

Town of Farmington Plan Commission Minutes
Wednesday, September 2, 2026, at 9:00am
E913 Prairie View Ln

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*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**