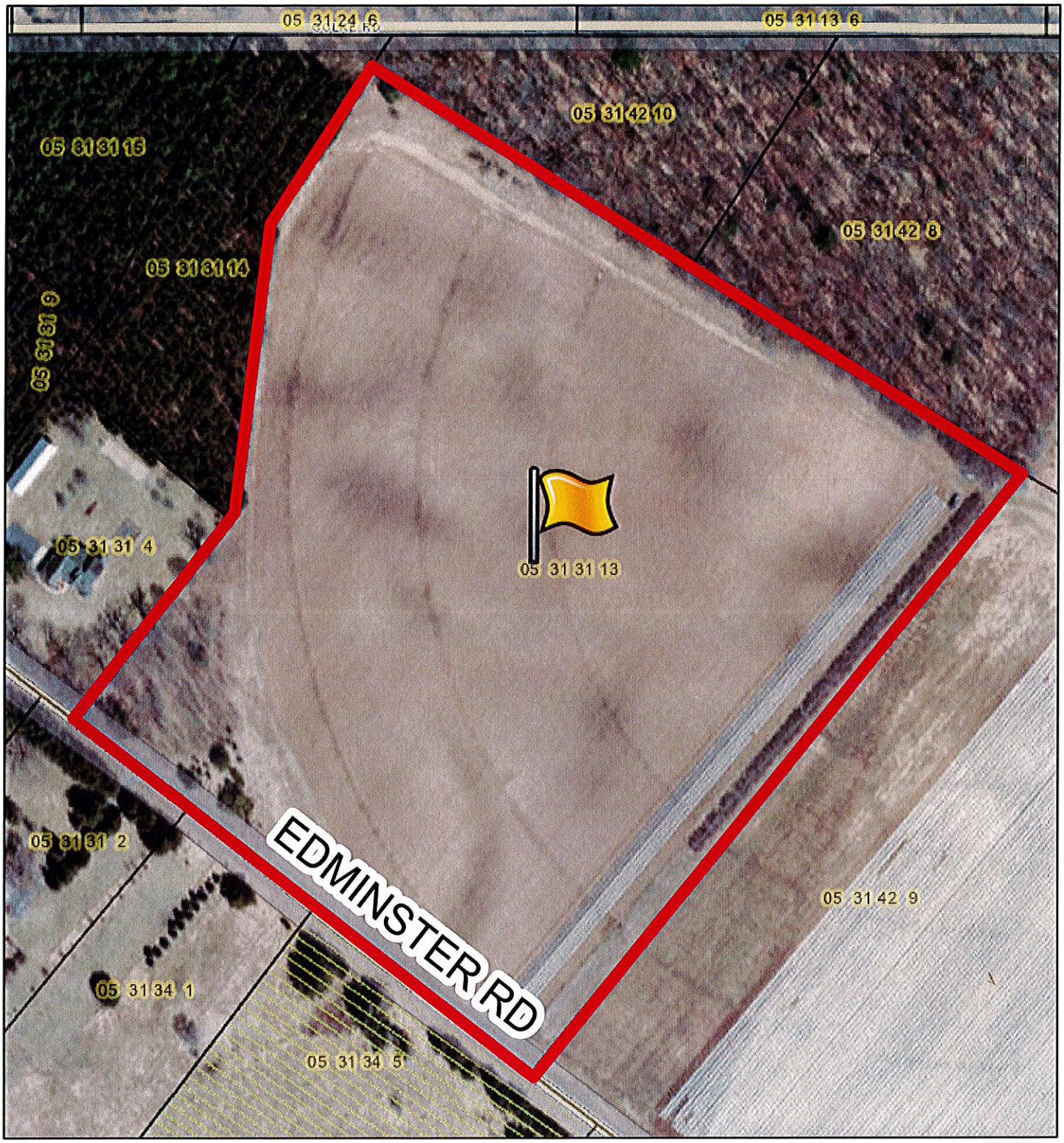
Unincorporated Areas: < 18K

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


CSM 25-74
05 31 31 14
LEWALLEN, MICHAEL
05 31 42 10
GOLLA; RODNEY
CSM 25-74
POS #121378S
POS #1
CSM 10-39
05 31 31 13
WIDAKI REV TRUST
ANDREW
SM 20-79
EDMINSTER

CURRENT PREFERRED LAND USE: AG WITHIN FPP



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

1:5,350

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Farmland Preservation Area

Parcel Numbers

Parcel Boundary

Section Numbers

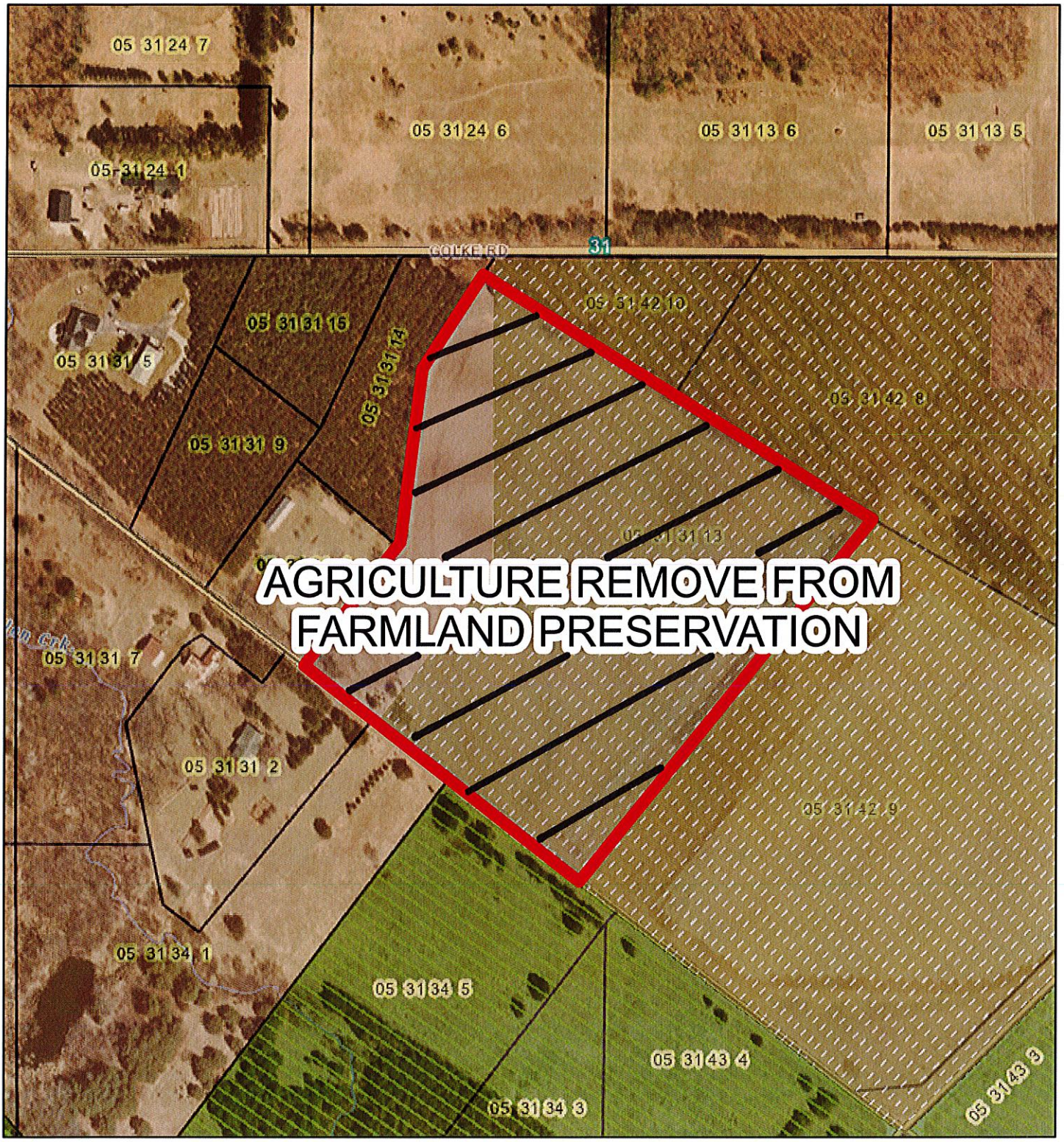
Comprehensive Planning - Preferred Land Use

Agriculture

Forestry

Waupaca County Land Information

PROPOSED PREFERRED LAND USE: AG REMOVE FROM FPP



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

1:5,350

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Farmland Preservation Area

Parcel Numbers

Parcel Boundary

Section Numbers

Comprehensive Planning - Preferred Land Use

Agriculture

Forestry

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 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 **2nd** day of **September 2026.**

Ayes_____ Noes_____ Absent_____

_____
Chair, Town Planning Commission

ATTEST:

_____
Commission Secretary, Town of Farmington

Waupaca County

Fee 500 Check # 10640 ☐ ATF

Zoning Map Amendment Application

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: [redacted]

Last Name: Wilmot First Name: Les Phone #: [redacted]

[redacted] State & [redacted]

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 NW ¼, SW SE ¼), Section 31, T 22 N, R 11 E, Town of Farmington

Current Zoning District: Agriculture Current Use and Improvements: Farm Field

Map Amendment Information

Proposed Zoning District: ~~A2~~ 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 r[redacted]

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: [redacted]

Last Name: Wilmot First Name: Les Ph[redacted]

Address: [redacted]

If you wish [redacted]

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 ¼ SW ¼ SE ¼), 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 vary 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

_____ Date: _____

Planning Commission Chairperson

Town Board

☐ Recommend Approval ☐ Recommend Denial

_____ Date: _____

Town Chairman

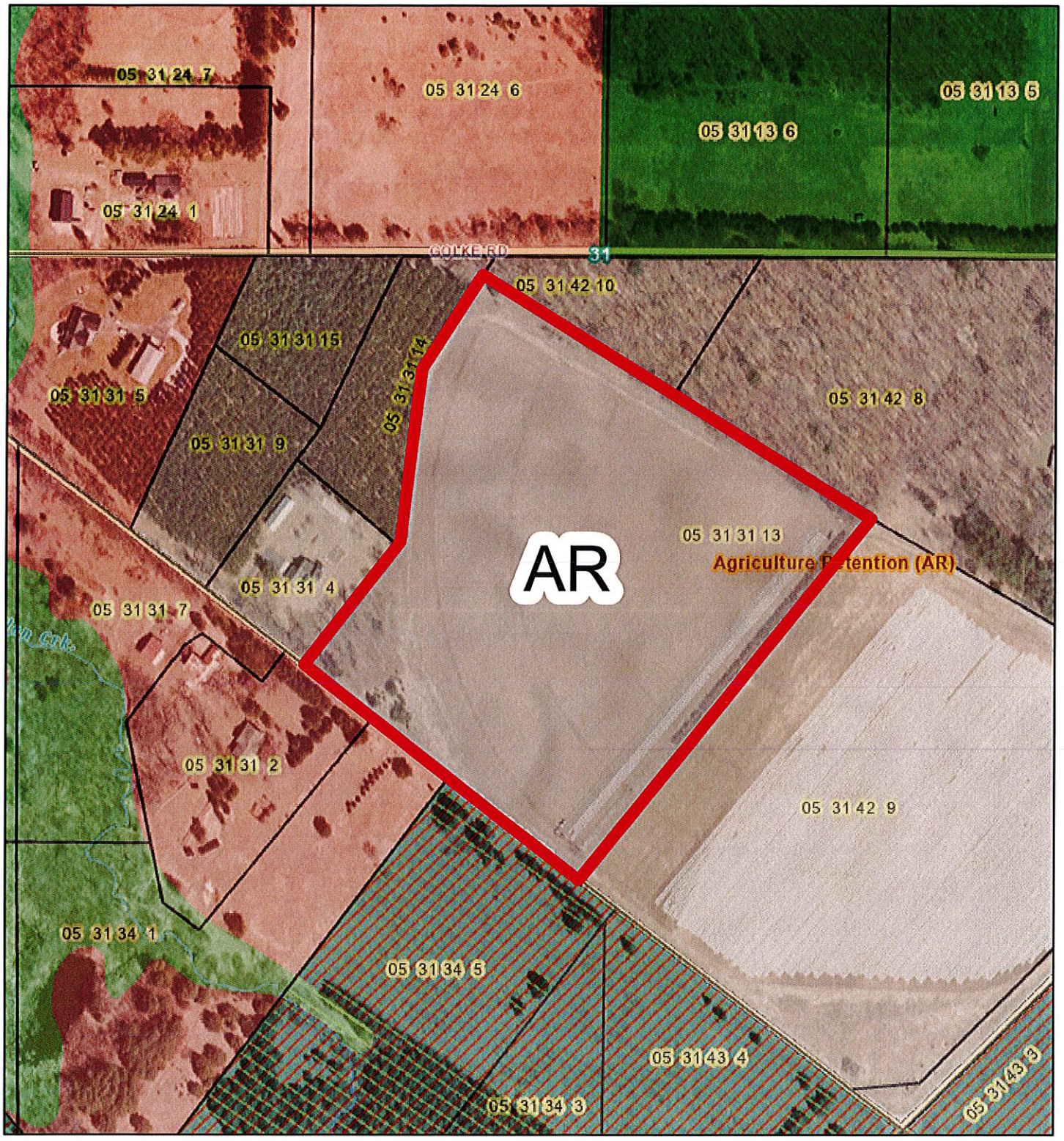
_____ Date: _____

Town Clerk

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 Rezonings 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

1:5,350

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Parcel Numbers

Parcel Boundary

Section Numbers

Zoning Code Labels

Zoning Colors

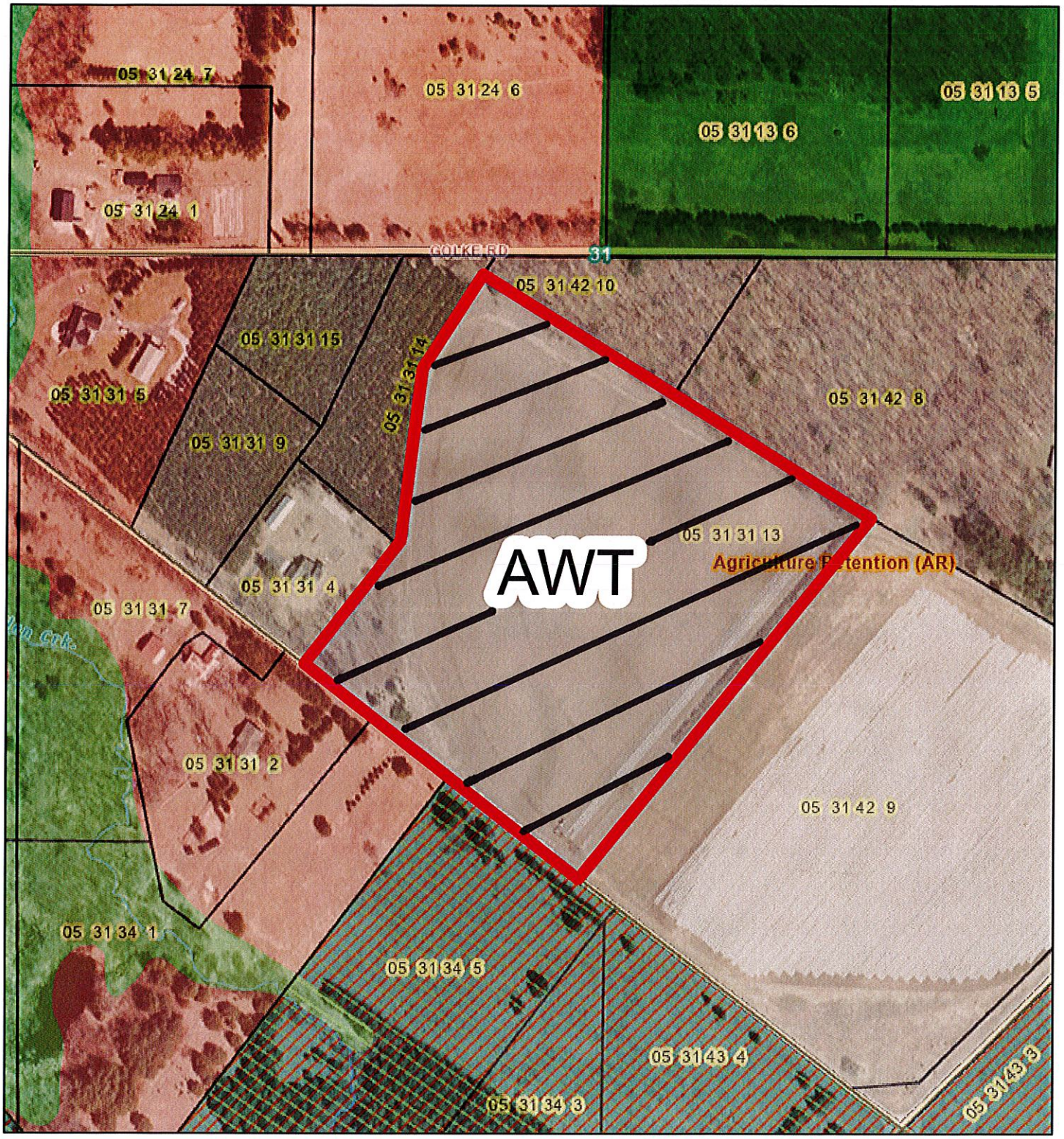
Agriculture Retention (AR)

Agriculture and Woodland Transition (AWT)

Waupaca County Land Information


CSM 25-74
05 31 42 10
GOLLA
05 31 31 14
LEWALLEN
CSM 25-74
POS #121378S
REPCO
CSM 10-39
POS #12137
05 31 31 4
SCHUBERT
05 31 31 13
WIDAKI REV TRUST
CSM 20-79
EDMINSTER RD
ANDREW KOEHL &
CSM 6-427

PROPOSED ZONING DISTRICT: AWT



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

1:5,350

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Parcel Numbers

Parcel Boundary

Section Numbers

Zoning Code Labels

Zoning Colors

Agriculture Retention (AR)

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