

Farmington Plan Commission Minutes  
Thursday, January 13, 2022 at 9:30 a.m.  
E913 Prairie View Ln  
Waupaca, WI 54981  
[www.farmington-waupaca.com](http://www.farmington-waupaca.com)

Jack Fulcher presided. Call to order at 9:30 a.m. The opening statement was given. Notices were properly published and posted.

**Roll Call:** Jack Fulcher-Chair, Phil Durrant, Caroline Murphy-Town Board, Craig Nelson-Town Board, Robert Karpinski and Monica Sperl, were present. David Thoe was absent. Also present was Commission Secretary Kathy Kasza.

**Approve Agenda:** Motion by Caroline Murphy seconded by Monica Sperl to approve the agenda. Carried by unanimous voice vote.

**Approve Minutes:** Motion by Robert Karpinski seconded by Caroline Murphy to approve the minutes of December 8, 2021, meeting. Motion carried by unanimous voice vote.

**New Business:**

1. Discussion on interest of Dollar General location on parcel #05-34-44-20 on County Road QQ in Hamlet-Mixed Use District.

The commission discussed the interest of Dollar General locating within the Town of Farmington and Waupaca Chain O'Lakes Sanitary District on County Road QQ. The parcel is 7.91 acres zoned as a Hamlet-Mixed Use District. The Waupaca County Zoning Code Section 3.13(H) describes a Hamlet – Mixed Use District Purpose: To accommodate historic or planned future collections of small-scale commercial, office institutional, residential, and open space uses in which community character is protected through building scale, appearance and signage. This district should be generally mapped at or near road crossings that serve as gathering points for rural communities, which are often referred to as hamlets or unincorporated communities (King). The district best corresponds with the Rural Crossroads-Mixed Use (RCM) or Hamlet Preferred Land Use Category within the Waupaca County Comprehensive Plan.).

The parcel is being sold by the current owner, BC QQ Pit LLC. It is not being split for this sale and there is a tentative agreement to purchase. Dollar General is looking to place the building on a 1.7-acre site within the property close to the road. They did not indicate an intended use for the rest of the parcel. Proposed drawings of the location of the building were provided. The drawing indicated a public street and dedicated right of way. The commission discussed the street and indicated that at this time the town did not want a limited street. Concerns were raised about stormwater mitigation on the property as there was no indication of a detention/collection area or information on addressing stormwater. Concerns about area property owners having light intrusion from the parking and building lighting were discussed. It was recommended that additional fencing and maintaining part of the current tree line would help in buffering the neighbor to the southeast side of the lot.

Dollar General provided a rendition of a building façade to match similar storefronts in the area. The commission discussed the need for keeping the “cottage” look in the area as most of the businesses are converted homes. The box-like designed was not preferred, however, an addition of a roof peak would make the building more compatible. Other businesses like Noffke Lumber and Northern Trail were used as comparison. Commissioner Fulcher pointed out that current businesses have invested in the remodeling of their buildings to update them and still keep the “cottage” like façade and it was necessary to preserve the neighborhood and encourage others to do the same.

The commission will contact Pfefferle Management, who provided the information for Dollar General, to get another façade proposal addressing the concerns of the commission, as well as, the stormwater drainage; the road designation; the possible plans for the rest of the property; location of fencing and maintaining tree lines on edges of the property to screen neighbors. The commission also requested that a representative be at the next meeting to be able to answer questions from the commission.

The next meeting of the Plan Commission is Thursday, February 17, 2022 at 9:00 a.m. subject to call.

**Adjournment:** A motion by Monica Sperl seconded by Robert Karpinski to adjourn. Motion carried by unanimous voice vote to adjourn at 10:25 a.m.

Respectfully Submitted,  
Kathy Kasza, Secretary

Posted January 19, 2022  
At Farmington Town Hall & Website [www.farmington-waupaca.com](http://www.farmington-waupaca.com)

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