

Town of Frankfort Plan Commission

June 11, 2026 Minutes

Commission Chair Don Gisch called the meeting to order at 6:35 p.m. Remote attendance for this meeting was an option.

Commission members Don Gisch, Donna Juleff, Bryce Black, Deb Fisher, Maureen Manore were present in the Town Hall and were signed into the meeting by Zoom.

No others were present in the Town Hall. No one attended remotely until 7:55 when Sally Baecker joined the meeting.

Approve Minutes – May 28, 2026

The draft minutes were adjusted to change the wording under 'Citizens' Concerns' from "to dig into operations" to "about an operations ordinance" and under 'Zoning Ordinance Livestock Facility's Permit Standards' the second sentence "Which doesn't align with state standards, seems to be a conflict between state and current ordinances" was removed. The minutes stood as adjusted.

Citizens' Concerns

Don Gisch received a call from Alex Rouleau about the proposed driveway on a steep slope project. Mr. Rouleau wants to get started and asked if someone from the Board or Commission could meet with him to look at the proposed site.

It was suggested that another possibility was for them to hire Dan Fedderly to determine if this proposal was possible. Gisch said he would pass on this information to all parties.

Discuss Revisions to Zoning Ordinance Conditional Use Permit Applications

The Commission looked at fees charged for the permit application and the language about other costs. There was some question as to if the Zoning Administrator was considered Town personnel or an independent contractor. Resolution 2013-5R, which lays out the fees for zoning changes, was examined. It was suggested that the fee schedule could be written to more clearly spell out what the fee covers. Bryce Black will contact a Wisconsin Towns Association lawyer to ask about the language in the resolution that says "and all other costs above Town Personnel and Administrative costs".

Section 6 under the Statement of Compatibility was discussed and it was suggested that bullet points would make it easier to follow.

Discuss Zoning Ordinance Livestock Facility's Permit Standards

Bryce Black pointed out that the Town has to follow ATCP 51 which is a Wisconsin administrative code that regulates the siting of livestock facilities. This code provides the worksheets that the livestock facilities use and if completed the Town must approve the permit. The Town can't charge more than \$1,000 which is much less than some of the new operational ordinances in our area are charging for various fees. Black had also spoken the WTA Attorney Lara Carlson about operation ordinances. If we want to make more stringent requirements than the State it needs to be done before any applications are made and be based on scientific reasons. The ordinances need to be backed up by zoning.

The Commission discussed other types of ordinances that might cover limiting waste materials from outside the Town being brought in, such as an Industrial Waste Ordinance. Manore will look at other municipal zoning ordinances to see if that could be an avenue to explore. Water quality regulation was also discussed.

Future Meeting Date and Agenda

The next Plan Commission meeting was set for July 16, 2026, 6:30 p.m.

A tentative meeting agenda will cover: Minutes – 6-11-2026, Zoning Ordinance Conditional Use Permits Revisions.

The Chair adjourned the meeting at 8:20 p.m.

Maureen Manore, Recording Secretary