Town of Frankfort Plan Commission
September 17, 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, Debra 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 Cynthia Lane and Devin Spindler. Ann Dumas attended remotely.

Approve Minutes – August 20, 2026
The draft minutes were adjusted to correct the spelling of Baecker. The minutes stood as adjusted.

Citizens' Concerns
Devin Spindler said that he wants to start a petition to change the length of the current 45mph speed limit in Ella to extend beyond his property. He has asked the Highway Commissioner about this and was told an engineering study was needed. The Pepin County Sheriff told him they have no problem with the change and did not think a study was needed. The Plan Commission suggested he bring this to the Town Board.
Cynthia Lane said that she is continuing to work on finding detailed karst maps for the Town.
Ann Dumas said that she has been looking into the impact on town roads from any future CAFOs. She is working on a draft of her findings and will submit this at a future meeting.
Bryce Black said that before he was appointed to the Town Board, he gave the Town Board a copy of the Town of Stockholm's Road Ordinance. He suggested that the Commission look at that ordinance.

Discuss D. Spinler's Dwelling Construction
Devin Spindler said that he is interested in the property next to his property. He explained that it is a nonconforming property and was concerned that it did not meet the size requirements for a dwelling to be built. There was a dwelling at one time but it burned down. The Commission informed him that the issue of constructing dwellings on non-conforming parcels was addressed in the last Zoning Ordinance update and Section 17.111 1)b) states that a dwelling may be built on pre-existing nonconforming parcels as long as it meets the other district regulations.

Discuss Handling of Land Use Requests Between Meetings
Don Gisch said that he gets a lot of calls between meetings about zoning questions. Some of the questions are basic and easy to answer but others are more complicated. Gisch suggested that the people that are asking the more complex questions be told to come to the Plan Commission meetings so that the Committee as a whole could address the issue. The Committee agreed with this.
The fees charged for permits was discussed. Resolution No. 2013R set the original fees, which the Commission now consider to be inadequate to cover costs. The fees charged by the Zoning Administrator were discussed and it was suggested the resolution be updated to separate his fee from the initial application fee and to have the person working with the Administrator charged directly since not all inquiries resulted in a permit application. Bryce Black has submitted a question to the Wisconsin Towns Association asking if the Town's Zoning Administrator is considered Town Personnel.

Discuss Revisions to Zoning Ordinance Conditional Use Permit Applications
The Commission reviewed State Statute 60.61(4e) which addresses conditional use permits. There was discussion on whether the application form was asking for substantial evidence, facts and information. It was decided that the application took all its questions from the Zoning Ordinance and the Comprehensive Plan.
The proposed application was examined and a few sentences were clarified.

Discuss Zoning Ordinance Livestock Facility's Permit Standards
Cynthia Lane mentioned again that she is continuing to work on finding detailed karst maps for the Town. There are many different sources to explore.
Bryce Black said that the Town of Stockholm's ordinance for road damage required agricultural operators to report to the town if they anticipated hauling more than the allowable amount of loads so that the roads could be inspected before and after for any damage.
Bryce Black suggested that all the Commission members look at ATCP51 to see what the application process for CAFOs is.

Future Meeting Date and Agenda
The next Plan Commission meeting was set for October 29, 2026, 6:30 p.m.
A tentative meeting agenda will cover: Minutes – 9-17-2026, Zoning Ordinance Fee Schedule Update, Zoning Ordinance Conditional Use Permits Revision Review
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The Chair adjourned the meeting at 8:15 p.m.
Maureen Manore, Recording Secretary