

Town of Frankfort Plan Commission July 16, 2026 Minutes

Commission Chair Don Gisch called the meeting to order at 6:30 p.m. Remote attendance for this meeting was an option.

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

Also present in the Town Hall were Jake Van Kerren, Randy Richardson, Cynthia Lane, Sally Farrar and Richard Bignell. Attended remotely were Ann Dumas, Tom Wayne, Craig Bowman and a few more unidentified. Sally Baecker joined the meeting remotely later in the meeting.

Approve Minutes – June 11, 2026

The draft minutes were adjusted to correct the spelling of Baecker. The minutes stood as adjusted.

Citizens' Concerns

Richard Bignell had some concerns about the setbacks in the zoning ordinance. He said that the Zoning Acknowledgement sheet he was sent should have been made available earlier in the process and that setbacks for the Town were different than the County. The information he had was outdated, the last zoning ordinance update changed the Town's setbacks from the road centerlines to match what the County has. Bignell suggested that the Building Inspector send out the forms.

Discuss Revisions to Zoning Ordinance Conditional Use Permit Applications

The Commission continued working on the applications. Bullet points were substituted for the longer paragraphs to make them easier to read. Bold text was substituted for highlighting and changes were made to misspelled and incorrect words. The section mentioning signage was discussed.

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 and the Town can't be more stringent than the State. Don Gisch stated that there was one exception to this, that if the municipality can prove legitimate concerns that are backed by scientific findings and the regulations are passed before a new CAFO moves in. The Commission discussed the karst areas found in the Ag Residential and Rural Residential zones which would be a deterrent to heavy manure spreading due to possible well contamination. Cynthia Lane volunteered to do research to find a detailed karst map of the Town. Traffic issues were discussed. Black noted that the Zoning Ordinance was all about siting not spreading manure. The Town Board has directed the Plan Commission to clarify the Livestock Siting section of the Zoning Ordinance.

Future Meeting Date and Agenda

The next Plan Commission meeting was set for August 27, 2026, 6:30 p.m. (rescheduled to August 20th)

A tentative meeting agenda will cover: Minutes – 7-16-2026, Zoning Ordinance Conditional Use Permits Revisions.

The Chair adjourned the meeting at 8:05 p.m.
Maureen Manore, Recording Secretary