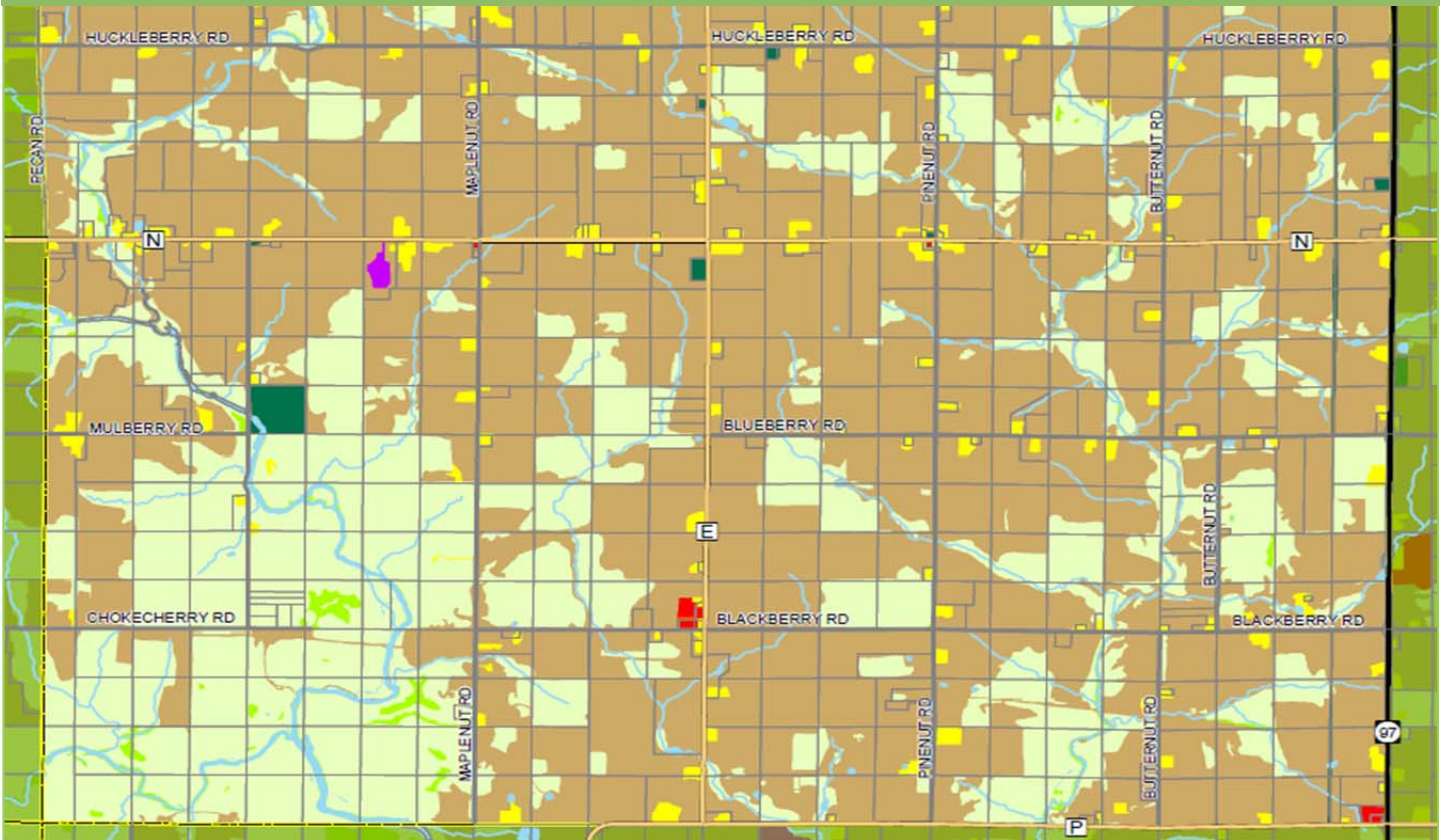




Town of Frankfort Comprehensive Plan 2018



Town of Frankfort, Marathon County, Wisconsin

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Adopted November 2018

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Chapter One

Introduction & Summary

The Town of Frankfort is a rural township located in west-central Marathon County. The township is located about 15 minutes east of Colby and Abbotsford, 25 minutes north of Marshfield, and 30 minutes west of Wausau. The location of the township within Marathon County is further illustrated in Map One: Location and Map Two: Planning Area.

The Town of Frankfort Comprehensive Plan documents existing conditions in the town, identifies primary issues or concerns the Town may need to address in the future and includes goals and objectives to address those issues. It includes information on the Town's demographics, natural resources, land use, transportation, utilities, housing, cultural resources, community facilities, parks, economic development, and intergovernmental cooperation.

Goals and objectives have been developed for each of the required plan elements. For each of the goals and objectives, specific policies, strategies and/or actions are recommended to enable the community to achieve them. The chapter at the end of this document, Chapter Ten: Implementation, compiles and prioritizes all the recommended action steps and identifies who is responsible for implementation.

20-Year Community Vision Statement

“The Town of Frankfort will protect the rural character of the town, while recognizing the economic needs and ownership rights of property owners.”

Public Participation

Public Participation is an important part of the planning process. Allowing and encouraging public involvement in the planning process provides the citizens of the Town an opportunity to express their views, ideas, and present issues that they would like addressed. Local officials should use this input to guide the policies and decisions made. A robust public engagement strategy will lead to a better plan that has broader support from the people of the Town. During the development of this plan, public meetings were held that allowed the public to provide their input. The Plan was available for anyone to view at various draft stages throughout the process on the North Central Wisconsin Regional Planning Commission (NCWRPC) website. NCWRPC staff members were also available to receive comments throughout the process.

Goals, Objectives & Policies

This document describes a variety of goals, objectives, policies, strategies and actions the town has identified to help it respond to issues and opportunities. Definitions are provided below to clarify the purpose and intent of each category.

Definitions

- ◆ *A **goal** is a statement that describes a desired future condition. The statement is broad in scope, and describes general concepts or things the community hopes to accomplish.*
- ◆ *An **objective** is a statement that describes a specific course of action to achieve a goal or address an issue.*
- ◆ *A **policy** is a general course of action or rule of conduct to be followed to achieve community goals and objectives.*

List of Acronyms

AADT: Annual Average Daily Traffic Count, from Wisconsin Department of Transportation Traffic Counts

ACS: American Community Survey, estimates from the United States Census Bureau

AEA: Agricultural Enterprise Area, a designation by the Wisconsin Department of Agriculture, Trade, and Consumer Protection

AHI: Wisconsin Architecture and History Inventory, a database maintained by the Wisconsin Historical Society

ALICE: Asset Limited, Income Constrained, Employed, a report from the United Way of Marathon County

CDBG: Community Development Block Grants

CEDS: Comprehensive Economic Development Strategy

CIP: Capital Improvement Plan, Frankfort WI

CTH: County Trunk Highway, a designation by the Wisconsin Department of Transportation

CWA: Central Wisconsin Airport, Mosinee WI

DATCP: Wisconsin Department of Agriculture, Trade, and Consumer Protection

DNR: Wisconsin Department of Natural Resources

DOA: Wisconsin Department of Administration

DOH: Division of Housing, Wisconsin Department of Administration

EAP: Emergency Assistance Program, Community Development Block Grant through the Wisconsin Department of Administration

EDA: Economic Development Administration, United States Department of Commerce

EMS: Emergency Medical Services

ERW: Exceptional Water Resources, a designation by the United States Clean Water Act

FCL: Forest Crop Law, Wisconsin Department of Natural Resources

FEMA: Federal Emergency Management Agency

FHA: Federal Housing Administration

FIRM: Flood Insurance Rate Maps, compiled by the Federal Emergency Management Agency

HCRI: Housing Cost Reduction Initiative Program, Division of Housing, Wisconsin Department of Administration

HOPWA: Housing Opportunities for Persons with AIDS Program, Wisconsin Department of Administration

HUD: United States Department of Housing and Urban Development

LIHTC: Low Income Housing Tax Credit, Wisconsin Department of Administration

LMI: Low and Moderate Income households

MCPL: Marathon County Public Library

MFL: Managed Forest Law, Wisconsin Department of Natural Resources

NAICS: North American Industry Classification System, a designation by the United States Office of Management and Budget

NCHC: North Central Health Care, Wausau WI

NCWRPC: North Central Wisconsin Regional Planning Commission, Wausau WI

NRHP: National Register of Historic Places

NTC: North Central Technical College, Wausau WI

ORW: Outstanding Water Resources, a designation by the United States Clean Water Act

PASER: Pavement Surface Evaluation Rating System, University of Wisconsin-Madison Transportation Information Center

RLF: Revolving Loan Fund, Community Development Block Grant through the Wisconsin Department of Administration

RLP: Regional Livability Plan, written by the North Central Wisconsin Regional Planning Commission

SHPO: State Historic Preservation Office

STH: State Trunk Highway, a designation by the Wisconsin Department of Transportation

TSC: Traffic Safety Council, Wisconsin Department of Transportation

USDA-RD: United States Department of Agriculture, Rural Development Office

UW-MC: University of Wisconsin-Marathon County

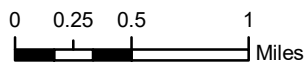
WHEDA: Wisconsin Housing and Economic Development Authority

WisDOT: Wisconsin Department of Transportation

WPS: Wisconsin Public Service Corporation



Map 2
Planning Area
Town of Frankfort
Marathon County, Wisconsin



Source: WI DNR, NCWRPC, Marathon Co

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



North Central
Wisconsin Regional
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Chapter Two

Demographics

This chapter reviews historic and current demographic data in the Town of Frankfort. Both Marathon County and the State of Wisconsin are

displayed for comparison. This chapter reviews population, households, age, education, and income levels.

Population

According to the United States Census Bureau, the Town's population peaked in 1980 at 743 before dropping to 606 in 1990. The population has experienced consistent, steady growth since 1990. The Wisconsin Department of Administration's (DOA) population estimates for the Town in 2015 is 670, the same as in 2010.

The population decreased by about ten percent, or 73 persons, between 1980 and 2015, while population growth resumed in the fifteen years (2000-2015) at about three percent, or 19 persons.

By contrast, total households in the Town have grown throughout the past 35 years, including in the period between 2000 and 2015. Household growth between 1980 and 2015 was at about 21 percent, or 42 households – a great deal higher than the comparative net population loss. Household growth of about ten percent occurred between 2000 and 2015, an increase of 22 households. Average household size continues to decrease overall in Wisconsin, but has decreased much faster in the Town since 2000. [Table 2.1](#) reflects these changes.

Table 2.1: Demographic Change, 1980-2015

	1980	1990	2000	2010	2015	% Change 1980 to 2015	% Change 2000 to 2015
Total Population							
Frankfort	743	606	651	670	670	-10%	3%
Marathon County	111,270	115,400	125,834	134,063	136,510	23%	9%
Wisconsin	4,705,642	4,891,769	5,363,675	5,686,986	5,783,015	23%	8%
Total Households							
Frankfort	202	194	222	249	244	21%	10%
Marathon County	37,865	41,534	47,402	53,176	54,661	44%	15%
Wisconsin	1,652,261	1,822,118	2,084,544	2,279,768	2,371,798	44%	14%
Average Household Size							
Frankfort	3.67	3.12	3.06	2.80	2.75	-25%	-10%
Marathon County	2.90	2.75	2.60	2.49	2.50	-14%	-4%
Wisconsin	3.22	2.35	2.60	2.43	2.44	-24%	-6%

Source: US Census, Wisconsin Department of Administration

The increase in total households over the past 35 years was substantially higher than the increase in population. This is likely due to a decrease in household size of 25 percent, which reflects the national trend toward more households comprised of singles, couples without children, and widows or widowers. Millennials and Baby Boomers, two of the largest demographic cohorts, are driving much of this household change and household growth at the national level.

Frankfort has consistently had larger households than the County and State. Declines in household size in Frankfort, but household and family size in Frankfort is still larger than Marathon County. Almost 80 percent of households are family households. Far more households in Frankfort have children that are under 18 compared to Marathon County. Almost 34 percent of households in Frankfort are two person households. The vast majority of households are between one and five people, with just over 12 percent of households having five or more people.

The population of Marathon County grew from 125,834 in 2000 to 136,510 in 2015, an increase of 8.5 percent, compared to a 7.8 percent increase in the state and 13.7 percent in the United States.

Population growth in Marathon County has been concentrated in the urbanized area surrounding Wausau. Most towns experienced modest percentage growth over the last two decades. Most of the communities with very high percentage growth also have relatively small populations.

Projections

Figure 2.1 and Table 2.2 compare the projected population in Frankfort to Marathon County, based on projections made by the Wisconsin DOA. The DOA population projections are recognized as Wisconsin’s official population projections in accordance with Wisconsin Statute 16.96. These projections are based on historical population and household growth in the community, with more recent years given a greater weight. The Town of Frankfort is expected to continue population growth through the year 2040 at a slower rate than Marathon County. As shown in Table 2.3, the Town is expected to increase in total population until 2030 when population growth flattens. Growth between 2015 and 2040 is expected to be approximately three percent, while projected increase in the County is greater, at 14 percent.

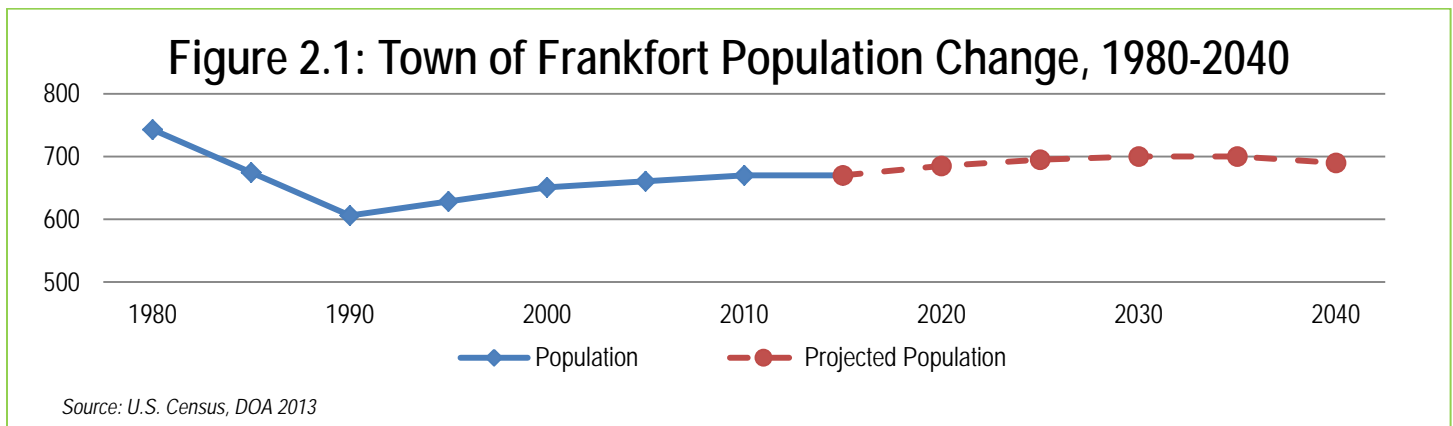


Table 2.2: Population Projections, 2015-2040

Total People by Year							
	2015	2020	2025	2030	2035	2040	% change
Frankfort	670	685	695	700	700	690	3%
Marathon County	136,510	142,200	146,595	150,130	152,120	152,790	14%

Source: DOA, 2013

Table 2.3 shows household projections completed by the Wisconsin DOA. These projections show that the number of households is expected to grow more quickly than the population, reflecting historic trends for decreasing household sizes. Household growth in the Town is expected to be lower than the county. The average household size was 2.75 in 2015 and is expected to decrease to 2.60 by 2040. In 2010, Marathon County's average household size was 2.49. Household growth is expected to continue through the year 2040 for both the County and the Town.

Age

The Town's median age was 36.0 years in 2000, virtually the same as the county and state medians at 36.3 and 36.0, respectively. By 2010 the median age in Frankfort was 38.4 years, lower than the state at 38.5 years and the county at 39.4 years. 36.0 percent of households have individuals under 18 years old, higher than the county, while 24.0 percent have individuals 65 years or older, lower than the county. Comparing **Figures 2.2 and 2.3** shows that the age distribution in Frankfort is much more concentrated in the middle ages and teenage years than the county, with fewer young adults and adults older than 70.

Table 2.3: Household Projections, 2015-2040

Total Households by Year							
	2015	2020	2025	2030	2035	2040	% change
Frankfort	244	252	258	262	266	265	9%
Marathon County	54,657	57,394	59,611	61,524	62,958	63,730	20%

Source: Wisconsin Department of Administration, 2013

Figure 2.2: 2010 Frankfort Age Cohorts

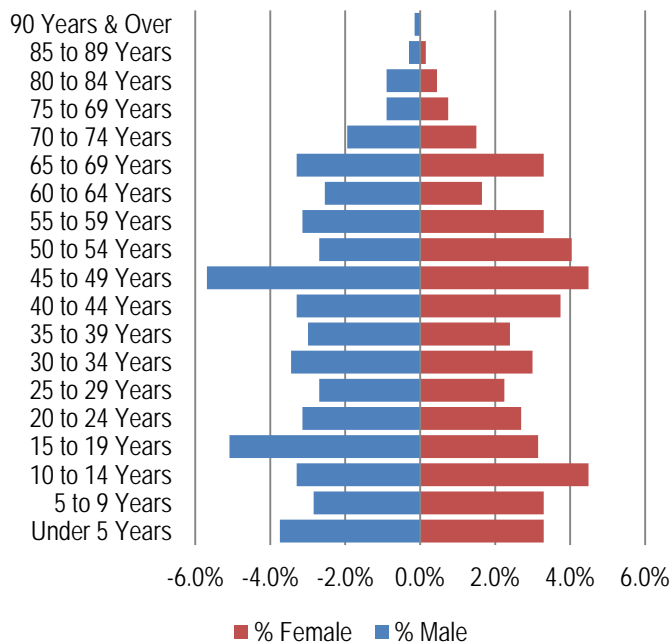
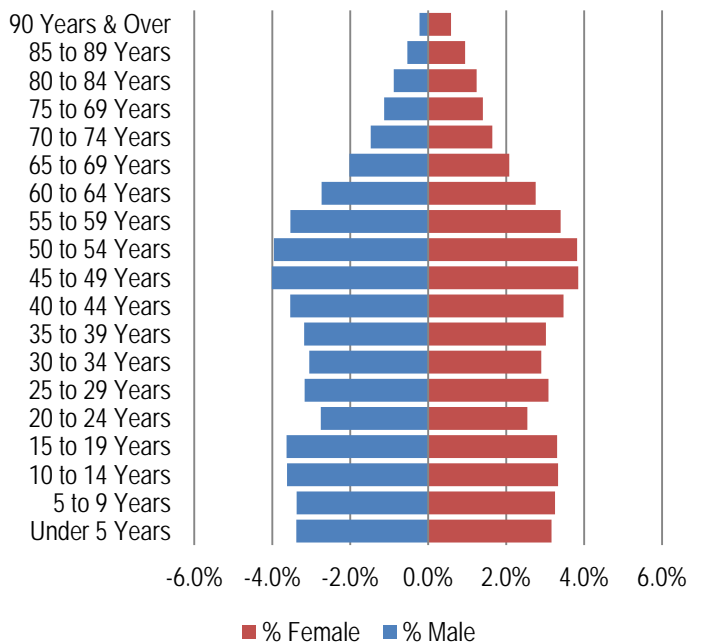


Figure 2.3: 2010 Marathon County Age Cohorts



Race & Ethnicity

According to the 2012-2016 American Community Survey (ACS) five-year estimates, 97 percent of the population in Frankfort is White, about the same proportion as it was in 2000 and 2010. About 1.6 percent identified as “Two or More Races” About 1.8 percent identified as Hispanic or Latino Ethnicity. In 2000, 99 percent of Frankfort’s population identified as White.

Education Levels

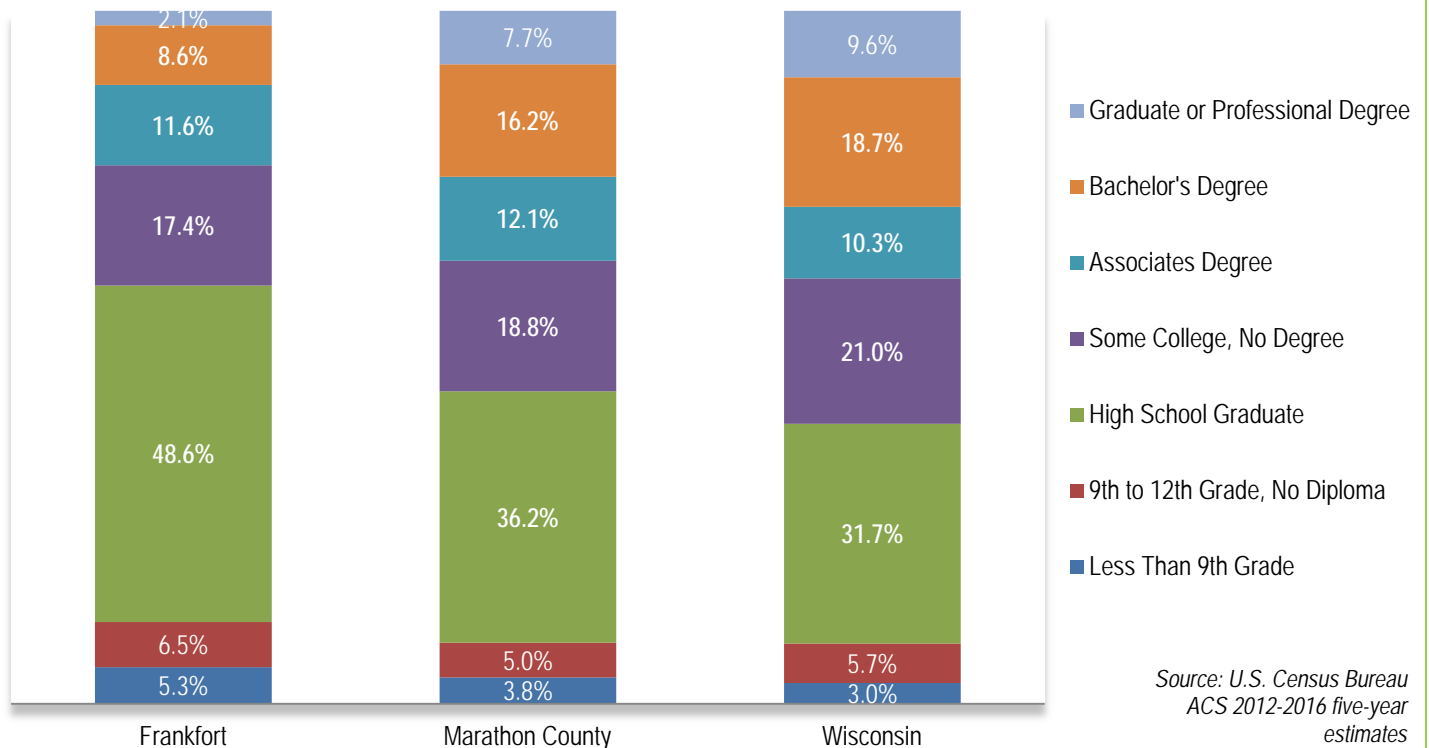
Educational attainment in the Town has increased over the 2000 to 2016 period. The percentage of population 25 and older with a high school education increased over seven percentage points from 80.7 percent to 88.2 percent. The proportion of people with an associate’s degree has increased greatly over those sixteen years, by approximately ten percentage points. The proportion of people with less than a high school education in the Town is greater than the county and the states. **Figure 2.4 and Table 2.4** show more detail on educational attainment.

Table 2.4: Educational Attainment Change, 2000-2016

Educational Attainment	Frankfort			Marathon County			Wisconsin		
	2000	2010	2016	2000	2010	2016	2000	2010	2016
Percent high school graduate or higher	80.7%	82.2%	88.2%	83.8%	89.2%	91.2%	85.1%	90.2%	91.3%
Percent bachelor’s degree or higher	11.4%	8.5%	10.7%	18.3%	21.9%	23.9%	22.4%	26.4%	28.3%

Source: U.S. Census 2000 & 2010, U.S. Census ACS 2012-2016 five-year estimates

Figure 2.4: Educational Attainment, Age 25 & Older, 2016



Source: U.S. Census Bureau ACS 2012-2016 five-year estimates

Income Levels

Table 2.5 shows median household income for the Town of Frankfort. The median household income for Frankfort residents was \$58,611 in 2016, up from \$41,071 in 2000. However, after adjusting for inflation, real median household income only increased by about \$730. This was still much greater than the decline experienced in the County and the State. The median household income of \$58,611 is somewhat higher than in Marathon County with its median income of \$54,227, and higher than the State at \$54,610. Income distribution among Frankfort resident has shifted upwards since 2000, with more people earning \$75,000 and over.

Employment Characteristics

According to the 2012-2016 ACS five-year estimates, employed resident of Frankfort had median earnings of \$31,176, while the mean earnings of full-time, year-round workers are \$47,856. **Table 2.6** shows the breakdown of the employed population of the town in 2010 and 2016 by occupation. The “employed population” is defined as people living in the Town who are 16 years and older and had a job at the time of the last census.

In 2010 there were 372 employed people living in the Town of Frankfort, and by 2016 this number had decreased to 332. The plurality residents were employed in management, business, science & arts occupation, and this employment has increased over the past six years. Sales & office occupations were second, and natural resources, construction & maintenance occupations were third. Production, transportation & material moving occupations declined between 2010 and 2016, as did service occupations, and natural resource, construction & maintenance occupations.

Table 2.5: Median Household Income, 2000-2016

Minor Civil Division	2000	2016	Adj. Net Change*	% Change*
Town of Frankfort	\$41,071	\$58,611	\$726	1%
Marathon County	\$45,165	\$54,227	-\$9,428	-15%
Wisconsin	\$43,791	\$54,610	-\$7,108	-12%

Source: 2000 U.S. Census, U.S. Census ACS 2012-2016 five-year estimates & NCWRPC calculations
 *Adjusted for inflation in 2016 dollars

Table 2.6: Resident Occupation, 2010 - 2016

Occupation Sector	2010	2016
Management, business, science & arts occupations	34.7%	36.4%
Service occupations	9.7%	9.0%
Sales & office occupations	16.9%	23.8%
Natural resources, construction & maintenance occupations	18.8%	18.1%
Production, transportation & material moving occupations	19.9%	12.7%
Total Employed*	372	332

Source: U.S. Census ACS five-year estimates (2012-2016 & 2006-2010)
 * "Total Employed" represents employed civilian population 16 years and over

Demographic Trends

- ◆ *The Town of Frankfort has experienced fluctuations in population over the last 35 years, declining between 1980 and 1990, and then increasing steadily since 1990.*
- ◆ *Total households in the Town have steadily increased since 1980, while average household size continues to decrease leading to more households with fewer people. This could increase the cost of services on a per-person basis.*
- ◆ *Median household income has grown significantly more in the Town of Frankfort than in Marathon County and the State of Wisconsin.*
- ◆ *Higher educational attainment in the Town lags behind both the County and the State.*
- ◆ *The percentage of Frankfort residents employed in management, business, science, arts, sales, and office occupations has increased in recent years.*
- ◆ *The percentage of Town residents employed in service, natural resources, construction, maintenance, production, transportation and material moving occupations has decreased in recent years.*
- ◆ *The Town of Frankfort's population and households are expected to increase at a much smaller rate than in Marathon County throughout the next two decades.*

Chapter Three

Natural, Agricultural & Cultural Resources

Because natural resource features do not follow geo-political boundaries, it is important to consider their patterns and inter-relationships on a broader scale. In addition, many of the programs for protecting or mitigating impacts to natural resources are administered at the county, state or federal level. Thus, an overview of recent county-wide natural resource planning efforts is described

below, followed by a description of local natural resource conditions. Of particular interest are geographic areas of the landscape encompassing valued natural resources features grouped below by resource type, including water, soil and biological resources. Please also reference Map Three: Natural Resources.

Previous Plans & Studies Related to Natural & Agricultural Resources

In the last decade, several plans were prepared by the County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection. In addition to the plans listed below, Marathon County and several local communities have adopted park and outdoor recreation plans that discuss natural resource based recreational facilities and protection strategies. These are described in more detail in the Parks section of this chapter.

Marathon County Land and Water Resource Management Plan

The Marathon County Land and Water Resource Management Plan outlines a comprehensive strategy for the implementation of soil and water conservation in Marathon County from 2010 to 2020. The Land Conservation and Zoning Committee identified the following long-term program outcomes for the natural resource protection efforts in Marathon County:

1. *Land Use activities are well planned to enhance community development, minimize conflicts, maximize infrastructure investments, and protect rural character.*
2. *Improve and protect the surface and ground water assets to enhance public health and safety, recreational opportunities, and economic development.*
3. *Maintain the soil and water resources as productive assets through topsoil and organic matter conservation.*

4. *Marathon County agriculture and woodlot producers are economically strong.*

Marathon County Farmland Preservation Plan

The Marathon County Farmland Preservation Plan is required under Chapter 91 of the Wisconsin Statutes. The purpose of this plan is to guide and manage the preservation of farmland and agricultural production capacity. The vast majority of lands within the Town are under farmland preservation areas.

Marathon County Forest Ten-Year Comprehensive Use Plan

The Marathon County Forest Ten-Year Comprehensive Use Plan is a management guide for the Marathon County Forest and is updated every ten years. The mission of the plan is to manage and protect natural resources on a sustainable basis for the ecological, economic, educational, recreational, and research needs of present and future residents throughout the county. The report includes a number of recommendations for timber management, wildlife habitat and game management, land acquisition and forest boundary management, biodiversity management, watershed management, and tourism.

Marathon County Groundwater Protection Guide

The Groundwater Protection Guide was an extension of a 1988 groundwater plan. In April 2001, the Guide was created to assist County and local officials in setting policy related to groundwater. It also serves as a resource for information about groundwater and strategies to address issues related to groundwater protection. The County is considering a new groundwater planning effort.

The guide can be accessed here: <http://www.co.marathon.wi.us/Portals/0/Departments/CPZ/Documents/groundwaterplan2001reduced.pdf>

USGS Protecting Wisconsin's Groundwater through Comprehensive Planning

In a joint effort by the Wisconsin Department of Natural Resources (DNR), the University of Wisconsin System, and the U.S. Geological Survey, a website has been made available with data and information on geology, general hydrology, and groundwater quantity and quality. The website was developed to aid government officials and planners in addressing groundwater in their comprehensive plans. The most recent data available for Marathon County was published in 2007. The full Marathon County report can be found at their website: wi.water.usgs.gov/gwcomp/find/marathon/.

Water Resources

Marathon County contains abundant water resources. Many have remained in a fairly pristine state and others are in need of focused efforts to improve water quality. Outstanding Resource Waters (ORW) and Exceptional Resource Waters (ERW) designations are derived from an amendment to the U.S. Clean Water Act, which directed states to identify waters that were largely unaffected by pollution and should remain that way. States were required to develop “anti-degradation” policies to protect these waters from

pollution. As a result, wastewater entering an ORW must be as clean as the water in the “outstanding” water body. The anti-degradation policies only apply to point sources of pollution, such as an industrial discharge pipe. However, Wisconsin has other programs in place to control non-point source pollution, such as animal waste and pesticides in farm runoff, urban runoff, and failing septic systems.

The Wisconsin Natural Resources Board also wanted to extend higher levels of protection to top trout waters. As such, the DNR established a second category of waterways to be protected under the anti-degradation policy; these are the ERW. Wastewater entering ERW must meet minimum clean water standards, although higher standards are encouraged where feasible.

There are currently no ORW or ERW in the Town of Frankfort.

Streams/Rivers

The main creeks located in the Town are the Hamann and Randall Creeks. There are several smaller tributary creeks throughout Frankfort. The Town is located within the Lower Big Eau Pleine River Watershed, which has been identified as priority watershed by the DNR. The Big Eau Pleine River also crosses through Frankfort.

Floodplains

Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe. Areas within the 100-year floodplain are associated with the Hamann and Randall Creeks, and the Big Eau Pleine River.

Wetlands

Most wetlands are located adjacent to the creeks and their tributaries. There are a variety of wetland types, including forested, emergent/wet meadow, and scrub/shrub wetlands. Wetlands are especially prevalent in the southeastern and west central portions of the Town.

Wetlands in Wisconsin were defined by the State Legislature in 1978 as: "an area where water is at, near,

or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions."

Programs in three levels of government - local, state and federal - regulate activities in wetlands. There are dozens of wetland types in Wisconsin, characterized by vegetation, soil type and degree of saturation or water cover. Some of the more prominent wetland types are:

- ***Aquatic Bed*** wetlands contain plants growing entirely on or in a water body no deeper than 6'. Plants may include pond-weed, duckweed, lotus and water-lilies.
- ***Marshes*** are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges and/or giant bur-reed
- ***Sedge or "Wet" Meadows*** wetlands may have saturated soils, rather than standing water, more often than not. Sedges, grasses and reeds are dominant, but look also for blue flag iris, marsh milkweed, sneeze-weed, mint and several species of goldenrod and aster.
- ***Scrub/Shrub*** wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow and dogwood.
- ***Forested*** wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple.

Groundwater

Depth to groundwater within Frankfort varies from shallow to moderately deep, and can be viewed in more detail on **Map Four: Depth to Groundwater**. Groundwater availability is sufficient for current development and land uses.

Agricultural & Soil Resources

Farmland Fragmentation & Development

Development can affect the viability of farming in an area. As development occurs amongst farm operations, farm owners and operators are faced with the decision to continue making investments in farming, or to eventually sell their land for development. Those that anticipate selling reduce investments in equipment and improvements and production falls. It has been found that this can cause ripple effects on other farms within a three mile radius. The degree to which this occurs is largely dependent on the area's proximity to shopping and job centers, proximity to public water, sewer and major roads, whether more farmland is owned or rented, and the financial condition of landowners.¹

Soil Types

Soil in the Town of Frankfort is either within the Magnor-Cable or Loyal-Withee-Marshfield associations. Potential for soil erosion is 1.0 – 2.0 tons/acre/year. Susceptibility for soil erosion is similar to the average soil loss experienced by Marathon County as a whole and is not a major concern. Information on soil drainage may be viewed on Map Five: Soil Drainage.

Prime Farm Soils

The vast majority of the town is covered in Class 1 or 2 prime farmland soils, per Map Six: Prime Farmland. These class designations refer to the quality of soils for growing crops and are based on United States Department of Agriculture (USDA) classifications. Class 1 soils are the best soils in Marathon County for growing all crops. Class 2 soils are also very good agricultural soils, however, they may be prone to wetness, may need to be drained, and are therefore less desirable than Class 1 soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The

“prime farm soils” designation simply indicates that these soils are good productive farmland.

Steep Slopes

A few areas of steep slopes are associated creeks throughout the Town. Steep slopes are defined as slopes with gradients over 12 percent. Steep slopes pose limitations to development and increase the potential for soil erosion.

Contamination

All identified contaminated soil and water cases in the Town of Frankfort have been closed or resolved. There are no known brownfields within the Town at this time, although an ongoing cleanup is currently underway at the Marathon County Highway Shop in the Town of Wein, which neighbors the Town of Frankfort.

Farmland Preservation

The Marathon County Farmland Preservation Plan identifies nearly all of the land in the Town of Frankfort as farmland preservation areas, except a few parcels scattered throughout the town. Frankfort, along with other western Marathon County township, is located within the Heart of America's Dairyland Agricultural Enterprise Area (AEA), designated by the Wisconsin Department of Agricultural, Trade, and Consumer Protection (DATCP) and displayed in Map Seven: Agricultural Enterprise Areas. The AEA allows eligible farmers within areas covered in the AEA to enter into farmland preservation agreements with DATCP in exchange for income tax credits for keeping land under agricultural uses for 15 years.

¹ Daniels, Tom and Deborah Bowers. 1997. *Holding Our Ground: Protecting America's Farms and Farmland*. Island Press. Washington D.C./Covelo, CA

Biological Resources

Vegetation

Much of the Town consists of cropland or specialty crops. Areas adjacent to creeks and tributaries are generally wooded.

Wildlife Resources & Habitat

Wildlife resources include a variety of game and non-game species of birds, mammals, fish, reptiles and amphibians that typically live in Marathon County. Common types of wildlife include deer, wild turkeys, raccoon, squirrels, songbirds, waterfowl, bear, badger, wolf and raptors. Wildlife resources are abundant in the many undisturbed sanctuaries, refuges, reserves, and scattered habitats located throughout the County. Numerous other species of migrating birds use habitat in Marathon County for food, shelter, and resting stops during seasonal migration.

There is a significant amount of wildlife habitat in Marathon County. In addition to County parks and forest units, major wildlife habitat areas include: the George W. Mead Wildlife Area, the McMillan Marsh State Wildlife Management Area, and Rib Mountain State Park. Private forests, open lands, and areas adjacent to bodies of water and wetlands also serve as valuable habitat and wildlife corridors. Maintaining connections between habitats is very important to allow species to move around, promoting biodiversity.

Cultural Resources

“Cultural Resources” is a broad term that can encompass many aspects of our heritage. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to American Indians or other cultural groups. Cultural resources are those elements around us that signify our heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include

Threatened & Endangered Species

The Wisconsin DNR Natural Heritage Inventory lists the Wood Turtle (*Glyptemys insculpta*) as a Threatened Species located in the Town of Frankfort. Sensitive species such as cave bats have been removed from this list. Wood turtles tend to locate in and around streams and rivers, particularly those with forested riparian corridors. Besides habitat loss, road mortality is of particular threat to the wood turtle, as nesting females are often forced to travel across roads to access nesting areas, or even next alongside roads when open sandy sites (a primary nesting habitat of the Wood Turtle) are overgrown or planted.



*Blanding's Turtle, a Special Concern species present in Frankfort.
Image Source: Wisconsin DNR*

buildings, sites and landscapes that help communities retain their sense of identity in an increasingly homogenized society.

Brief History of the Town of Frankfort

The Town of Frankfort was first settled in 1877 after the Wisconsin Central reached Colby, five miles to the west. Originally part of the Town of Wien, Frankfort became its own township in 1890. Farmers moved east from Colby and settled the

town, which was named after the German birthplace of the first Town Chairman, Ed Protze. Settlement was slow to develop in Frankfort in the years preceding the automobile due to the town's relative distance from Colby and Wausau. Logging was carried out in the late nineteenth century but by the early 1900s farmers grew wheat and hay. The expansion of the dairy business led to construction of cheese factories in Frankfort.

Properties Listed on the National Register of Historic Places (NRHP)

There are no properties in Frankfort listed on the NRHP. The Town does not have a local historic preservation commission.

The Wisconsin Historical Society maintains the Wisconsin Architecture & History Inventory (AHI) that identifies any properties that may have been surveyed in the past; the Inventory does not convey special status and may not be current. The inventory may be reviewed at www.wisconsinhistory.org/ahi/index.html. There are two historic properties in Frankfort that have been previously surveyed and included in the AHI.

Cemeteries, Burial Mounds & Other Burials

Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. There are currently 133 cemeteries and burial areas identified in Marathon County, and it is likely that other cemeteries and burials may be present. Suspected burial mounds or unmarked burials must be reported to the State Burial Sites Preservation Office. If human remains are uncovered during excavation, all work must cease pending review of the Burial Sites Preservation Office. All cemeteries and burials in Marathon County should be catalogued under Wis. Stat. 157.70 to provide maximum protection of these sites.

Table 3.1: Known Cemeteries

Cemetery Name	Location	Section
Mennonite Cemetery	CTH E	21
German Lutheran/Peace	Huckleberry Rd., east of CTH E.	15

Source:
<http://www.rootsweb.ancestry.com/~wimarath/CemLocations.htm>

Additionally, the Towns of Wien and Frankfort own a joint cemetery in Wien. A cemetery is also located at Hope Church, located along STH 97 between CTH N and Huckleberry Road.

Issues

- **Woodlands** – The Town would like to preserve woodlands. These areas are critical habitat as well as important to the rural character of Frankfort.
- **Water Quality** – Residents are facing water quality and availability issues along the Big Eau Pleine Watershed.
- **Farmland** – If future residential development occurs, the Town would prefer to see this development in a clustered layout.
- **Lack of Current Information** – Although a brief countywide historic properties survey was carried out in 1975-77, there has been no update. Many properties identified at that time may be gone, while other properties not previously surveyed may now be evaluated in a new context. It is necessary for the county to have current information about cultural resources in order to maximize planning and make the best use of historic properties.
- **Rural Character & Historic Resources** – In Marathon County, residents have expressed a strong desire to preserve the rural character of the county and raised concerns about increasing ex-urban development and the decline of working farms. An important part of rural character is the rural landscape and the buildings that convey that sense of place. While it is important to address the location and type of new development, there is also a need to preserve some visible reminders of rural character, including working farms. Without preserving some of the existing resources, including farmsteads and farmlands, the very characteristics that attracted residents will increasingly be lost.
- **Protection of Archaeological Sites & Cemeteries** – Cultural resources planning includes identification and protection of archaeological sites and historic cemeteries. The Wisconsin Historical Society maintains a list of reported sites and cemeteries, representing a fraction of sites that are actually present. This information is often overlooked and should be incorporated into the planning process for local communities.
- **No Recognition Process** – Outside the City of Wausau, there is no process to recognize historic buildings or begin to plan for their protection. Once historic properties are identified, towns and village do not have an established mechanism for recognizing them or integrating them into ongoing planning processes.

Natural, Agricultural & Cultural Resources Goals, Objectives & Policies

Goal One: Protect wetland areas from the encroachment of development.

- ◆ **Objective:** Enforce existing wetland regulations set by County/State.
- ◆ **Objective:** Discourage additional development in wetland areas.

◆ **Policies**

- ◆ Encourage developers to consult with DNR officials before submitting development proposals.
- ◆ Communicate the desire for wetland protection to the DNR.
- ◆ Report instances of possible regulation infraction to the DNR.

- ◆ Obtain a main contact person from each agency that the Town communicates with at the County and DNR.

Goal Two: Preserve forestland.

- ◆ **Objective:** Explore public ownership of forestland.
- ◆ **Objective:** Encourage private participation in programs, such as the Managed Forest Law, to preserve forests.

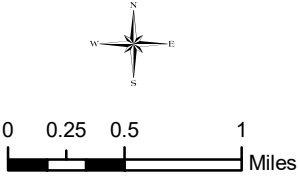
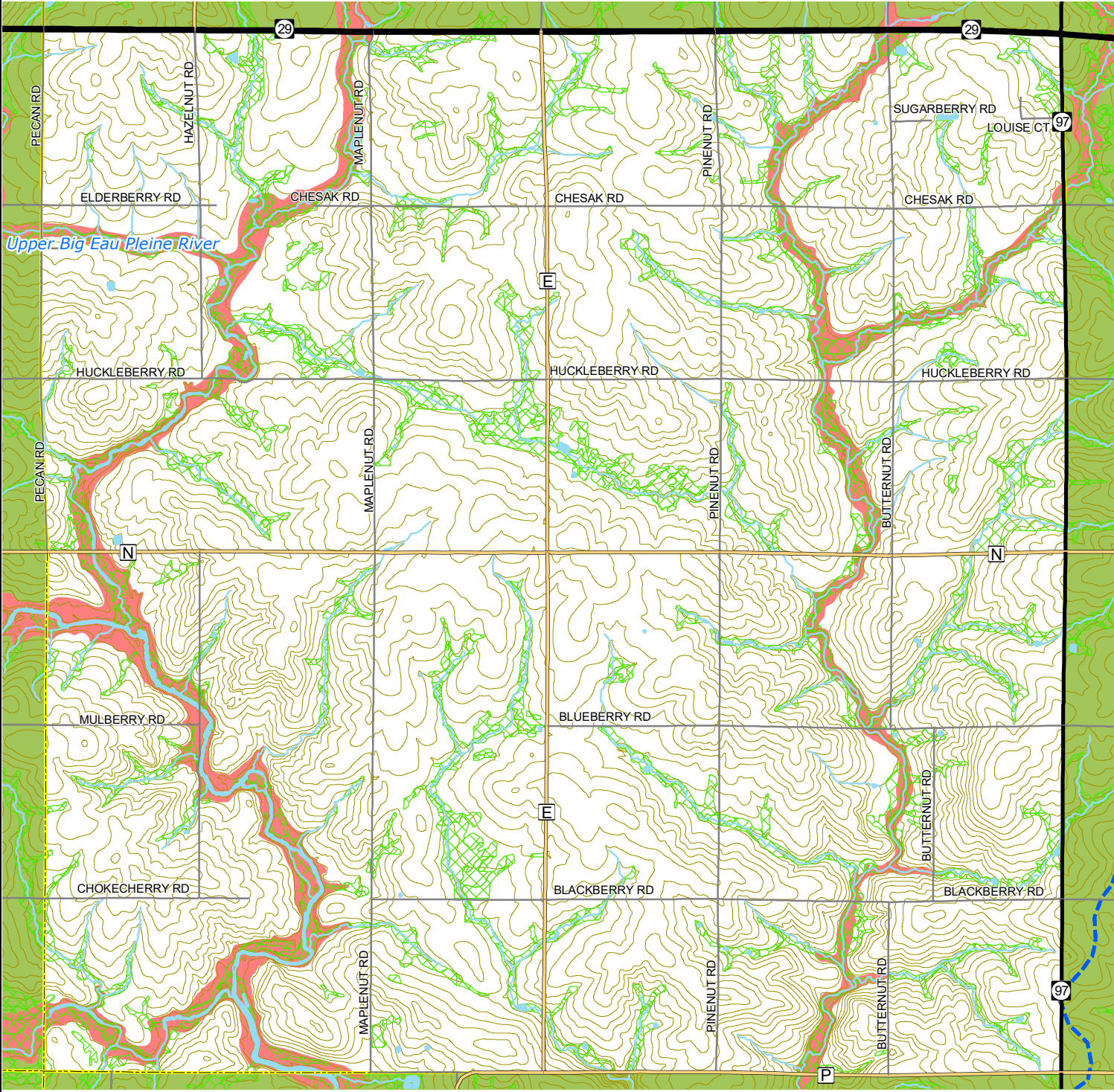
◆ **Policies**

- ◆ Inform property owners of state and local programs that preserve forestlands.
- ◆ Send owners of private forestland information on preservation programs.
- ◆ Perform feasibility analysis to determine the maximum amount of forestland the Town could publicly own (if any).
- ◆ Encourage developers to maintain as much forestland as possible in new developments. Promoting conservation subdivisions or other preservation techniques.

Map 3
Natural Resources
 Town of Frankfort
 Marathon County, Wisconsin

Legend

-  Minor Civil Divisions
-  Watershed Boundaries
-  US Highway
-  Wetlands
-  State Highways
-  Contours 10ft
-  County Highways
-  DFIRM Floodplains
-  Local Roads
-  Water



Source: WI DNR, NCWRPC, Marathon Co., FEMA

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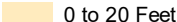
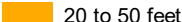

**North Central
 Wisconsin Regional
 Planning Commission**

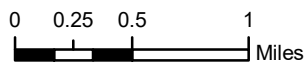
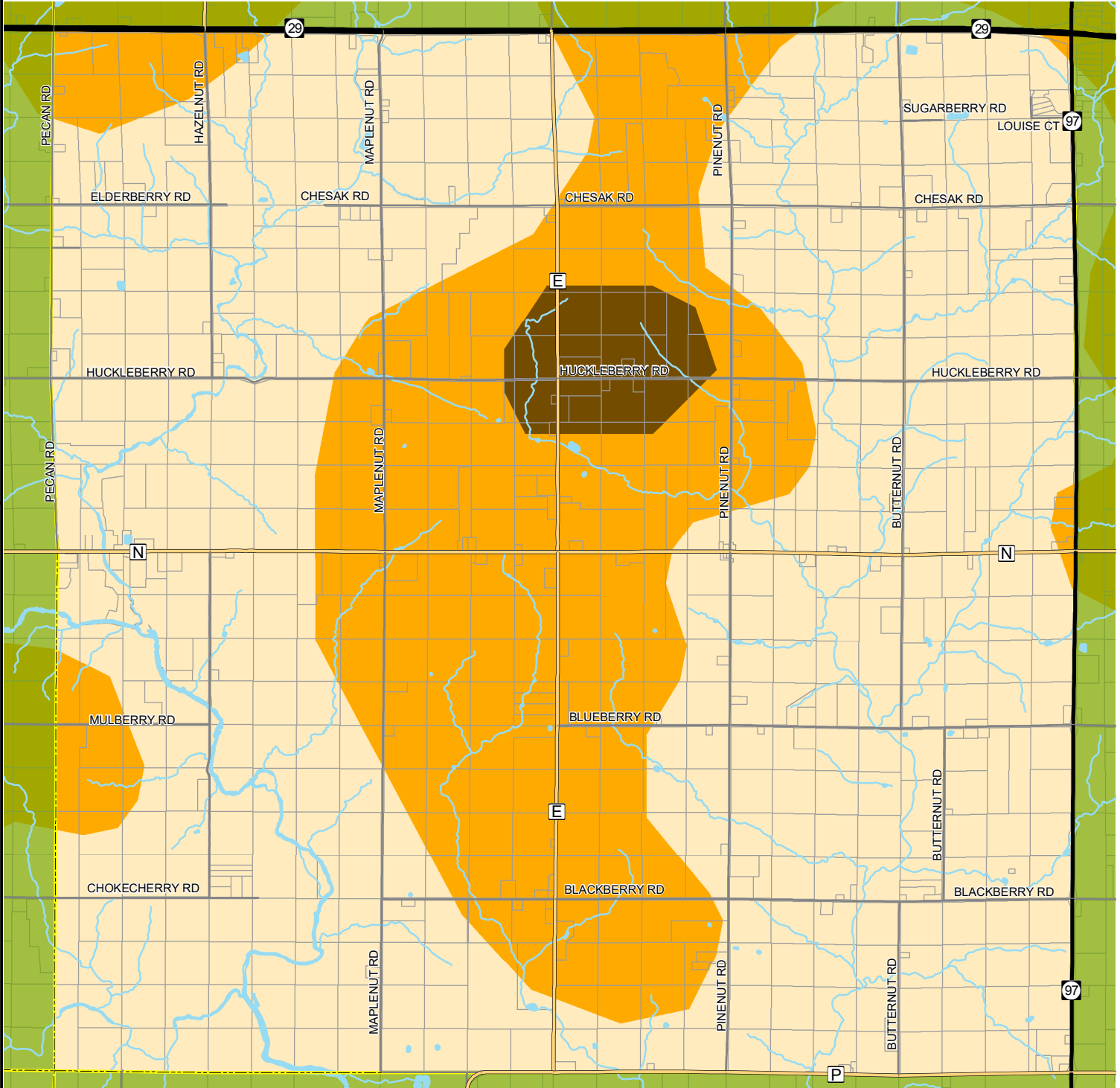
210 McClellan St., Suite 210, Wausau, WI 54403
 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

Depth to Groundwater

Town of Frankfort
Marathon County, Wisconsin

Legend

-  US Highway
-  State Highways
-  County Highways
-  Local Roads
-  Minor Civil Divisions
-  Water
- Depth to Groundwater**
-  0 to 20 Feet
-  20 to 50 feet
-  Greater than 50 Feet



Source: WI DNR, NCWRPC, Marathon Co.,
Wis DOT

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


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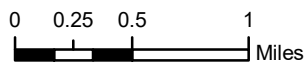
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Soil Drainage

Town of Frankfort
Marathon County, Wisconsin

Legend

-  US Highway
-  State Highways
-  County Highways
-  Local Roads
-  Minor Civil Divisions
-  Poorly Drained
-  Moderate to Well Drained
-  Water



Source: WI DNR, NCWRPC, Marathon Co.,
Wis DOT, NRCS

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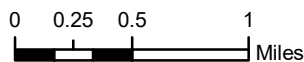
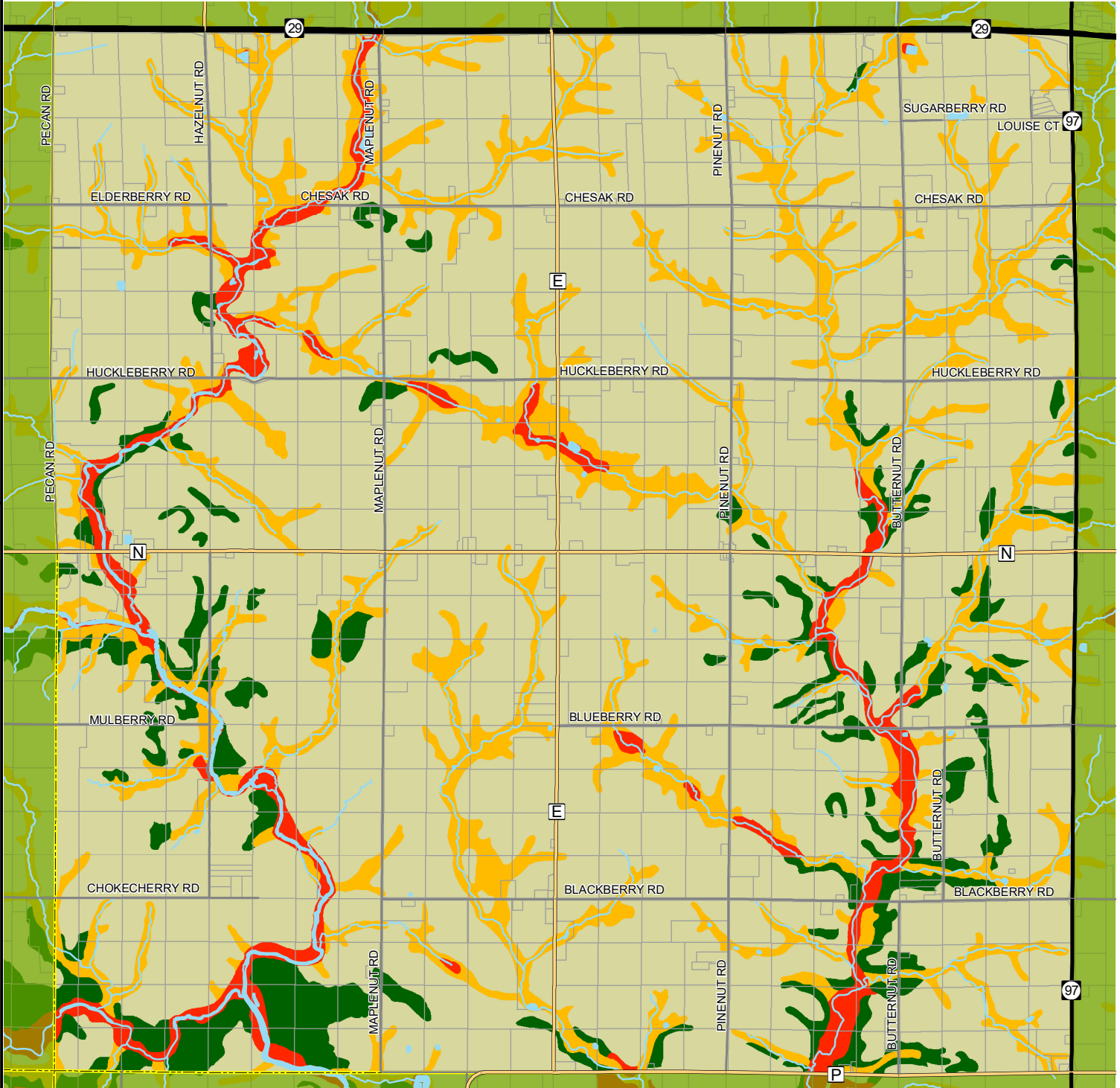
Prime Farmland

Town of Frankfort

Marathon County, Wisconsin

Legend

-  US Highway
-  State Highways
-  County Highways
-  Local Roads
-  Minor Civil Divisions
-  Farmland of statewide importance
-  All areas are prime farmland
-  Prime farmland if drained
-  Not prime farmland
-  Water



Source: WI DNR, NCWRPC, Marathon Co., Wis DOT

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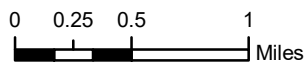
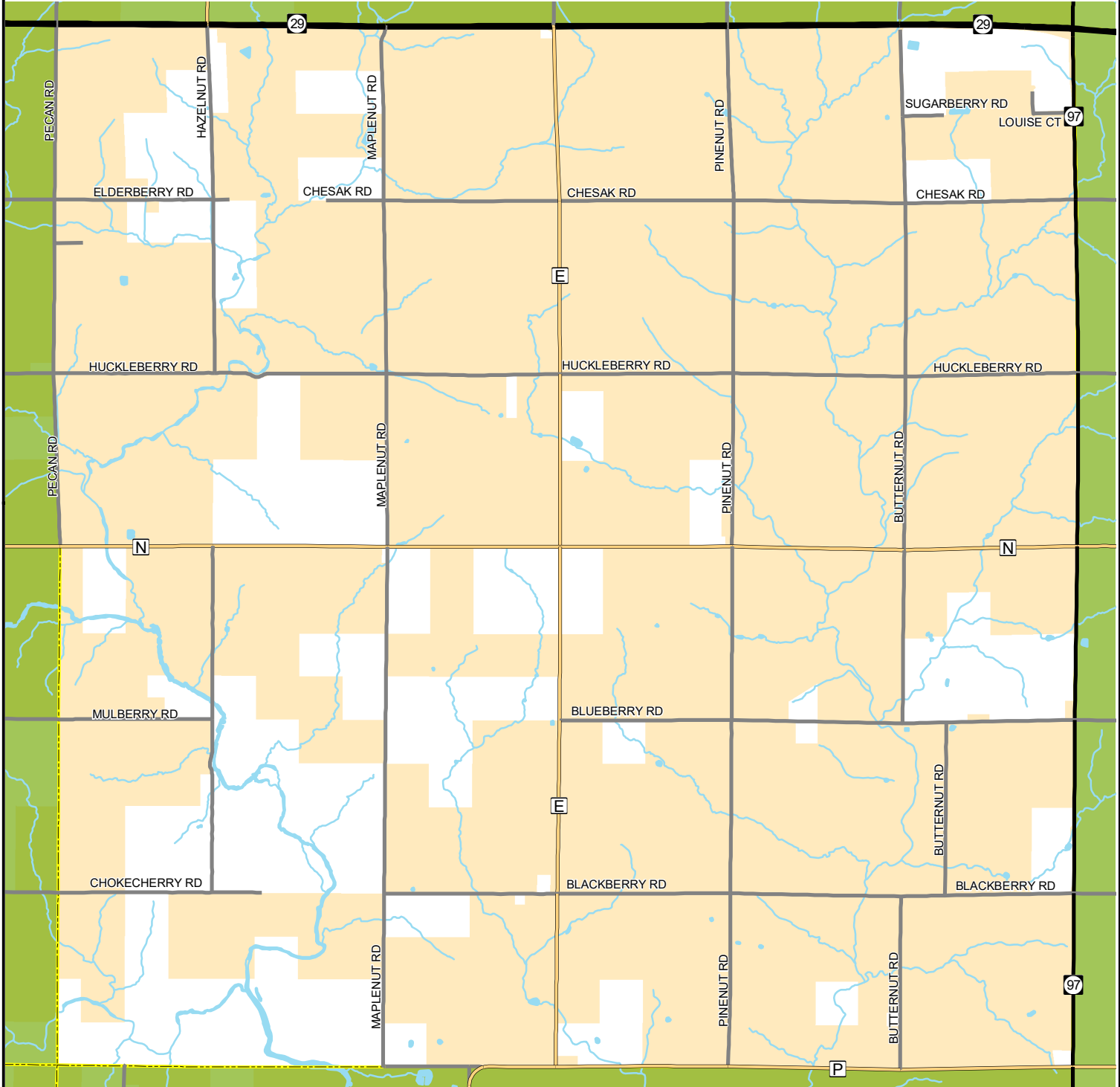
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Legend

- State Highways
- County Highways
- Local Roads
- Minor Civil Divisions
- Water
- Heart of America's Dairyland

Map 7 Agricultural Enterprise Areas Town of Frankfort Marathon County, Wisconsin



Source: WI DNR, NCWRPC, Marathon Co., Wis DOT

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



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The efforts of most organizations working on preventing homelessness in Marathon County are directed towards preventing people from becoming homeless. Preventing homelessness is the preferred means of intervention, as it is less costly to all involved, and it helps maintain household stability. It is also widely recognized that homelessness is often the result of other problems such as housing costs, unemployment, poor credit, mental illness, domestic abuse, housing discrimination and drug addictions. Vice versa, homelessness and housing insecurity can also cause many of the aforementioned issues, such as unemployment, drug abuse, and mental illness.

Tight rental markets increase the likelihood of a family becoming homeless for minor transgressions, or even for reporting unsafe housing conditions to officials. As such, providing an integrated network of support is essential to address this complex issue. In some cases, better quality basic services such as housing assistance, schools, employment services, and transportation can prevent homelessness. To address these issues the Marathon County Housing and Homelessness Coalition was created in 2012. Their mission is to raise awareness, find solutions, and eradicate homelessness.

Assistance Programs

Below is a listing of some of the major programs utilized, including some more details on major programs at the state and federal levels. Each year new programs are available.

Wisconsin Housing and Economic Development Authority (WHEDA)

- ◆ Capital Access Advantage
- ◆ Easy Close Advantage
- ◆ FHA Advantage
- ◆ First-Time Home Buyer Advantage
- ◆ Low Income Housing Tax Credit (LIHTC)
- ◆ Multifamily Loan Fund
- ◆ National Foreclosure Mitigation Counseling
- ◆ Rental Assistance (Section 8) Programs
- ◆ Transform Advantage (Pilot Program)
- ◆ Veterans Affordable Loan Opportunity Rate
- ◆ WHEDA Advantage
- ◆ WHEDA FHA Loan
- ◆ WHEDA Foundation Grant Program
- ◆ WHEDA Home Improvement Advantage
- ◆ WHEDA Refi Advantage
- ◆ WHEDA Tax Advantage

Wisconsin Department of Administration, Division of Housing (DOH)

- ◆ CDBG Emergency Assistance Program
- ◆ Continuum of Care Supportive Housing Program

- ◆ Emergency Assistance Program (CDBG-EAP)
- ◆ Emergency Solutions Grant Program
- ◆ Homebuyer and Rehabilitation Program
- ◆ Housing Cost Reduction Initiative Program (HCRI)
- ◆ Housing Grants and Loans
- ◆ Housing Opportunities for Persons with AIDS Program (HOPWA)
- ◆ Housing Rehabilitation Program – Small Cities Community Development Block Grant (CDBG)
- ◆ Neighborhood Stabilization Program
- ◆ Projects for Assistance in Transition from Homelessness
- ◆ Rental Housing Development Program
- ◆ Revolving Loan Fund – (CDBG-RLF)
- ◆ Shelter for Homeless and Transitional Housing Grants
- ◆ Tenant-Based Rental Assistance Program
- ◆ Wisconsin Fresh Start

Wisconsin Department of Administration, Division of Energy Services

- ◆ Home Energy Assistance Program
- ◆ Low Income Weatherization Program

Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)

The Trade and Consumer Protection Division is responsible for the investigation of unfair and deceptive business practices and handles individual consumer complaints involving landlord/tenant complaints, and home improvement transactions.

State Programs

Wisconsin Department of Administration

The Wisconsin CDBG program, administered by the Wisconsin Department of Administration, Division of Housing (DOH), provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. These funds are primarily used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs. In addition to addressing LMI housing needs, CDBG can be used to leverage other programs or serve as a local match. The grant also can be used as an incentive to involve the private sector in local community development efforts or to respond to area needs. The CDBG program often serves as a catalyst for other community development projects. The Low-Income Housing Tax Credit (LIHTC) aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

Issues

Rural Residential

The continued growth of rural residential in the Town of Frankfort is a great concern to residents. This is especially true in relation to the sporadic location of new housing. Unplanned rural residential is likely to cause the fragmentation of farmland and forestland, increasing the costs of farming and making agricultural land owners less likely to invest in their properties.

Federal Programs

USDA-RD

A variety of loan programs are available to provide assistance in financing homes for low-income households including the Homeownership Direct Loan Program of the Rural Health Service, the Mutual Self-Help Housing Loan program, the Very-Low-Income Housing Repair Program, the Rural Rental Assistance Program, and Rural Housing Preservation Grants. These funds are provided through approved lender organizations. Local approved leaders who can provide resources from these program to qualified individuals include CoVantage Credit Union and River Valley Bank.

Department of Housing and Urban Development (HUD)

Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors (including the Housing Assistance Council and Habitat for Humanity International) of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects. HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

Migrant Housing

Migrant housing is a concern as available units for workers employed by local farmers is in short supply.

Housing Affordability

A large proportion of renter households are cost burdened in Frankfort. A smaller but still significant proportion of owner occupied households are also cost burdened.

Changes in Housing Stock

Table 4.2 notes changes in the housing stock between 2000 and 2016 according to U.S. Census data. Total housing units have increased by 27 while the number of occupied housing units grew

by 19. Vacancy increased from four to seven percent over this period. The number of owner occupied housing units increased by 34 while the owner occupancy rate also increased.

Table 4.2: Changes in Housing Stock (Frankfort), 2000-2016

	2000	2016	# Change	% Change
Total Housing Units	222	249	27	12%
Occupied Housing Units (Households)	213	232	19	9%
Vacancy %	4.1%	6.8%	-	66%
Owner Occupied Housing Units	194	228	34	18%
Renter Occupied Housing Units	19	4	-15	-79%
Owner Occupied Housing Units as percent of Total	91.1%	98.3%	-	8%
Number of Homes for Seasonal/Rec Use	1	6	5	500%
Number of Single Family Homes	212	249	37	17%
<i>*Detached</i>	<i>210</i>	<i>246</i>	<i>36</i>	<i>17%</i>
<i>**Attached</i>	<i>2</i>	<i>3</i>	<i>1</i>	<i>50%</i>
Number of Duplexes	0	0	0	0
Multi Family Units 3-9 units	0	0	0	0
Multi Family Units 10+	0	0	0	0

2000 Census SF-3, ACS 2012-2016 five-year estimates DP04

* This is a one-unit structure detached from any other house

**In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Housing Age

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of a home often also reflects different regional and national trends in housing development. Housing predating the 1940s, for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have continuously increased. In some cases, this can be due to higher minimum lot and home sizes in zoning does. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Table 4.3 shows housing age for the community. In the Town of Frankfort, data shows that a significant portion of the local housing stock, 34.1 percent, was built before 1939. Recent housing

growth from the 1990s and 2000s also makes up a large group of housing accounting for approximately 30.5 percent of the total housing stock. These are slightly lower than overall figures for the County. The Census report that homes built in the 1990s make up 14 percent of the County’s overall housing stock.

Physical Housing Stock

Table 4.4 looks at several select measures of physical condition and compares them to figures for the county and state. The median home size in the Town of Frankfort, measured by the number of rooms, is larger than that of the County and State. Virtually all of the community’s housing stock is classified as being single family, significantly higher than figures for the county or state. Census data indicates that virtually no units in the Town lack complete plumbing and kitchen facilities.

Table 4.3: Age of Frankfort Housing Stock, 2016

Total Units	Year Built								
	2010 or later	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
249	6	43	27	16	49	11	7	5	85
	2%	17%	11%	6%	20%	4%	3%	2%	34%

2012-2016 American Community Survey DP04

Table 4.4: Physical Housing Characteristics, 2016

Area	Median Rooms	Characteristic (% of Total Units)			
		1 unit, detached or attached	In buildings with 10 or more units	Lacking complete plumbing facilities	Lacking complete kitchen facilities
Frankfort		100.0%	0.0%	0.0%	0.0%
Marathon County	5.9	78.9%	7.4%	0.4%	0.9%
Wisconsin	5.5	71.1%	10.7%	0.4%	0.9%

Source: U.S. Census Bureau ACS 2012-2016 five-year estimates, DP04

Median Home Value

Table 4.5 shows home value statistics for the Town, County, and State. Specifically, the column to the right shows the median (or middle value) of select owner occupied homes for each specified area. This value includes only single-family houses that are located on less than ten acres. Additionally, this statistic only considers homes without a business or medical office on the property. Census data indicates that the Town of Frankfort’s median house value was ten percent lower than the State of Wisconsin but three percent higher than Marathon County.

Table 4.5: Median House Value, 2016

Community	Median Value (dollars)
Frankfort	\$151,000
Marathon County	\$145,900
Wisconsin	\$167,000

Source: U.S. Census ACS 2012-2016 five-year estimates, DP04

Range of Values

Table 4.6 shows the range of housing values that exist in the Town of Frankfort.

Table 4.6: Range of Housing Values, 2016

	Frankfort		Marathon County	
	#	%	#	%
< \$49,999	0	0%	1,717	4%
\$50,000 to \$99,999	36	16%	7,694	20%
\$100,000 to \$149,999	77	34%	11,118	28%
\$150,000 to \$199,999	32	14%	7,983	20%
\$200,000 or more	83	36%	10,727	27%

2012-2016 American Community Survey DP04

Housing Affordability

Several factors impact the varied levels of housing affordability in Marathon County. These factors include rent and mortgage payments, maintenance expenses, lot size, and required or desired amenities for the home. Household size and income are also key factors contributing to what housing options are available and accessible to residents. In Marathon County, median and per capita income levels are generally lower than in the State. For many people, this poses a difficulty in paying for decent, safe, and sanitary housing.

Statistically speaking, those spending in excess of 30 percent of their total household income on housing costs may be facing affordability difficulties, also known as being “cost-burdened.” HUD recommends that rental housing costs not exceed 30 percent of the monthly income. Mortgage lenders are more willing to make loans if the scheduled mortgage payment is less than 29 percent of the monthly household income. Cost burdened households are also more likely to become homeless.

The percentage of households in the Town of Frankfort that are cost burdened is somewhat higher to that of the County and State among owner occupants. Additionally, **Table 4.7** shows that select town median owner occupied costs, both with and without a mortgage, are similar to the median figures for Marathon County and Wisconsin. Similar data on rental units is not included in this comprehensive plan due to the small sample size.

One of the most widely used and easily available forms of affordable housing is the manufactured home. Modern manufactured housing is virtually indistinguishable from site-built housing, but can be constructed for roughly 75 percent of the cost. Manufactured housing offers a realistic alternative for providing affordable homes that can fit well with existing neighborhoods or be developed as new communities.

Table 4.7: Monthly Housing Costs & Cost Burdens, 2016

Owner Occupied Median selected monthly owner costs	With Mortgage	No Mortgage	% Cost Burdened
Frankfort	\$1,313	\$492	25.6%
Marathon County	\$1,241	\$476	20.4%
Wisconsin	\$1,391	\$532	22.7%

Source: U.S. Census ACS 2012-2016 five-year estimates, DP04

Senior Housing Needs

Wisconsin is aging. This rise of seniors creates a special set of housing issues. As people age they have more need for specialized services. The most obvious of these is for health care, but there is a more subtle relationship between an aging population and their housing needs. An integrated view of senior housing needs to be developed that includes a continuum of housing options ranging from assistance to age in place all the way to assisted care facilities.

According to research by HUD, the overwhelming majority of seniors prefer to “age in place” or remain in their home throughout retirement. This can be difficult in rural areas for many residents that are no longer able to access the necessary goods and services or keep up with the property maintenance of larger parcels.

Strategies that promote and allow aging in place can reduce the need for senior housing by allowing seniors to stay in their homes longer. These strategies include strengthening transportation access to services and goods such as health care,

assistance with household care and maintenance, and designing housing to serve the needs of the resident throughout their life, such as visitable design and universal design. For new housing these standards may be incorporated into the zoning code, or negotiated in a developer agreement. For retrofitting existing housing, the town can provide assistance to residents that need to upgrade their homes to continue living in them.

In the nearby Village of Marathon City, two organizations provide senior housing and assisted living options. Copperleaf Assisted Living and Parkview Apartments are facilities which provide trained staff, personal services, and social activities for residents. Additionally, Copperleaf provides dementia care, hospice, and rehabilitation services.

Beyond the Town, other senior housing options can be found throughout Marathon County. The Marathon County Aging and Disability Resource Center, the Wisconsin Department of Health and Family Services, and the Marathon County United Way all maintain a list of these housing options.

Homelessness

Data on homelessness is difficult to collect, and it is likely that there are more homeless children and adults that go unnoticed or uncounted than data indicates. Homelessness is often thought of as people living on the streets, but it is often a more hidden problem, consisting of people that have

unstable housing, living in shelters, staying with friends or family temporarily, or living in a vehicle. Across the state, 14 percent of homeless students stayed in a shelter, 77 percent were doubled up with friends or family members, one percent were unsheltered, and seven percent stayed in hotels.

The efforts of most organizations working on preventing homelessness in Marathon County are directed towards preventing people from becoming homeless. Preventing homelessness is the preferred means of intervention, as it is less costly to all involved, and it helps maintain household stability. It is also widely recognized that homelessness is often the result of other problems such as housing costs, unemployment, poor credit, mental illness, domestic abuse, housing discrimination and drug addictions. Vice versa, homelessness and housing insecurity can also cause many of the aforementioned issues, such as unemployment, drug abuse, and mental illness.

Tight rental markets increase the likelihood of a family becoming homeless for minor transgressions, or even for reporting unsafe housing conditions to officials. As such, providing an integrated network of support is essential to address this complex issue. In some cases, better quality basic services such as housing assistance, schools, employment services, and transportation can prevent homelessness. To address these issues the Marathon County Housing and Homelessness Coalition was created in 2012. Their mission is to raise awareness, find solutions, and eradicate homelessness.

Assistance Programs

Below is a listing of some of the major programs utilized, including some more details on major programs at the state and federal levels. Each year new programs are available.

Wisconsin Housing and Economic Development Authority (WHEDA)

- ◆ Capital Access Advantage
- ◆ Easy Close Advantage
- ◆ FHA Advantage
- ◆ First-Time Home Buyer Advantage
- ◆ Low Income Housing Tax Credit (LIHTC)
- ◆ Multifamily Loan Fund
- ◆ National Foreclosure Mitigation Counseling
- ◆ Rental Assistance (Section 8) Programs
- ◆ Transform Advantage (Pilot Program)
- ◆ Veterans Affordable Loan Opportunity Rate
- ◆ WHEDA Advantage
- ◆ WHEDA FHA Loan
- ◆ WHEDA Foundation Grant Program
- ◆ WHEDA Home Improvement Advantage
- ◆ WHEDA Refi Advantage
- ◆ WHEDA Tax Advantage

Wisconsin Department of Administration, Division of Housing (DOH)

- ◆ CDBG Emergency Assistance Program
- ◆ Continuum of Care Supportive Housing Program

- ◆ Emergency Assistance Program (CDBG-EAP)
- ◆ Emergency Solutions Grant Program
- ◆ Homebuyer and Rehabilitation Program
- ◆ Housing Cost Reduction Initiative Program (HCRI)
- ◆ Housing Grants and Loans
- ◆ Housing Opportunities for Persons with AIDS Program (HOPWA)
- ◆ Housing Rehabilitation Program – Small Cities Community Development Block Grant (CDBG)
- ◆ Neighborhood Stabilization Program
- ◆ Projects for Assistance in Transition from Homelessness
- ◆ Rental Housing Development Program
- ◆ Revolving Loan Fund – (CDBG-RLF)
- ◆ Shelter for Homeless and Transitional Housing Grants
- ◆ Tenant-Based Rental Assistance Program
- ◆ Wisconsin Fresh Start

Wisconsin Department of Administration, Division of Energy Services

- ◆ Home Energy Assistance Program
- ◆ Low Income Weatherization Program

Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)

The Trade and Consumer Protection Division is responsible for the investigation of unfair and deceptive business practices and handles individual consumer complaints involving landlord/tenant complaints, and home improvement transactions.

State Programs

Wisconsin Department of Administration

The Wisconsin CDBG program, administered by the Wisconsin Department of Administration, Division of Housing (DOH), provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. These funds are primarily used for rehabilitation of housing units, homebuyer assistance, and small neighborhood public facility projects. CDBG dollars are flexible and responsive to local needs. In addition to addressing LMI housing needs, CDBG can be used to leverage other programs or serve as a local match. The grant also can be used as an incentive to involve the private sector in local community development efforts or to respond to area needs. The CDBG program often serves as a catalyst for other community development projects. The Low-Income Housing Tax Credit (LIHTC) aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

Issues

Rural Residential

The continued growth of rural residential in the Town of Frankfort is a great concern to residents. This is especially true in relation to the sporadic location of new housing. Unplanned rural residential is likely to cause the fragmentation of farmland and forestland, increasing the costs of farming and making agricultural land owners less likely to invest in their properties.

Federal Programs

USDA-RD

A variety of loan programs are available to provide assistance in financing homes for low-income households including the Homeownership Direct Loan Program of the Rural Health Service, the Mutual Self-Help Housing Loan program, the Very-Low-Income Housing Repair Program, the Rural Rental Assistance Program, and Rural Housing Preservation Grants. These funds are provided through approved lender organizations. Local approved leaders who can provide resources from these program to qualified individuals include CoVantage Credit Union and River Valley Bank.

Department of Housing and Urban Development (HUD)

Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors (including the Housing Assistance Council and Habitat for Humanity International) of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects. HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

Migrant Housing

Migrant housing is a concern as available units for workers employed by local farmers is in short supply.

Housing Affordability

A large proportion of renter households are cost burdened in Frankfort. A smaller but still significant proportion of owner occupied households are also cost burdened.

Housing Goals, Objectives & Policies

Goal One: Locate new residential development in appropriate areas.

- ◆ *Objective:* Discourage development in natural, sensitive areas.
- ◆ *Objective:* Guide new housing to locations where the extension of service provision will be easiest to deliver.
- ◆ *Objective:* Discourage breaking up of large lots of land
- ◆ *Policies*
 - ◆ Direct new housing developments to the most appropriate areas for residential development.
 - ◆ Observe the land use element of the comprehensive plan in siting new residential development.
 - ◆ Work to sustain general agriculture when considering additional development.

Goal Two: Provide appropriate housing options for migrant workers.

- ◆ *Objective:* Identify areas where seasonal housing is most appropriate.
- ◆ *Objective:* Work with farmers who utilize migrant workers, Marathon County, and other appropriate agencies to develop an appropriate supply of housing.

◆ *Policies*

- ◆ Work with all employers utilizing immigrant labor to provide safe, clean, and decent housing for these workers.
- ◆ Identify a list of local employers who utilize migrant workers.
- ◆ Work with Marathon County and other agencies to develop a seasonal housing plan for temporary residents.

Goal Three: Explore development of specific accessory use requirements.

- ◆ *Objective:* Work with Marathon County to develop regulations for accessory uses to include formal public site approval procedures.
- ◆ *Policies*
 - ◆ Enforce rules requiring all accessory uses to abide by the essence of their land use designations.
 - ◆ Determine appropriate accessory use restrictions for the Town of Frankfort.
 - ◆ Present draft regulations to the community for public comment.

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Chapter Five

Utilities & Community Facilities

This section describes the existing conditions and issues relative to utilities available to the Town of Frankfort, including sewage disposal, water supply,

power supply, and telecommunication facilities and services. It also describes existing conditions with regard to surface water management.

Private Utilities

The Town of Frankfort does not provide public sewer or water service. All development is on private wells and septic systems. Depending on zoning Frankfort requires various minimum lot size for the installation of individual septic systems and wells, as outlines in the Marathon County zoning code.

On-Site Waste Disposal Systems

All developments in Frankfort use on-site septic systems. Chapter 15 of the *General Code of Ordinances for Marathon County* requires private sewage systems on all premises intended for human habitation or occupancy that are not served by public sewer. The County Code incorporates by reference rules, regulations, and laws in the Wisconsin Statutes and Wisconsin Administrative Code governing private sewage systems.

Types of Systems

Septic tanks can be steel, concrete, fiberglass or plastic, but they all must now be equipped with a filter to prevent the movement of solids out into the soil absorption component. In addition, rock in drainfields may now be substituted with specifically engineered foam peanuts bound in mesh or plastic chambers.

On-site waste disposal systems generally fall into four categories:

- ◆ ***Conventional Systems*** – these systems include an absorption field that is buried under the natural ground level. These systems cannot be built in areas where soils do not allow percolation due to high clay content or bedrock where groundwater is too near the surface, or where soils percolate too rapidly and thus pose problems for groundwater contamination.
- ◆ ***Mound Systems*** – these systems include an absorption field that is constructed above ground, creating a “mound”. This type of system is generally used where clay soils, groundwater, rapid permeability or bedrock prevent construction of conventional systems.
- ◆ ***Mechanical Treatment Components*** – these generally replace or augment the septic tank component and may include aerobic treatment tanks and/or self-contained artificial media or sand filters to clean the effluent prior to its discharge into the soil absorption component.
- ◆ ***Holding Tanks*** - Holding tanks are considered the system of last resort and are only allowed if other types of septic systems cannot be used. Temporary holding tanks (e.g., less than two years) are sometimes allowed in areas where public sewer is approved for installation in the near future.

Permit Requirements

The Marathon County Department of Conservation, Planning and Zoning (CPZ) reviews

and issues permits for private sewage systems. Soil and site evaluations are required to determine if the proposed septic system is suitable for the specific property and location before a permit will be issued. If deemed necessary, floodplain and/or wetland delineation may also be required prior to permit issuance. In addition, a maintenance agreement must be submitted prior to permit issuance. All septic tanks installed on or after July 1, 1980, are required to be pumped at least once every three years.

Water Wells

All development in Frankfort receives water from private wells. Wells generally run deep due to high bedrock. Depth to Bedrock throughout the Town may be viewed on Map Eight: Depth to Bedrock.

Solid Waste Disposal

Residents of the Town contract privately for garbage and recycle collection services.

Electrical Utilities & Natural Gas

The Town of Frankfort receives electric power from Wisconsin Public Service Corporation (WPS). Gas service is not available to residents at this time, and many residents use liquefied propane tanks for heating fuel. Frankfort is within the gas service territory of Wisconsin Public Service. According to the 2012 to 2016 ACS, 41 percent of Frankfort residents use wood for heating fuel, 38 percent use liquid propane gas, and 12 percent use fuel oil or kerosene.

Telecommunication Facilities & Services

Private companies, such as T-Mobile, AT&T, Cellcom, TDS, and Charter provide telecommunication services in Marathon County. The rural areas generally rely on satellite dishes for television and internet services. Large portions of the Town of Frankfort have no wireline broadband available, and fixed wireless broadband ranges from less than three Megabits per second (Mbps) to 24.99 Mbps. This limits the potential for internet based businesses, people who work from home, or internet based technological improvements and

commerce for agricultural businesses. In the Town of Frankfort, there are seven internet providers, including Frontier Communications, Cellcom, HughesNet. However, download speeds vary greatly across the Township.

Affordable, accessible, high speed internet service is vital to residents and businesses in Marathon County, including rural areas like the Town of Frankfort. Residents utilize high speed internet for communication, education, telemedicine, entertainment, and home businesses, among other uses. Businesses require high speed internet to be competitive in a global economy.

Solid Waste & Recycling

Residents in the Town of Frankfort contract for solid waste disposal service privately. Contracting at the town level may reduce the costs of waste management to residents.

Solid waste management is best dealt with in a hierarchical structure under the following hierarchy: reduce, reuse, recycle, waste to energy, incinerate, and landfill. Studies have shown that it is possible to significantly reduce the volumes of both solid and hazardous waste generated by the United States.

Likewise, recycling reduces the amount of waste that might otherwise have to be disposed of in a landfill. Waste to energy, incineration, and gasification have proven to be effective as part of a larger waste disposal strategy. Land disposal is the least desirable means of managing solid and hazardous waste because the amount of space they require and the dangers associated with them create adverse effects to human and ecosystem health. Composting can help reduce food waste and provide beneficial mulch or soil as a byproduct.

The Marathon County Solid Waste Management Department is in charge of waste management for non-hazardous solid waste. It consists of the 575-acre landfill, recycling programs, composting, and waste-to-energy. The Department opened a

household hazardous waste collection facility in May 1997, where County residents can drop off

hazardous waste free of charge.

Community Facilities & Public Safety

Town Facilities

Frankfort's Town Hall is located at the intersection of CTH N and Hazelnut Road. A dump jointly operated by the Towns of Frankfort and Hull is located at the intersection of Hazelnut and Blueberry Roads. The Town's garage is located at the intersection CTH N and Pinenut Road.

Elementary & Secondary Schools

The Town of Frankfort is served by four public school districts: The western portion of the town is served by the Colby School District, while the southern half of the Town is served by the Stratford School District. The northeast portion of Frankfort is served by the Edgar School District, while a small portion of north central Frankfort is served by the Abbotsford School District.

- ◆ *The Edgar School District has an elementary and middle school at 203 Maple Street and a high school at 203 Birch Street all located in the Village of Edgar. The high school is also located in Edgar. Enrollment in the Edgar School District has been slowly declining over the last five years.*
- ◆ *The Stratford School District has an elementary school and combined junior and senior high school, located on North 3rd Avenue in the Village of Stratford. Enrollment in the Stratford School District has increased in recent years.*
- ◆ *The Colby School District has a Middle School and a High School located on North 2nd Street in the City of Colby, and an elementary school located on West Dolf Street.*
- ◆ *The Abbotsford School District has an elementary school, and a middle and senior high school located on West Hemlock Street, both in the City of Abbotsford.*

Post-Secondary Educational Facilities

University of Wisconsin – Marathon County (UW-MC)

UW-MC, located in Wausau, offers lower level (freshman/sophomore) college classes, leading to a baccalaureate degree. Associate Degrees are offered in Arts & Sciences, and Bachelor's Degrees are offered in Business Administration, General Studies, and Nursing, through collaborative degree programs with UW Oshkosh and UW Stevens Point. Enrollment in 2014-2015 was approximately 1,100 students, down slightly from the enrollment in 2002-2003 of approximately 1,300 students.

Northcentral Technical College (NTC)

NTC, located in Wausau, offers 40 one- and two-year programs and certificates in business, technical, health and industrial fields. Approximately 17,000 full- and part-time students attended classes in the 2013-2014 school year.

In addition to the public schools, the Wausau area has a private college. Rasmussen College, located in Wausau, offers bachelor's degrees, associate's degrees, certificates and diplomas in fields like business, design, education, justice sciences, and nursing.

Libraries

The Town of Frankfort is served by the Marathon County Public Library (MCPL) system. The Stratford Branch Library, located on North Fourth Avenue in Stratford, has over 3,000 square feet of space. The Marathon City Branch Library is located in a new 3,000 sq. ft. facility built in 2010. The Athens Branch Library is located on Caroline Street in the Village of Athens. The MCPL is a member of the Wisconsin Valley Library Service, providing access to materials throughout the Wisconsin Valley Library system

Police

Police protection is provided by the Marathon County Sheriff's Department.

Fire

The Town of Frankfort is served by four fire districts: The western half of the Town is served by the Central Fire and EMS District, based in Colby and Abbotsford, while portions of the eastern section of Frankfort are served by the Stratford Area Fire Department, the Edgar Volunteer Fire Department, and the Athens Area Fire Department

Emergency Response

Similar to the fire districts, Frankfort is divided among four Emergency Medical Service (EMS) areas. The western half of Frankfort is served by the Central Fire and EMS District, while portions of the eastern half of the Township are served by Stratford Area Fire Department and Ambulance, the Edgar Volunteer Fire Department, and the Athens Area Ambulance Service

The Marathon County Sheriff's Department Communications Division provides E-911 Dispatch for all Police, Fire, and Emergency Medical Services (EMS) agencies in Marathon County. The Communications Division services 84 user agencies and also provides alert paging support for the Emergency Management Office, District Attorney, and Medical Examiner's Office. The users are served by a microwave linked repeater radio system, consisting of a control center at the Sheriff's Department and multiple radio tower sites spread throughout the County.

Hospitals

Three major hospitals serve the Town. Aspirus Hospital is located in the City of Wausau at 425 Pine Ridge Boulevard. Aspirus Hospital, formerly Wausau Hospital, is a 321-bed facility that is a multi-specialty regional health center serving a 12-county region in north central Wisconsin. Ministry Health Care St. Clare's Hospital is a 104-bed hospital and medical office complex located in the Village of Weston. The Marshfield Medical Center

is a 307-bed facility located on 611 St. Joseph Drive in the city of Marshfield.

In 2016, a telemedicine service, Astia Health, was established in Marathon County. Astia is able to come to any home or business in Marathon County in their Mobile Medical Unit vehicle, MMU that is equipped to handle many different urgent care services and connect patients with a doctor via video chat. They are primarily used for urgent care, but patients can schedule doctor's appointments too.

North Central Health Care (NCHC)

In addition to the hospitals and clinics described above, Marathon County is served by NCHC, a public agency that also serves Langlade and Lincoln counties. The NCHC main campus is located at 2400 Marshall Street in Wausau. Additional offices are located in Antigo (Langlade Health Care Center) and Merrill and Tomahawk (Lincoln Health Care Center). According to their web site, NCHC offers outpatient, day hospital, community support and inpatient services for mental/emotional problems; vocational, life skill training, early intervention, housing and care management services for the developmentally disabled; and assessment, individual and outpatient group counseling, intensive programming, day hospital, referral for residential and inpatient treatment, and education for alcohol and other drug problems. Services for detoxification and for persons suffering from problems with gambling addiction are also offered.

NCHC operates a nursing home (Mount View Care Center) that offers skilled nursing services at the main campus in Wausau. This facility has a licensed capacity of 320 and serves persons requiring either short term or long term skilled nursing care because of complex physical needs, psychiatric and neurological diseases, dementia or behavior problems

Many Town residents rely upon local clinics including facilities in Marathon, Edgar, and Mosinee.

Child Care

There was no regulated child care providers in the Town, but several others in the Cities of

Parks

The Town of Frankfort does not own or operate any public parks.

County or State Parks, Forest & Trails

There are no Marathon County parks or forest units located in the Town of Frankfort. Marathon County park facilities in the vicinity include:

Cherokee Park is a 69 acre park located on the Big Eau Pleine River, with an impoundment that provides for swimming and fishing. A handsome and well-maintained Civilian Conservation Corps (CCC)-era helter overlooks the river and provides space for group gatherings. Facilities at Cherokee Park include benches, picnic tables, grills, restrooms, play equipment, and a hiking trail.

Big Rapids Park is a 33 acre park located on the Big Eau Pleine River south of Frankfort. The river is impounded in the park to create a swimming area and fishing opportunities. Facilities include picnic tables, grills, restrooms, changing rooms, a shelter, play equipment, and hiking trails.

March Rapids Park is owned and maintained by the Town of Eau Pleine, just south of Frankfort. The park contains several picnic tables, and a small shelter, restrooms, and a water hand-pump. March Rapids Parks has hiking trails, canoe access, and areas for bicycling.

The George W. Mead Wildlife Area is a very large WDNR conservation and recreation area in the southeast portion of the Town of Day, extending across Green Valley and into the Town of Bergen, creating a conservation area of approximately 20,000 acres. Much of the area is wetland

Abbottsford and Colby, and the Village of Athens are listed with the Wisconsin Department of Children and Families. The YoungStar program is Wisconsin's child care quality rating and improvement system. It also provides an online site tool to help families find child care services.

surrounding a series of lakes and flowages connected by the Little Eau Pleine River. Portions of the Mead Wildlife Area are open for biking, hiking, hunting, and fishing.

Nine Mile County Forest, located in the Towns of Rib Mountain and Mosinee, has a recreation area with many miles of hiking, mountain biking, and cross-country ski trails. There are ten miles of single-track mountain bike trails that range in difficulty from beginner to expert. Bicycling is also allowed on the cross-country ski trails during the skiing off-season. Skiing is promoted with a ski chalet and over 25 kilometers of one-way loops. The forest is open to hunting and snowmobiling. Nine Mile has 4,755 acres of mixed uplands, marshes, and water impoundments.

Rib Mountain State Park is located within the Town of Rib Mountain. The park's main feature is Rib Mountain, which at 1,924 feet above sea level is one of the highest elevations in the State of Wisconsin. The park surrounds the mountain and has the following facilities: a picnic area with 65 tables, a camping area with 31 developed sites, three hiking trails, a nature trail, an enclosed shelter available for rent, and a private downhill skiing area.

Park System Needs

The Town of Frankfort has not identified any park system needs. Recreational facilities in surrounding communities are adequate for resident needs. Accessible parks are important for quality of life, social and recreational purposes for residents, but may also increase residential development pressure.

Utilities & Community Facilities Goals, Objectives & Policies

Goal One: Maintain current provision of services.

- ◆ ***Objective:*** Perform annual budget allocations to fund public services.
- ◆ ***Objective:*** Continue to find methods of cost sharing, such as equipment sharing, with surrounding municipalities to increase the efficiency by which services are provided.
- ◆ ***Policies***
 - ◆ Continue to provide sufficient services as desired by residents.
 - ◆ Perform annual review of service provision costs.
 - ◆ Communicate with surrounding communities the willingness to share services/costs.
 - ◆ Determine feasibility of sharing services and the degree to which Frankfort will retain control.
 - ◆ Explore creating a services committee to identify areas for consolidation, sharing, or privatization.
 - ◆ Consider contracting at the Town level for garbage and recycling pick up services.

Goal Two: Provide effective public safety services.

- ◆ ***Objective:*** Work with the Marathon County Sheriff Department and the Villages of Edgar, Stratford, and Athens, and the City of Colby, to continue to provide effective police and EMS services.

◆ ***Policies***








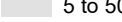
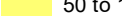
- ◆ Contract with appropriate entities to provide sufficient emergency service delivery.
- ◆ Participate in long-term facilities and equipment planning with service-providing entities.
- ◆ Annually review contracts with service providers and evaluate delivery of services.
- ◆ Participate in recruitment efforts, especially concerning fire and emergency response, with providing agencies.

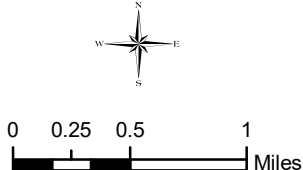
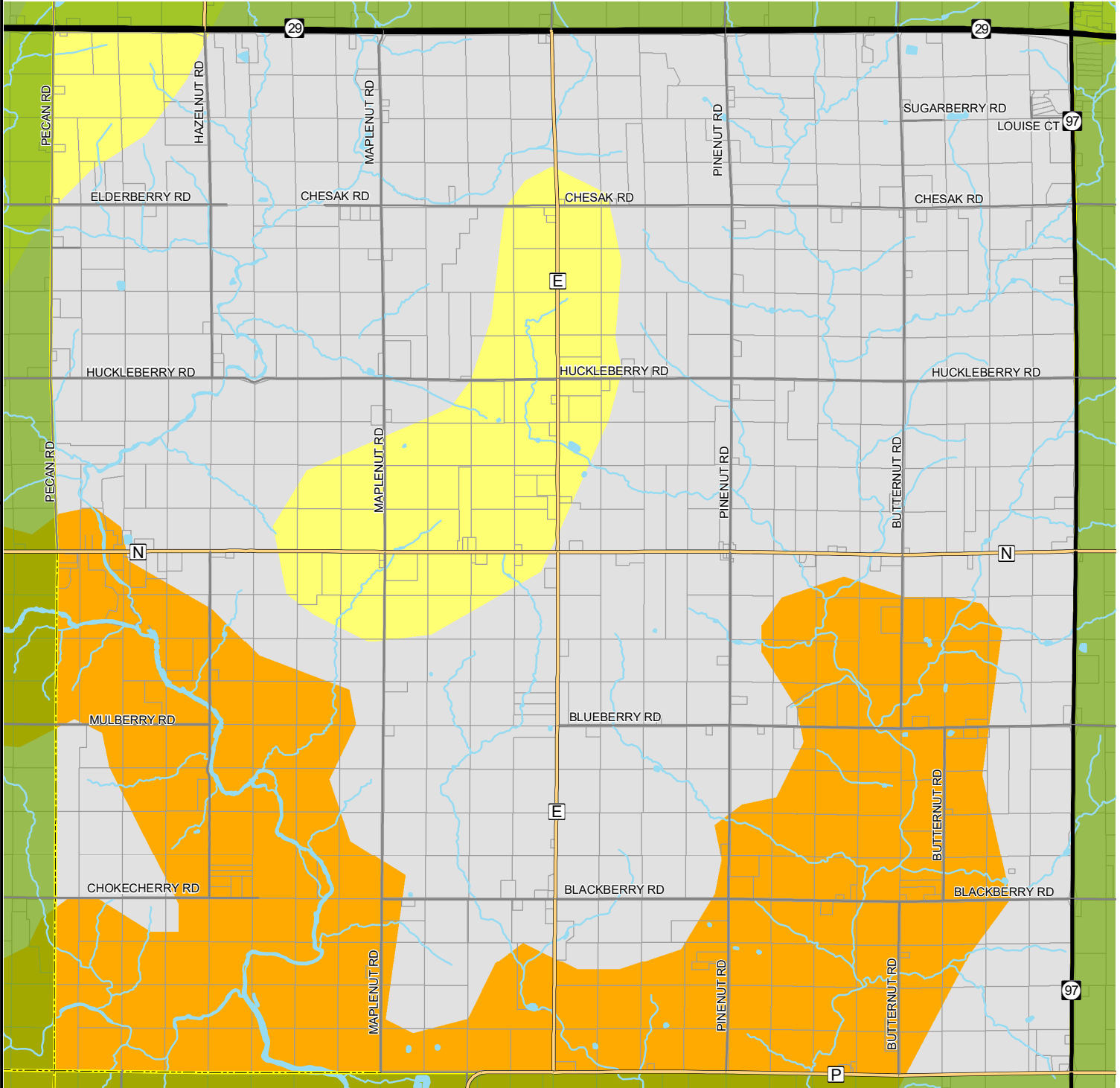
Goal Three: Support State and County park system.

- ◆ ***Objective:*** Encourage proper funding for maintenance of local Marathon County parks.
- ◆ ***Objective:*** Encourage proper funding for State parks.
- ◆ ***Policies***
 - ◆ Encourage appropriate development of public spaces throughout the region.
 - ◆ Encourage proper maintenance and upkeep of the existing County and State park system.
 - ◆ Communicate desires for recreational facilities and uses to the appropriate entities.

Map 8
Depth to Bedrock
 Town of Frankfort
 Marathon County, Wisconsin

Legend

-  US Highway
-  State Highways
-  County Highways
-  Local Roads
-  Minor Civil Divisions
-  Water
- Depth to Bedrock**
-  Within 5 feet of land surface
-  5 to 50 feet
-  50 to 100 feet



Source: WI DNR, NCWRPC, Marathon Co., Wis DOT

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



**North Central
 Wisconsin Regional
 Planning Commission**














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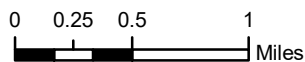
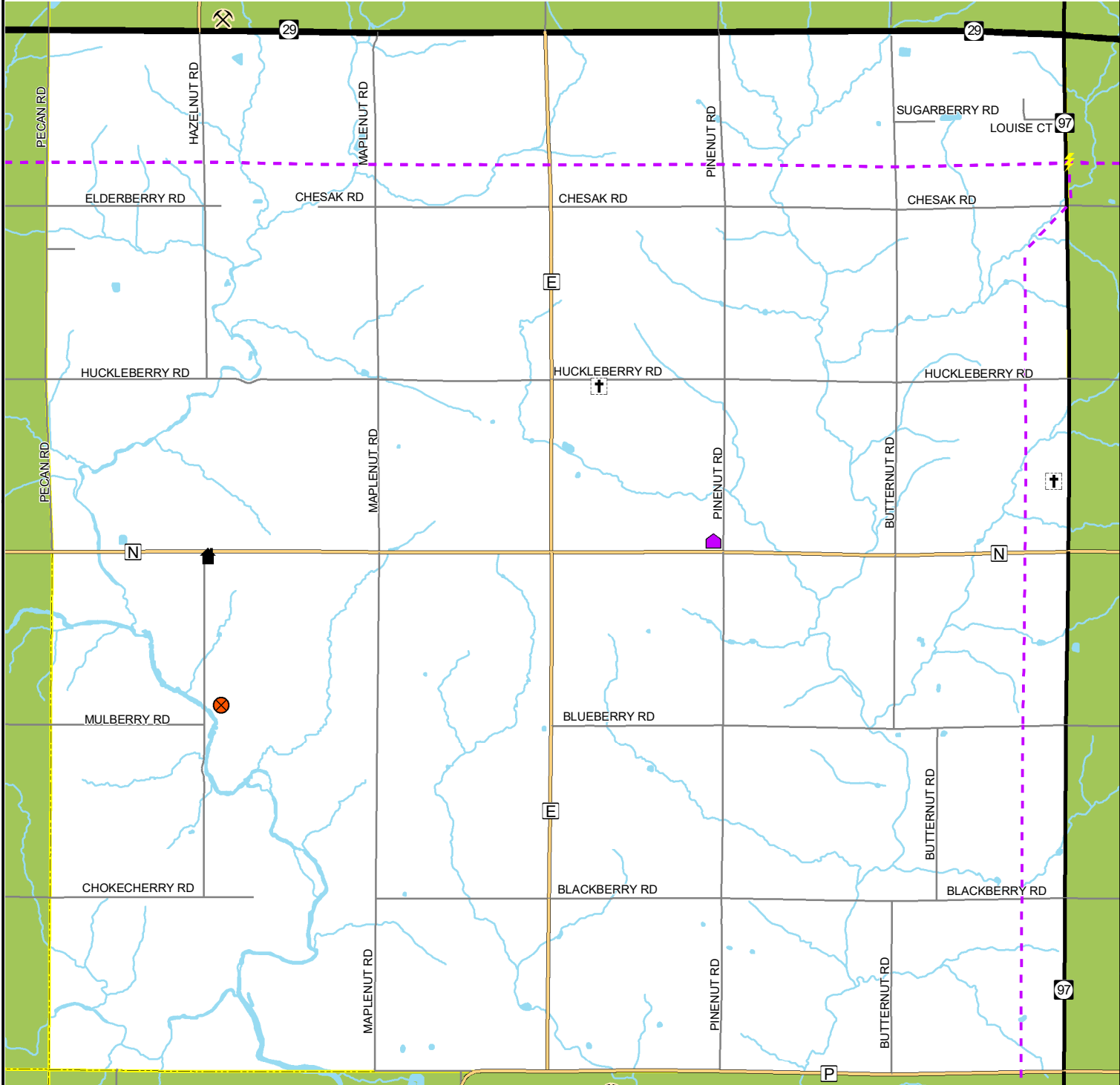
Utilities & Community

Facilities

Town of Frankfort
Marathon County, Wisconsin

Legend

-  Minor Civil Divisions
-  US Highway
-  State Highways
-  County Highways
-  Local Roads
-  Water
-  Cemeteries
-  Non-Metallic Mines
-  Town Dump Site
-  Town Garage
-  Town Halls
-  High Voltage Powerline
-  Substations



Source: WI DNR, NCWRPC, Marathon Co.,
Wis DOT

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Chapter Six

Transportation

Background

Transportation is necessary for the effective movement of people and goods within and with connections outside of the Town. Transportation is also critical to development and land use. This chapter provides an inventory of the existing transportation facilities and services within the Town, as does **Map Ten: Transportation**.

Transportation is a crucial component of livability and provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of development. The existing network, from roads to rails, needs to be coordinated to maximize efficiency for the overall

system. The connection between home and work is an important part of any transportation system.

Frankfort is served by several State and County Trunk Highways (CTH), which serve as the main thoroughfares of the transportation system in Marathon County. The Town is located adjacent to two of Wisconsin's State Trunk Highways (STH). STH 29, located along the northern edge of the Town, serves as the major east/west transportation corridor through the region. STH 97 runs along the eastern border of Frankfort and serves as a north/south corridor through the area. Both provide direct access into the Town and STH 29 serves as an entry gateway. CTH E, CTH N, and CTH P also provide access throughout the Town.

Previous Plans & Studies Related to Transportation

Coordinated Public Transit-Human Services Transportation Plan

This 2014 plan analyzes service gaps and needs in public transit and human services transportation then propose strategies to address the gaps and needs. A five-year work plan was written to cover 2014 through 2018.

Regional Livability Plan

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission, addresses issues of livability in the areas of housing, transportation, economic development, and land use. The RLP identifies three major transportation issues.

- ◆ ***Modes of Transportation to Work*** – The region's workforce is extremely dependent on the automobile. In 2012, over 80 percent of the region's

workforce drove alone to work on a daily basis. Another 10 percent carpooled, leaving less than ten percent for the non-automobile methods such as walking, biking, and using transit. The average commute time in the central sub-region, which includes Marathon County, was 18.7 minutes.

- ◆ ***Age of Drivers in the Region*** – The region is seeing a change in the number of licensed drivers by age groups. Between 2004 and 2013, the region saw a 20 percent decrease in the number of drivers age 17 and age 19. During the same years, the region also had a 20 percent increase in drivers over age 65. These changes mean communities will have a need for multimodal options for the younger ages and options to increase safety as drivers age.

- ◆ **Transportation Maintenance Cost** – It is expensive to maintain the transportation infrastructure in the region. The current reliance on fuel tax and registration fees is inadequate, unstable, and may soon be outmoded. The inability to fund improvements and maintenance on transportation infrastructure will impact the ability to transport goods and provide safe, reliable, and efficient roads.

Connections 2030

This is Wisconsin's latest long-range, statewide, multimodal transportation plan. It identifies a series of system-level priority corridors that are critical to Wisconsin's travel patterns and the State economy.

North Central Wisconsin Regional Bicycle & Pedestrian Plan 2018

The Regional Bicycle and Pedestrian Plan is a regional effort to improve bicycling and walking across communities throughout North Central Wisconsin. The Plan assesses existing conditions related to bicycling and walking, identifies other potential trail and route user groups, identifies routes and describes policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout North Central Wisconsin. The Plan identifies CTH P on Frankfort's southern border as a recommended on-road route for bicyclists.

State Trunk Highway 29 Corridor Land Use Review (1997)

This Plan was prepared by a multi-departmental team working with communities along the STH 29 corridor in the western part of Marathon County.

The primary goal was to identify recommendations to allow local communities to protect STH 29 from impacts related to unplanned growth.

Marathon County Functional / Jurisdictional Highway Classification Study (1998)

This Plan identifies and groups classes of roadways that provide similar levels of service. The Plan recommended that the unit of government having the greatest basic interest in the roadway's function would carry out the operation, maintenance, and improvement of the classified roadways.

Wisconsin 29 Corridor Preservation Plan, Abbotsford to Wausau

STH 29 carries approximately 18,700 vehicles per day between Abbotsford and Wausau. One of the primary objectives of the WIS 29 Corridor Preservation Plan is to ensure that this important highway continues to operate safely and efficiently, and to protect the state's investment in this important east/west route. By officially mapping and preserving the right of way, the Department can protect the State's long-term investment in the highway while providing local communities with information needed to plan for future development. This study will provide for future freeway conversion. No construction or design is scheduled. Freeway conversion will take place as mobility or safety concerns warrant changes, and when funding is available.

A preferred alternative under this Plan proposes a possible interchange and overpass at CTH E, along with some additional local roads to preserve access to local roads for properties that currently directly access STH 29.

Road Network

Functional Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel

mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at

the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

- ◆ ***Principal Arterials*** serve corridor movements having trips length and travel density characteristics of an interstate or interregional nature. These routes generally serve all urban areas with population greater than 5,000 or connect major centers of activity, the highest traffic volumes and the longest trip desires.
- ◆ ***Minor Arterials***, in conjunction with principal arterials, serve cities, large communities, and other major traffic generators providing intracommunity continuity and service to trips of moderate length, with more emphasis on land access than principal arterials.
- ◆ ***Collectors*** provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. The collector system distributes trips from the arterials through the area to the local streets. The collectors also collect traffic from the local streets and channel it onto the arterial system.
- ◆ ***Local Streets*** comprise all facilities not on one of the higher systems. They serve primarily to provide direct access to abutting land and access to the higher order of systems. Local streets offer the lowest level of mobility, and serve the through-traffic movement on this system is usually discouraged.

All 13.6 miles of County road in the Town of Frankfort are collector routes, while 44.6 or road miles in the Town of Frankfort are local streets. WisDOT classifies the 5.9 miles of STH 29 and 6 miles of STH 97 as principal arterials.

Jurisdictional Classification

Roads are commonly classified in one of two ways: by ownership or by purpose. Jurisdictional responsibility refers to ownership of a particular

road, while functional classification, as described above, identifies the road by the level of service it provides.

Jurisdiction refers to governmental ownership, not necessarily responsibility. For example, some state owned roads are maintained by local jurisdictions. Additionally, the designation of a public road as a “federal-aid highway” does not alter its ownership or jurisdiction as a state or local road, only that its service value and importance have made that road eligible for federal-aid construction and rehabilitation funds.

Ownership is divided among the federal, state, and local governments. States own over 20 percent of the national road network. The federal government has responsibility for about 5 percent, primarily in national parks, forests, and Indian reservations. Over 75 percent of the road system is locally controlled.

In some cases, local municipalities are responsible for conducting routine maintenance and minor repairs on state and federal highways within their jurisdictional boundaries. In return, the state generally provides financing to those jurisdictions. However, major repairs and reconstruction are generally still the responsibility of the State Department of Transportation.

The Town of Frankfort has about 12 miles of State roads, 14 miles of County roads, and 45 miles of town roads.

Major Road Facilities

All major roads are summarized by functional classification, jurisdiction, and Annual Average Daily Traffic count (AADT). Traffic volumes on most roads in the Town have stayed relatively steady, increasing slightly between 2001 and 2010.

- ◆ ***STH 29*** serves as the Town’s northern boundary with the Town of Johnson. Major roads providing access to STH 29 include STH 97 and CTH E. Three local roads

have access to STH 29. STH 29 is a four-lane divided principal arterial.

- ◆ **STH 97** serves as the eastern boundary of the Town of Frankfort. It is a major collector connecting to STH 29.
- ◆ **CTH N** is an east-west major collector bisecting the Town between north and south. CTH N connects to STH 97 to the east and CTH E in the center of the Township.
- ◆ **CTH E** is a south-north major collector route bisecting the Town between east and west. Major roads providing access to CTH E are STH 29, CTH N, and CTH P.

- ◆ **CTH P** is an east-west major collector route that runs along most of the Town of Frankfort's southern border with the Town of Eau Pleine. Major roads providing access to CTH P are STH 97 and CTH E.

Road Maintenance

Most Town roads are gravel and the perception appears to be that they are in good to fair condition. The Town uses a five-year improvement plan. The Town does provide snowplowing service.

Large dairy farms have been expressed as a concern because of damage to the roads from the number of large trucks transporting dairy products.

Crashes

Crash data in this section is taken from the TSC Crash Mapping program through the University of Wisconsin Transportation Operations and Safety Lab (TOPS Lab). A high number of crashes occurred on county and state highways within the Town of Frankfort. Most crashes mapped in

Frankfort between 2001 and 2017 occurred along STH 29, with four fatalities resulting throughout the town in this time frame. Dozens of these crashes resulted in property damage or injuries. There were also several serious crashes along CTH E, CTH N, CTH P and STH 97.

Road Conditions

The PASER system, which was designed by the Transportation Information Center of the University of Wisconsin – Madison, is the rating system used most by Wisconsin communities. PASER rates road surfaces on a scale of one to ten. This scale is broken down as follows:

- ◆ “0” = failing
- ◆ “1” and “2” = very poor condition
- ◆ “3” = poor condition
- ◆ “4” and “5” = fair condition
- ◆ “6” and “7” = good condition
- ◆ “8” = very good condition
- ◆ “9” and “10” = excellent condition

Table 6.1 shows pavement conditions in Frankfort. Sealcoat or gravel roads make up a healthy majority of roads in Frankfort.

Roads exhibiting a surface condition rating at or below “fair” must be examined to determine what type of reconstruction or strengthening is necessary. Those roads that are classified as graded earth roads should be examined for structural integrity to ensure safe travel. The roads that display a surface rating of “good” or better will only require minimal preventative maintenance to promote safe travel conditions. The median road segment is rated as “fair” in the Town of Frankfort as of 2017.

Table 6.1: Summary of Pavement Conditions in the Town of Frankfort, 2017

Surface Type	Miles
Unimproved or Graded Earth Road	0.00
Sealcoat or Gravel Road	44.56
Asphalt and Concrete	13.55

Surface Condition Rating	Miles
Very Poor	0.05
Poor	4.74
Fair	42.96
Good	4.48
Very Good	5.88

Source: WisDOT, 2017

Other Transportation Modes

Pedestrian

Everyone is a pedestrian at some point in their trip, even when walking from a parking spot to the final destination. There are no separate facilities for pedestrians in the town. Pedestrians may share the road with motor vehicles, although many perceive that this is unsafe and undesirable. Paved shoulders and sidewalks may serve to improve both the real and perceived safety for pedestrians.

According to crash data mapped by the TOPS Lab, there have been no recorded pedestrian crashes in Frankfort between 2001 and 2017.

Bicycle

Bicycling is a very economical and efficient mode of transportation. All roads within the town are open to bicycles. However, perceptions of safety keep many people that would like to bicycle from doing so. Providing safe facilities for bicycling usually attracts people to bicycle that wouldn't do so without those facilities.

The Bicycle & Pedestrian Plan for the Non-Urbanized Area of Marathon County, Wisconsin, 1996 identified recommended bicycle routes in Marathon County. These recommended routes were based on traffic counts and condition of pavement. Formal action has not occurred to adopt these as designated bicycle routes. The Marathon County Bicycle and Pedestrian Plan identified CTH P as a recommended route along the border of the Town of Frankfort.

WisDOT rates the suitability of State and County Highways for bicycle travel, most recently in 2015. STH 29 and STH 97 were rated as “High Volume, Undesirable,” CTH P, CTH E, and CTH N were rated as “Best Condition.” There are several parallel Town roads that are gravel surfaced. Creating a bicycle routes system along the Town roads as alternatives to undesirable roads may improve bicycling in Frankfort.

Transit

There is no transit service currently available in the Town of Frankfort. Elderly, needy, and disabled transit service is provided throughout the county through North Central Health Care (NCHC). The services include semi-fixed routes that are scheduled, and demand services available with a 48-hour notice.

Rail

No rail access exists in the Town of Frankfort.

Airports

There are two primary airports in the area:

- ◆ ***The Central Wisconsin Airport (CWA)*** is a joint venture of Marathon and Portage Counties. It is the only airport within Marathon County or neighboring counties that provides scheduled air passenger services. The CWA is located east of Mosinee and accessible via I-39. The terminal has been modernized and highway access reconstructed to be more convenient.

- ◆ *The Marshfield Municipal Airport provides aviation service for the area and is fully equipped to receive large corporate jets, charters, and privately*

owned aircraft. Air charter, flight instruction, aircraft rental, as well as aviation line services such as refueling are available.

Land Use & Transportation

Access Management

Wisconsin was one of the first states to recognize the relationship between highway operations and the use of abutting lands. Under Chapter 233, the WisDOT was given the authority to establish rules to review subdivision plats abutting or adjoining state trunk highways or connecting highways. Regulations enacted by WisDOT establish the principles of subdivision review. They require new subdivisions to: (1) have internal street systems; (2) limit direct vehicular access to the highways from individual lots; (3) establish building setbacks; and (4) establish access patterns for remaining unplatted land.

Access to STH 29 is restricted to CTH H, CTH S, and STH 107. The WIS 29 Corridor Preservation Plan intends to preserve right of way for future

conversion to a freeway. The preferred alternative includes a possible interchange and overpass at CTH E, along with some changes to adjacent local roads. There is no construction scheduled to implement this Plan. The Town should plan for the eventual conversion of STH 29 to a freeway. If an interchange is constructed at CTH E, this may be a good location for some highway oriented commercial development.

Marathon County issues driveway permits and implements access restrictions on all properties fronting a lettered county road. The County Trunk Highway Access-Driveway Policy addresses the requirements regarding culverts, access width, slope, visibility and spacing. The policy is available through the Marathon County Highway Department.

Issues

Maintenance

Determining, prioritizing, and funding the maintenance of roads is a difficult process. A formal policy would help decision-making.

Farm Equipment

Large farm equipment often damages roads, which is of concern to the Town. To address the problem, identifying methods to defray or share costs of road repair due to large farm equipment should be discussed.

Vulnerable Users

The road network should accommodate vulnerable road users, such as horses and horse drawn carriages, bicycles and pedestrians.

STH 97 Intersection Safety

Visibility is limited due to hills when merging into STH 97 from Blackberry and Blueberry Roads in the southeast quadrant of the Town. The Town should work with WisDOT in any future planning or renovations along STH 97 that relate to these intersections.

STH 29 Conversion

WisDOT has long term plans to convert STH 29 to a limited access freeway. This conversion will alter access in the Town. The town should plan for the eventual conversion by ensuring the land near the potential interchange is not built on.

Transportation Goals, Objectives & Policies

Goal One: Maintain local roadways.

- ◆ **Objective:** Continue using an annual process of roadway analysis, such as PASER, to prioritize maintenance scheduling.
- ◆ **Objective:** Work with surrounding towns to share road repair costs.
- ◆ **Policies**
 - ◆ The Town will continue to maintain and update current transportation facilities.
 - ◆ Perform biennial roadway evaluation.
 - ◆ Explore using free online software through WisDOT to streamline funding allocations for repair.
 - ◆ Hold public hearings to discuss roadway condition and determine in-need areas.
 - ◆ Plan for the long term conversion of STH 29 to a limited access freeway.

Goal Two: Limit taxes incurred by residents due to roadway damage from large farm equipment and trucks.

- ◆ **Objective:** Explore developing a retainer system for road or other capital repairs that occur as a direct result of operating large farm equipment and heavy trucks on local roadways.
- ◆ **Policies**
 - ◆ Work for equitable distribution of costs for roadway repair.
 - ◆ Increase enforcement of weight limits on local roadways.
 - ◆ Determine local authority to levy fees against individual property owners for excessive roadway damage.

Goal Three: Encourage development of local regulations for rural driveways.

- ◆ **Objective:** Explore development of a driveway ordinance to include location, grade, and distance from other driveways.
- ◆ **Policies**
 - ◆ The Town will promote safe access from public roadways to private property.
 - ◆ Collect examples of driveway ordinances from other communities.
 - ◆ Solicit public input concerning proposed regulations.

Transportation

Town of Frankfort

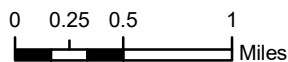
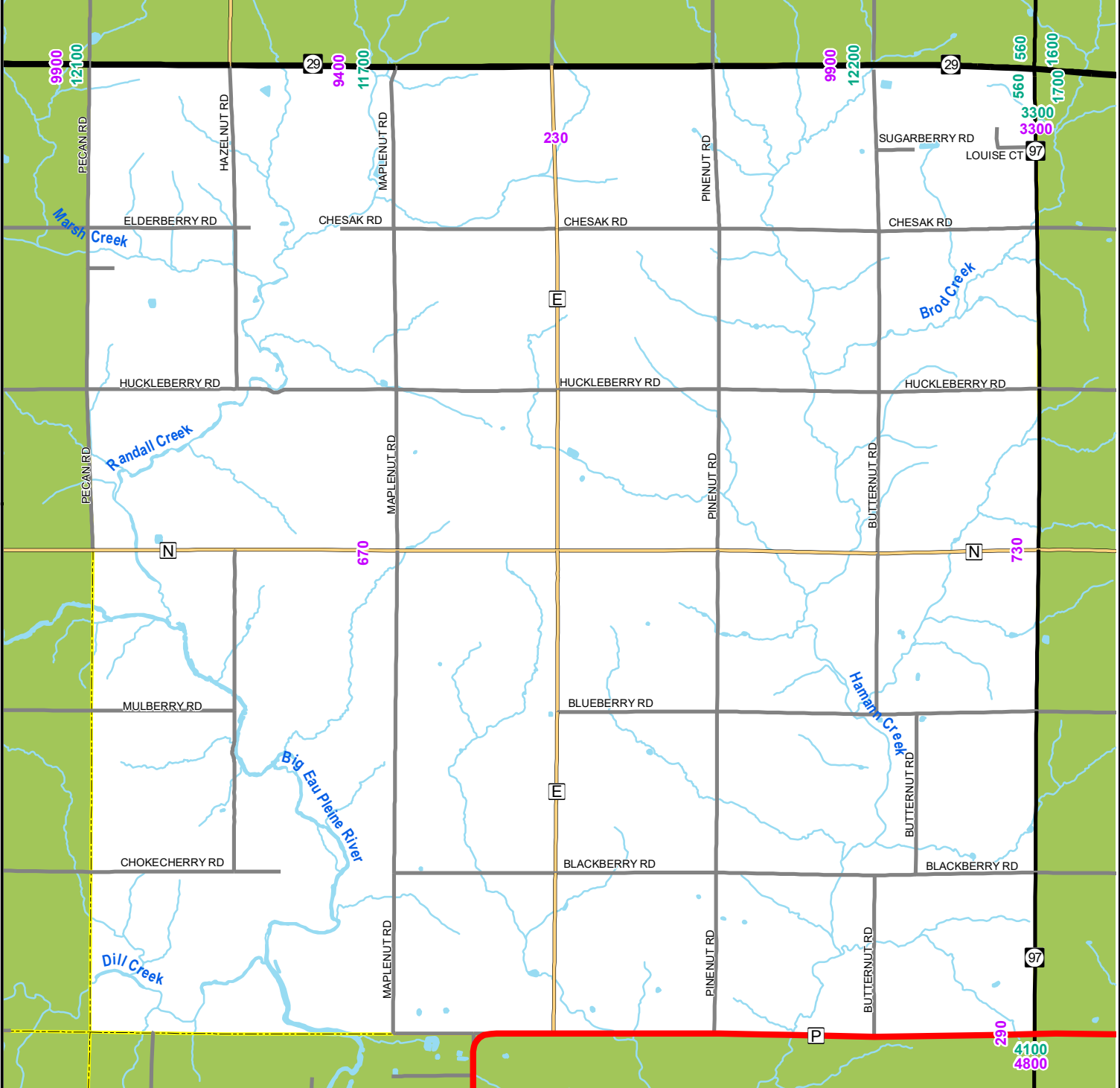
Marathon County, Wisconsin

Legend

-  US Highway
-  State Highways
-  County Highways
-  Local Roads
-  Minor Civil Divisions
-  Proposed On Road Bike Route
-  Water

500 Average Daily Traffic Count, 2016

500 Average Daily Traffic Count, 2010



Source: WI DNR, NCWRPC, Marathon Co, Wis DOT

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



North Central
Wisconsin Regional
Planning Commission

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Chapter Seven

Economic Development

The condition of the local economy directly influences local growth and development, and therefore must be considered when planning for a community's future. Employment patterns and economic trends generally occur on a regional scale. Oftentimes residents of one community work in another. Similarly changes in a major industry can impact jobs and growth far beyond the community where the business is physically located.

It is therefore important to understand a local community's economy in light of its regional

context. The following section provides a brief overview of the economy in Marathon County, in terms of key economic sectors and the regional labor force. A more specific description of employment trends, major local employers or industries, and where most residents of the Town of Frankfort work is also provided. Potential economic development opportunities and/or issues regarding the local economy are also identified.

Previous Plans & Studies Related to Economic Development

Comprehensive Economic Development Strategy (CEDS)

Marathon County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The NCWRPC is the agency that is responsible for maintaining that federal designation. As part of maintaining that designation, the NCWRPC annually prepares a CEDS report. The report summarizes and assesses economic development activities of the past year and present new and modified program strategies for the upcoming year.

Key components from this Regional level plan include an inventory of the physical geography of the region and its resident population. Labor, income, and employment data are reviewed as well as an in-depth analysis of the economic status of the Region.

Regional Livability Plan (RLP)

Economic Development is one of four elements included in the Regional Livability Report, adopted by the North Central Wisconsin Regional Planning Commission (NCWRPC) in 2015. The Economic Development Assessment Report, a component of the plan, looks in detail at the economic health of the 10-county region and identifies trends and issues facing the local economy. The Regional Livability Plan addresses three issues: the disparity between the available labor force and employment, the need for a living wage, and broadband internet access. The four economic development goals of the plan are as follows:

- *Ensure the future availability of a skilled and flexible workforce.*
- *Support and develop a diverse economic base ensuring economic growth and resiliency.*
- *Support infrastructure needed for economic development.*

- *Develop tourism and the knowledge-based economy into leading economic sectors.*

United Way LIFE Report

The LIFE Report is a joint effort of Marathon County and the United Way. Its purpose is to provide a reference for the community to evaluate strengths and weaknesses and identify priority issues. The report, which is published every two years, serves as a tracking vehicle to show how the community has changed over time. Two of the sections of the report focus on education and on the economic environment.

The education report tracks childcare, kindergarten readiness, enrollment by racial and economic differences, school district expenditures, reading comprehension, mathematics proficiency, high school graduation rates, and higher education. Challenges facing education according to the 2013 report include limited access to child care in rural areas, school district revenue cuts, an increase in economically disadvantaged students, and fewer residents attaining post-secondary education relative to state averages.

The economic environment report tracks many economic indicators including employment, job satisfaction, income, unemployment, poverty, economic impacts of transportation, and tourism. Challenges facing the economic environment according to the 2013 report include high unemployment despite employer needs in select industries, resident concerns about jobs providing living wages and career advancement, and a strain on county services to unemployed residents.

Marathon County: A Next Generation Talent Magnet

This report, developed by Next Generation Consulting, addresses the question, “What will it take for Marathon County to be a destination for top talent?” As part of the research process, a “handprint” for Marathon County was developed to contrast the County’s assets with other

communities. According to the study, Marathon County meets or exceeds the standards of its peer regions in five of the seven measured indexes – vitality, earning, cost of lifestyle, after hours, and around town. The county falls short in two categories – social capital and learning. The report also identifies nine priority areas of focus to address moving forward. The top four priority areas were:

- ◆ *Engage emerging leaders*
- ◆ *Create green economy, e.g. industries*
- ◆ *Create “next generation” businesses*
- ◆ *Develop a long-term funded plan.*

ALICE Report: Asset Limited, Income Constrained, Employed

This report, developed by the United Way of Marathon County, describes the 31 percent of households in Marathon County that are above the federal poverty level (10 percent of households are below the poverty level) but still struggle to afford basic household necessities, or ALICE households. These households are largely employed but do not earn enough in wages to meet the “household survival budget,” which does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income from these jobs.

It also breaks down the data by the municipal level, and shows that 35 percent of the households in the Town of Frankfort are either below the federal poverty level or are ALICE households, slightly lower than the neighboring Towns of Hull, Johnson and Wein, but slightly higher than in the Town of Eau Pleine.

Marathon County Economic Environment

Originally, the Marathon County economy was based on forest resources and diversified agriculture. Increased population and infrastructure – railroads, roads and dams for power enabled the area to evolve beyond simple agricultural and logging operations. Resources that once left the area unprocessed were now transformed into finished products in the county, providing employment opportunities and adding value in forest products and agricultural processing. A number of related manufacturing operations grew up in the area, some based on forest products and agricultural products, others supplying the existing industries with fabricated metal products. As these industries progressed, so did industries such as transportation, communications, public utilities, government, trade, finance, insurance and real estate.

Key Economic Sectors

In 2017, there were 76,916 jobs in Marathon County and the county had a Gross Regional Production of \$6.9 billion in 2017. **Table 7.1** shows a select number of industries by employment in Marathon County in 2011 and 2017. In 2017, the Manufacturing Industry (NAICS 31) was the largest employment sector with 16,360 workers. Health Care and Social Assistance (NAICS 62) and Retail Trade (NAICS 44) were second and third with 9,369 and 8,224 workers respectively.

In terms of job growth, Mining, Quarrying, and Oil and Gas Extraction (NAICS 21) was the fastest growing industry from 2012 with a growth rate 247 percent, adding 74 jobs. The Management of Companies and Enterprises industry (NAICS 55) was second, employing an additional 1,765 workers, a 170 percent increase. The third fastest industry was Arts, Entertainment, and Recreation (NAICS 71) increasing 62 percent, or 456 workers. The Management of Companies and Enterprises (1,765 jobs), Manufacturing (1,519 jobs), and Health Care and Social Assistance (889 jobs) Industries added the most jobs overall. Administrative and Support and Waste Management and Remediation Services came in fourth, adding 496 jobs.

Table 7.1 Jobs by Industry, Marathon County

NAICS	Description	2012 Jobs	2017 Jobs	2012-2017 Change	2012-2017 % Change
31	Manufacturing	14,841	16,360	+1,519	+10%
62	Health Care & Social Assistance	8,480	9,369	+889	+10%
44	Retail Trade	8,818	8,224	-594	-7%
90	Government	7,845	7,928	+83	+1%
52	Finance & Insurance	4,700	4,996	+296	+6%
72	Accommodation & Food Services	4,642	4,882	+240	+5%
42	Wholesale Trade	4,251	4,441	+190	+4%
23	Construction	2,873	3,076	+203	+7%
81	Other Services (Except Public Admin.)	3,165	2,808	-357	-11%
55	Management of Companies & Enterprises	1,036	2,801	+1,765	+170%
48	Transportation & Warehousing	2,349	2,354	+5	+0%
11	Agriculture, Forestry, Fishing & Hunting	2,073	2,226	+153	+7%
56	Administrative & Support & Waste Management & Remediation Services	1,655	2,173	+496	+30%
54	Professional, Scientific & Technical Services	2,116	2,150	+34	+2%
Total		71,424	76,916	+5,492	+8%

Source: *Economic Modeling Specialists International, 2018.2*

It should be noted that the number of employees in certain sectors, particularly those workers engaged in Crop and Animal production, which includes forestry, may be understated because this information utilizes the Wisconsin Department of Workforce Development data; those who are self-employed or work in family businesses are not reflected in this data.

Four industries lost jobs from 2012 to 2017. Other Services except Public Administration (NAICS 81) lost 357 jobs, decreasing 11 percent. Education Services (NAICS 61) decreased its employment by ten percent, or 61 jobs; while Information (NAICS 51) lost 33 jobs and Retail Trade (NAICS 44) lost 594 jobs.

Key sectors of a regional economy can be identified by size, by growth or decline in employment, or by the concentration of the industry in the local area compared to the national concentration. An industry that shows a higher concentration of employment than the national average is considered a “basic industry” and is identified by a technique called “Location Quotient” analysis. Basic

industries are those sectors that export a product or service from the local community into the national or international economy. Basic industries in Marathon County include Manufacturing, Management of Companies and Enterprises, Agriculture, forestry, Fishing and Hunting, Finance and Insurance, Wholesale Trade, Utilities and Retail Trade. These industries are a critical part of the “economic engine” for a region, affecting the growth and health of many dependent sectors such as retail, transportation, construction, and local services.

In 2017, Marathon County generated 9.4 billion dollars in export revenue. Export revenue is money received in the region through foreign and external domestic sources. Manufacturing was the highest export industry accounting for nearly 5.0 billion dollars, or 53 percent of total export revenue. Finance and Insurance was the second highest export industry accounting for over 1.2 billion dollars, or 13 percent of total export revenue. Wholesale Trade was the third highest export accounting for over \$594 million.

The ability to export goods and services is essential to the county's economy as it introduces new money to the economy, rather than simply circulating money that is already in the region. This influx of new revenue is redistributed throughout the economy at local restaurants, suppliers, and retailers.

Job Growth

Between 2012 and 2017, Marathon County added 5,492 jobs, an increase of eight percent. The State of Wisconsin experienced a job growth of five percent and the nation which increased eight percent. Based on National Growth Effect (7,453), an Industry Mix Effect (-1,252), and the Competitive Effect (-2,862) the county would expect to add 6,201 jobs over the next ten year time period based on a shift share analysis.

While a location quotient analysis provides a snapshot of the economy at a given time, shift-share analysis introduces trend analysis (change over a period of time). This is an analysis technique that examines economic change and incorporates a "what-if" component. The theory behind shift-share is that local economic trends can be determined to be "up" or "down" relative to national trends, called the National Growth Component. It also identifies if the growth is in fast or slow growing industries or sectors, call Industrial Mix; and finally, it identifies how competitive an area is for attracting different economic sectors, called the Competitive Share. Both models use the same employment data.

The industrial mix effect represents the share of regional industry growth explained by the growth of the specific industry at the national level. The national growth effect explains how much the regional industry's growth is explained by the overall growth in the national economy. The regional competitiveness effect explains how much of the change in a given industry is due to some

unique competitive advantage that the region possesses, because the growth cannot be explained by national trends in that industry or the economy as a whole. As a result of the regions unique competitiveness, the county should continue to grow.

Agricultural Economy

The Marathon County agricultural economy contributed 821 million dollars to the county's income, or 12.1 percent of the county's income in 2012. The Agriculture, Forestry, Fishing and Hunting Industry (NAICS 11) provided employment for 2,226 persons in 2017. The County's top commodities in 2012 were milk (\$249.8 million), grain (\$78.8 million), and Cattle (\$40.1 million). Twenty-two plants process milk in the county providing jobs.

There are 485 farms in the county. Forty-eight percent of the county's land, or 479,045 acres, is devoted to agricultural production. This is an 18.31 percent reduction in farmland since 1987. In 1987, an acre of farmland was valued at 751 dollars, while in 2012 an acre was valued at 2,916 dollars.

The average age of farm operators has been increasing, and a large number are near or over the typical retirement age. Many operators that wish to retire have difficulty finding replacements due to the high capital investment required. High capital investment costs and the need for more training and education reduce the accessibility of farming to young people and new farm operators. The number of dairy farms has decreased in the county, while the average herd size has increased, reflecting the consolidation and growth of large farm operations. Larger farm equipment has also placed more stress on the local transportation network.

Local Economic Environment

Table 7.2 illustrates resident employment information for the Town of Frankfort. As of 2015, 18 percent of resident travel to Abbotsford for work, eight percent travel to Marshfield, seven percent travel to Colby, six percent travel to Medford, and five percent travel to Dorchester and Wausau, each, for work. In total, 71 people who worked in Frankfort in 2015 lived outside the township. 296 Frankfort residents traveled outside the Township to commute to work in 2015.

Table 7.2: Primary Jobs by NAICS Industry Sector in Frankfort, 2015

NAICS Industry	2015 Count	Share
Agriculture, Forestry, Fishing & Hunting	27	37%
Transportation & Warehousing	14	19%
Accommodation & Food Services	13	18%
Wholesale Trade	10	14%
Manufacturing	4	6%
Construction	3	4%
Public Administration	2	3%
Total	73	100%

Source: Longitudinal Employer-Household Dynamics Program, 2015

In 2015, there were 73 people employed in the Town of Frankfort. The largest industry employer was the agriculture, forestry, fishing, and hunting industry, which provided 27 primary jobs in 2015. The second largest industry employer was the transportation and warehousing industry which employed about 14 people. A number of farms are scattered throughout the Township. Accommodation and food services was the third largest employer.

Economic Development Goals, Objectives & Policies

Goal One: Strengthen the viability of the local agricultural economy

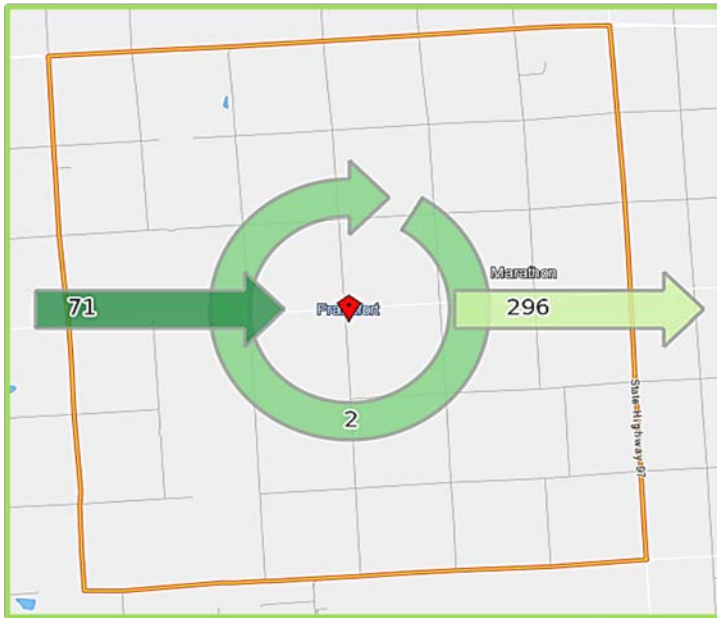
- ◆ **Objective:** Explore the development of niche markets for agricultural products (e.g. organic/hydroponic).
- ◆ **Objective:** Encourage secondary business development, such as outdoor markets or canneries, around the agricultural economy.
- ◆ **Objective:** Work with Marathon County and other agencies such as the UW-Extension, to explore regional approaches to aiding the agricultural economy.
- ◆ **Policies**
 - ◆ Take an active role in regionally based agricultural forums and programs.
 - ◆ Encourage agricultural operators in the town to participate in regional programs aimed at improving the agricultural economy.

- ◆ Review Town ordinances to ensure that they allow secondary agricultural businesses within the Town.

Goal Two: Maintain access to local goods and services.

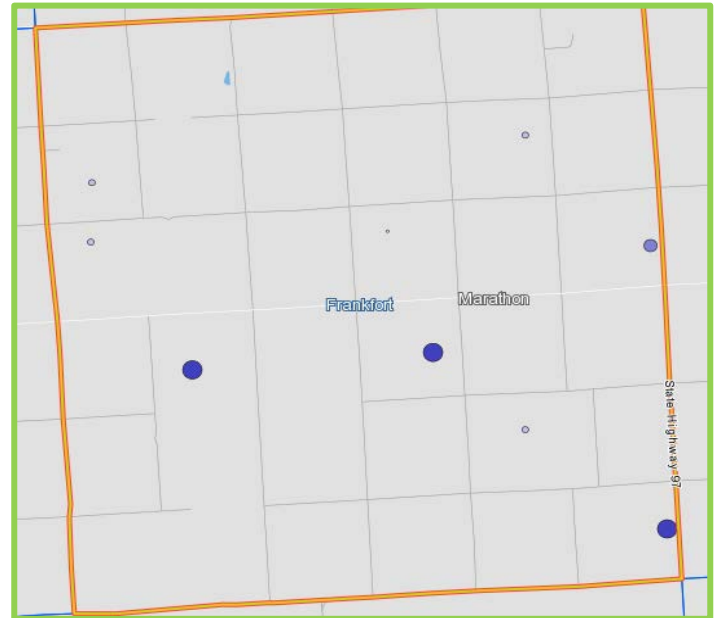
- ◆ **Objective:** Support local commercial corridors with neighboring municipalities.
- ◆ **Objective:** Work with neighboring municipalities to develop a long-term, area strategy to promote local goods and services.
- ◆ **Policies**
 - ◆ Encourage residents to patronize local establishments for goods and services
 - ◆ Develop a mutually beneficial “regional” business plan with surrounding communities that allows each community to attract the commercial developments they desire.

Figure 7.1: Town of Frankfort Employment & Commuter Trends, 2015



Where workers are employed in the Town of Frankfort, 2015

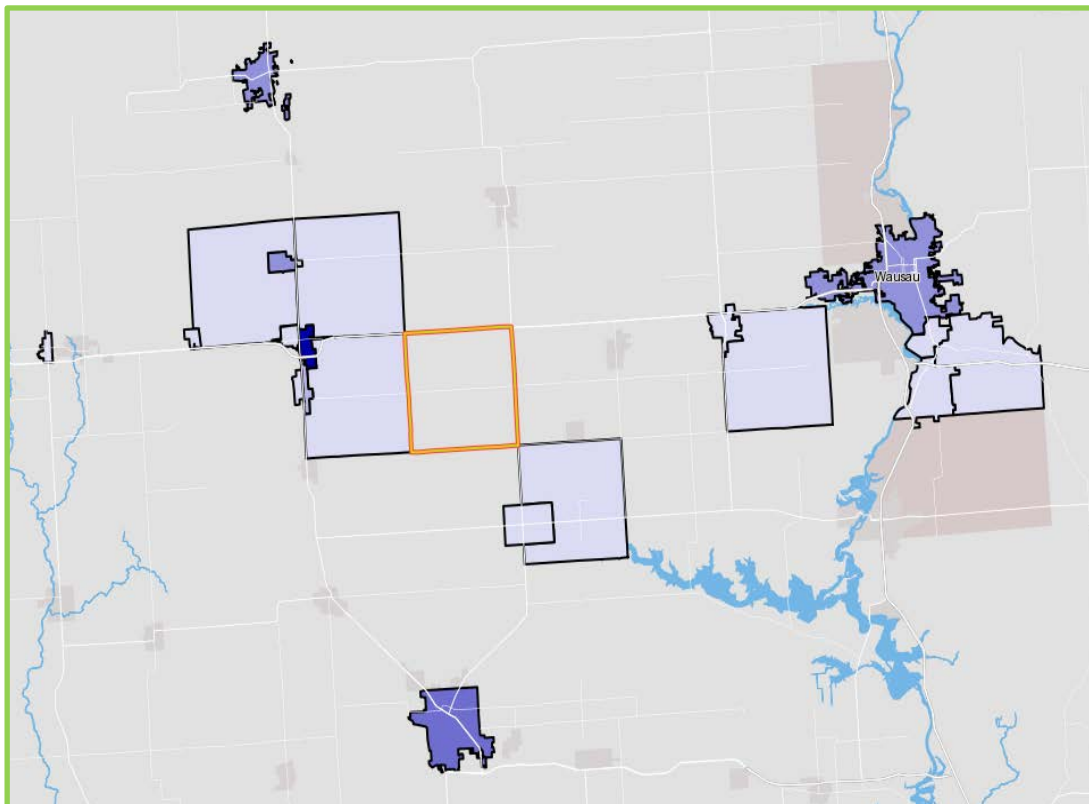
Source: U.S. Census, LEHD 2015



Where the 73 primary workers are employed in the Town of Frankfort, 2015

- 1 - 2 Jobs
- 3 - 5 Jobs
- 6 - 10 Jobs
- 11 - 18 Jobs

Source: U.S. Census, LEHD 2015



Frankfort residents travelled primarily to the Abbotsford-Colby area for work, while other residents worked to Medford, Marshfield, and the Wausau Region.

Source: U.S. Census, LEHD 2015

- 42 - 48 Jobs
- 36 - 41 Jobs
- 29 - 35 Jobs
- 23 - 28 Jobs
- 16 - 22 Jobs
- 10 - 15 Jobs
- 3 - 9 Jobs

Chapter Eight

Land Use

The Town of Frankfort is located halfway between the Village of Edgar and the City of Colby, south of STH 29. Agricultural land uses dominate the landscape. The second largest land use in the Town is woodlands.

Land use is a crucial component of livability and provides a basis for the formulation of policy to

coordinate a sustainable pattern of development. The existing natural landscape and land use patterns influence future land use and development. Balancing the needs of the community with land use issues requires that each situation be considered individually and that the community seeks the solution which fits the unique challenges it faces.

Previous Plans & Studies Related to Land Use

Regional Livability Plan, 2015

Land Use is one of four elements included in the Regional Livability Report, adopted by the NCWRPC in 2015. The Land Use Assessment Report, a component of the Plan, looks in detail at the land uses through the ten-county Region and identifies trends and issues facing land use. The RLP addresses two issues: housing density and farmland preservation. The two land use goals of the Plan are as follows:

- ◆ *Preserve and protect the region's landscape, environmental resources, and sensitive lands while encouraging healthy communities*
- ◆ *Manage and reduce vacant land and structures*

Marathon County Farmland Preservation Plan, 2013

The purpose of the Farmland Preservation Plan is to guide and manage growth and development of land use in a manner that will preserve the rural character, protect the agricultural base and natural resources, and contribute to the safety, health, and prosperity of Marathon County's communities. The Farmland Preservation Plan identifies 15-year

growth areas and farmland preservation areas for each town within the County. Farmland preservation areas are generally around prime farmland and existing productive agricultural areas. This plan forms the basis for Farmland Preservation Tax Credits.

Marathon County Comprehensive Plan, 2016

The Marathon County Comprehensive Plan is a policy plan. The overall goal of the Comprehensive Plan is to add a county-level perspective and planning direction that complements and strengthens local planning efforts, as well as provide guidance to the communities within Marathon County. The plan describes existing and future land uses, and regulatory tools for land use.

Other Comprehensive Plans

- Town of Johnson – 2006
- Town of Rietbrock - 2006
- Town of Wien – 2006
- Town of Cleveland – N/A
- Town of Eau Pleine – 2006
- Town of Hull – 2006

Current Pattern of Land Use

Single-family residential homes are scattered throughout the Town, mainly on major roads. There are no known multi-family developments in the Town. Agriculture uses occupy the majority of land in Frankfort. There are limited commercial or industrial land uses in the Town. Those are located on or near major highway STHs 29 and 97, and

CTHs E, N and P. **Table 8.1** describes the various land use categories and **Map Eleven: Existing Generalized Land Use** illustrates the existing land use. Note, the acreage and percentage of land shown on **Table 8.1** were determined from aerial photos and are not intended to be accurate to the parcel level.

Table 8:1 Land Use Cover Classification, 2015

Land Use	Description	Acres	%
Agriculture	<i>Tilled agriculture, prime farmland, pasture, agricultural related structures, farm residences, limited scattered rural residential</i>	14,862	66%
Woodlands	<i>Forested land, tree nurseries, paper forests, forested wetlands, limited scattered rural residential.</i>	5,813	26%
Open Lands	<i>Open land in wooded areas, along streams, prairies and savannas, wetlands.</i>	316	1%
Residential	<i>One family structures, multiple family structures with three or more households, condos, duplexes, townhouses, subdivisions.</i>	602	3%
Transportation	<i>Airports, highways, road right-of-ways, railroads, logging roads</i>	657	3%
Water	<i>Open waters, such as lakes, ponds, streams, rivers, and reservoirs</i>	164	1%
Commercial	<i>Retail stores, coffee shops, taverns, restaurants, truck stops, gas stations, farm coops, farm implement dealerships, clinics, automobile dealerships, business offices, motels/hotels, offices, telephone/gas company, business incubators, etc.</i>	40	<1%
Governmental / Institutional	<i>Schools, churches, cemeteries, town halls, fire departments, community centers, etc.</i>	25	<1%
Total Acres		22,479	100%

Source: Marathon County Land Use Cover Database

Current Land Use Plans & Regulations

Land Use Plan

The Town of Frankfort completed a Comprehensive Plan in 2006 and this document is an update of the Comprehensive Plan.

Zoning

Marathon County regulates zoning within the borders of the Town of Frankfort. Many properties that do not currently meet minimum lot size standards in the Town, but have been “grandfathered” into current land use operations.

Shoreland Zoning

Shoreland, shoreland wetlands, and floodplain regulations are applicable in all geographic areas of the county. Wisconsin law mandates counties to adopt and administer a zoning ordinance that regulates land use in shoreland/wetland and floodplain areas for the entire area of counties

outside of villages and cities. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain, whichever distance is greater.

Related Programs

Farmland Preservation Program

The State of Wisconsin has a Farmland Preservation Tax Credit Program. The goals of the program are twofold: to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and to provide property tax relief to farmland owners. Landowners keeping land in agricultural use can claim a credit on their state income taxes. See the Marathon County Farmland Preservation Plan for more information.

Most of the Town of Frankfort is located within the Heart of America's Dairyland, an Agricultural Enterprise Area (AEA) stretching across western Marathon County and western Clark County. An AEA is a designated area by DATCP in which eligible farmers can enter into farmland preservation agreements in exchange for tax credits.

Tax Credits from the Farmland Preservation Program are allocated as follows:

- \$5/acre for land covered by a farmland preservation agreement and located in an AEA. This applies to the Town of Frankfort.
- \$7.50/acre for land located in farmland preservation zoning districts.
- \$10/acre for land in an AEA and farmland preservation district, and covered by a farmland preservation agreement.

Four Marathon County towns under county zoning have farmland preservation zoning and are also located within the Heart of America's Dairyland:

these are the Towns of Hull, Brighton, Eau Pleine and McMillan.

Forest Crop Law (FCL) & Managed Forest Law (MFL)

With a large amount of forest land in the County, forest tax laws have a major effect on land uses. The tax laws require 25- to 50-year contracts, so they are a good indicator of the amount of land that is intended to remain undeveloped for the near future. The Wisconsin DNR office in Rib Mountain administers these programs throughout Marathon County.

In the State, over 2.6 million acres are enrolled under the FCL and the MFL. Because high taxes had encouraged the cutting of timber for revenue, the laws were developed to encourage better forest management and provide tax relief to the woodland owners. Land set aside under the FCL (which was combined into the MFL in 1986) required at least 40 acres in one quarter-quarter section, set aside under a 25- or 50-year contract, and public access for hunting and fishing activities. Current contracts will continue until their expiration dates. This land is typically shown in plat books to identify locations. Land set aside under the FCL in Marathon County is often owned by forest products companies, although many individuals also own large enough parcels to participate.

The MFL was enacted in 1985 and requires at least ten acres of contiguous forest land. Due to the smaller acreage requirement, many individual landowners take advantage of the MFL. Landowners may close to public access up to 320

acres of their forest lands set aside under MFL. The remaining program acres must be open to public access for hunting, fishing, hiking, sight-seeing and cross-country skiing. Landowners must choose a 25- or 50-year contract. The landowner pays an Acreage Share Amount as part of their tax bill in lieu of taxes. If the land is withdrawn from MFL prior to the contract period it is subject to a withdrawal tax.

Table 8.2 shows current estimates of land set aside under the FCL and MFL programs. It is noted that information on MFL land is not readily available since landowners select various acreage amounts and may have both closed or open land. These acreages do not correspond with the parcel boundaries, and thus are not mapped.

As shown in **Table 8.2**, there are no acres of land estimated to be currently enrolled in the FCL program and about 2,320 acres enrolled in Management Forest Laws programs in the Town.

Table 8.2: Land in Forest Preservation Programs (in acres), 2012 – 2017

Year	Forest Crop Law (FCL)	Managed Forest Law (MFL) open	Managed Forest Law (MFL) closed
2012	0	268	1,608
2017	0	75	2,245
Change	0	-190	637
% Change	0%	-71%	40%

Source: Data compiled by local assessors with Municipal Board of Review

Development Trends

Land Supply

Agriculture, forested, and open lands may be considered available for development. Nearly 21,000 acres of land in the Town are considered agriculture, forested, or open lands. This does not indicate that current land owners are willing to sell or develop their land. Much of this land may also be undevelopable, due to environmental constraints or other physical, geological, or sociopolitical reasons.

Development is somewhat limited by the enrollment of properties into tax incentive programs to maintain existing use/cover under the managed forest law, the forest crop law, and farmland preservation.

Land Values

Table 8.3 indicates the change in assessed land values between 2012 and 2017 for various types of land use in the Town of Frankfort. It also indicates percent change in acreage and land value for the town. Between 2012 and 2017 the number of acres assessed as residential land increased by 16. At the same time, the amount of land in agricultural uses decreased by about 15 acres and the amount of undeveloped land decreased by 35 acres. This likely reflects the conversion of some farmland to rural residential uses and changes made in the classification of land from agriculture.

Table 8.3: Change in Assessed Land Value (per acre) 2012 – 2017

Land Classification	Characteristics in Frankfort	2012	2017	Change 2012 – 2017	% Change 2012 – 2017
Residential	# of Acres	366	382	16	4%
	Parcel Count	174	179	5	3%
	Per Acre Land Value	\$3,477	\$3,459	-\$18	1%
Commercial	# of Acres	11	11	0	0%
	Parcel Count	8	8	0	0%
	Per Acre Land Value	\$4,455	\$4,755	\$300	7%
Agriculture	# of Acres	14,112	14,097	-15	-<1%
	Parcel Count	568	576	8	1%
	Per Acre Land Value	\$186	\$187	\$1	1%
Forest	# of Acres	1,309	870	-439	-34%
	Parcel Count	57	45	-12	-21%
	Per Acre Land Value	\$2,008	\$1,995	-\$13	-1%
Agricultural Forest	# of Acres	2,356	2,305	-51	-2%
	Parcel Count	214	212	-2	-1%
	Per Acre Land Value	\$1,005	\$1,005	\$0	0%
Undeveloped	# of Acres	1,986	1,951	-35	-2%
	Parcel Count	407	380	-27	-7%
	Per Acre Land Value	\$643	\$637	-\$6	-1%
Other	# of Acres	230	259	29	13%
	Parcel Count	120	117	-3	-3%
	Per Acre Land Value	\$3,593	\$3,436	-\$157	-4%
Total	# of Acres	20,370	19,875	-495	-2%
	Parcel Count	1,548	1,517	-31	-2%
	Per Acre Land Value	\$542	\$513	-\$29	-5%

Source: Wisconsin Department of Revenue, Statement of Assessment

Future Land Use

Map Twelve: Future Land Use Plan illustrates the anticipated pattern of land uses. The map includes twelve land use categories to guide where new residential and non-residential development should be encouraged to locate or where development should be discouraged.

Land Needs

Projections of future household growth in Frankfort are provided in **Chapter Two: Demographics**. Existing land use estimates were taken from household and economic data. DOA's household projections for the Town were used to

estimate future residential demand, projecting the average household density of about one household unit per 2.5 acres out to 2040.

Throughout the next 25 years, about 55 additional acres will be needed to accommodate 22 new households in Frankfort by 2040. Employment projections from EMSI for communities in west central Marathon County state that job growth from 2015 to 2025 will be about three percent – just slightly behind residential growth within Frankfort during the same time period (four percent). Assuming the rate of job growth remains roughly similar out to the year 2040, Frankfort will need

about three acres to accommodate future commercial and/or industrial development.

Woodlands, agricultural lands, and open lands are considered to be the most open for development, generally speaking. About 71 percent of potentially

developable lands in Frankfort are agricultural. Therefore, assuming future development occurs proportionately throughout potentially developable lands, about 42 acres are projected for potential conversion to mostly residential uses.

Table 8.4: Land Use Projections, 2020-2040

	2020	2025	2030	2035	2040	Change from 2015	Percent Change
Residential	622	637	647	657	657	55	9%
Non-residential*	41	41	42	43	43	3	8%
Agricultural	14,847	14,836	14,828	14,820	14,820	-42	<-1%

Source: NCWRPC Projections 2018 (derived from EMSI, WDOA)
**Accounts for Industrial and Commercial Land Uses*

Consistency between Land Use & Zoning

Land use and zoning designations are related, but not necessarily identical. Land use categories tend to be fairly general, whereas zoning districts regulate specific land uses and development requirements. Because the land use categories are general, it is common for more than one zoning district to correspond to each land use category. It is also possible that some zoning districts will be consistent with more than one land use designation. Additionally, although Map Twelve: Future Land Use Plan shows parcel lines, the future land use categories are not expected to precisely follow parcel lines, but instead show general areas where certain land uses are appropriate. For example, the development of a single family residence or a multi-family building would both be consistent in an area designated as residential. Zoning categories, on the other hand, are specific to each parcel.

Consistency between land use and zoning is required by state statutes. This requirement generally occurs when a community is considering a proposed zoning change. The decision to approve a zoning change must be based on the adopted comprehensive plan, and specifically, the future land use map. Generally, if the requested zoning is consistent with the land use designation on the

property, it should be approved, unless unique circumstances indicated the rezoning would negatively impact surrounding properties or the community. If a rezoning request is not consistent with the land use designation, the community should consider denying the rezoning request.

In situations where a rezoning request is not consistent with the land use designation - but the community believes the requested zoning is appropriate in the specific location and would benefit the community - the zoning change can be approved, however, the land use map should be amended accordingly to establish land use and zoning consistency. The process for amending the land use map is discussed in greater detail in the implementation chapter.

Brownfield Redevelopment

Pursuing funding from state agencies for redevelopment of contaminated sites can reduce the uncertainty that otherwise prevents contaminated properties from being redeveloped. Action by the town to evaluate contaminants or begin remediating the property is often necessary before the private sector is willing to invest in redevelopment. While this may require some upfront investment from the community, property values around the redeveloped properties often

increase and it reduces the conversion of land from

agriculture and woodland uses.

Issues

- ◆ **Preservation of the Natural Environment** – *The Town is interested in retaining the rural atmosphere and controlling growth to minimize impacts on the natural environment.*
- ◆ **Farmland Preservation** – *With changes in the farm economy and a local decrease in active farming, farms are increasingly being bought for development of single-family homes. Preserving farming is a concern; however, the farm economy is subject to national and global economic trends. However, local communities can take steps to encourage preservation of prime farm soils and direct development to areas where impacts on active farming can be minimized. The AEA present in the Town*

of Frankfort is a primary tool that can protect prime farmland from development.

- ◆ **“Mega-Farms”** – *The Town desires to discourage further large farm operations from starting up, as there are concerns with odor, pollution, and damage to roads from farm equipment. Establishing a retainer system for road repair may be an option. Widespread clear-cutting on larger farms is a noted concern in the town. An ordinance addressing the matter may be an effective mitigation tool.*

Land Use Goals, Objectives & Policies

Goal One: Preserve prime agricultural lands.

- ◆ ***Objective:*** *Discourage conversion of active farmland to rural residential lots.*
- ◆ ***Objective:*** *Explore programs, such as the Conservation Reserve Program, that seeks to preserve farmland.*
- ◆ ***Objective:*** *Explore adoption of regulations that restrict the size of agricultural operations, including maximum herd numbers.*
- ◆ ***Policies***
 - ◆ *Support the preservation of agricultural lands*
 - ◆ *Encourage farmers in the Heart of America’s Dairyland AEA to take advantage of farmland preservation tax credits.*

- ◆ *Express concerns about large mega-farm operations to members of the Marathon County Board, local legislators, and other individuals.*
- ◆ *Develop an ordinance to discourage clear-cutting on large farms.*

Goal Two: Encourage Clustering of Land Uses.

- ◆ ***Objective:*** *Consider possible preferred areas for residential development.*
- ◆ ***Objective:*** *Consider possible areas for commercial and industrial development.*
- ◆ ***Policies***
 - ◆ *Support the clustering of similar land uses.*
 - ◆ *Encourage barriers between potentially conflicting land uses with open spaces, forests, or other barriers.*
 - ◆ *Separate incompatible land uses.*

Goal Three: Encourage preservation of the rural landscape.

◆ *Policies*

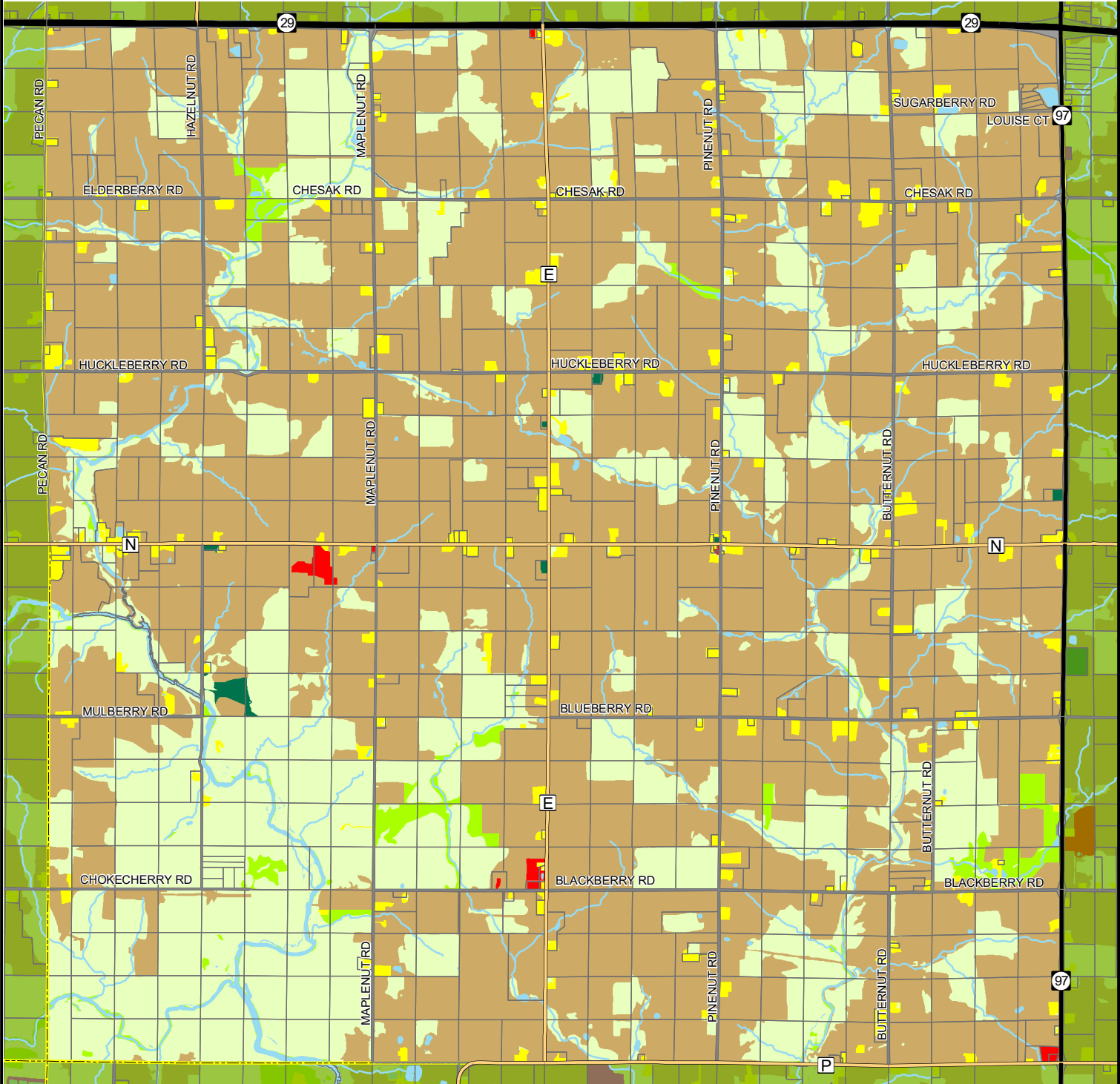
- ◆ *Encourage county and state assistance in developing programs to retain rural heritage*
- ◆ *Promote Heart of America's Dairyland AEA present in the Town of Frankfort.*

- ◆ *Maintain a rural landscape.*
- ◆ *Adopt a resolution to proclaim the long-term rural desires of the Town of Frankfort*
- ◆ *Discourage large-scale mining operations in the Township to preserve the rural character of the landscape.*

Map 11
**Existing Generalized
 Land Use**
 Town of Frankfort
 Marathon County, Wisconsin

Legend

- | | | |
|-----------------------|------------------------------|----------------|
| Minor Civil Divisions | Agriculture | Residential |
| US Highway | Commercial | Transportation |
| State Highways | Governmental / Institutional | Woodlands |
| County Highways | Industrial | Water |
| Local Roads | Open Lands | |
| Parcels | | |



Source: WI DNR, NCWRPC, Marathon Co., Wis DOT

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



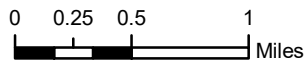
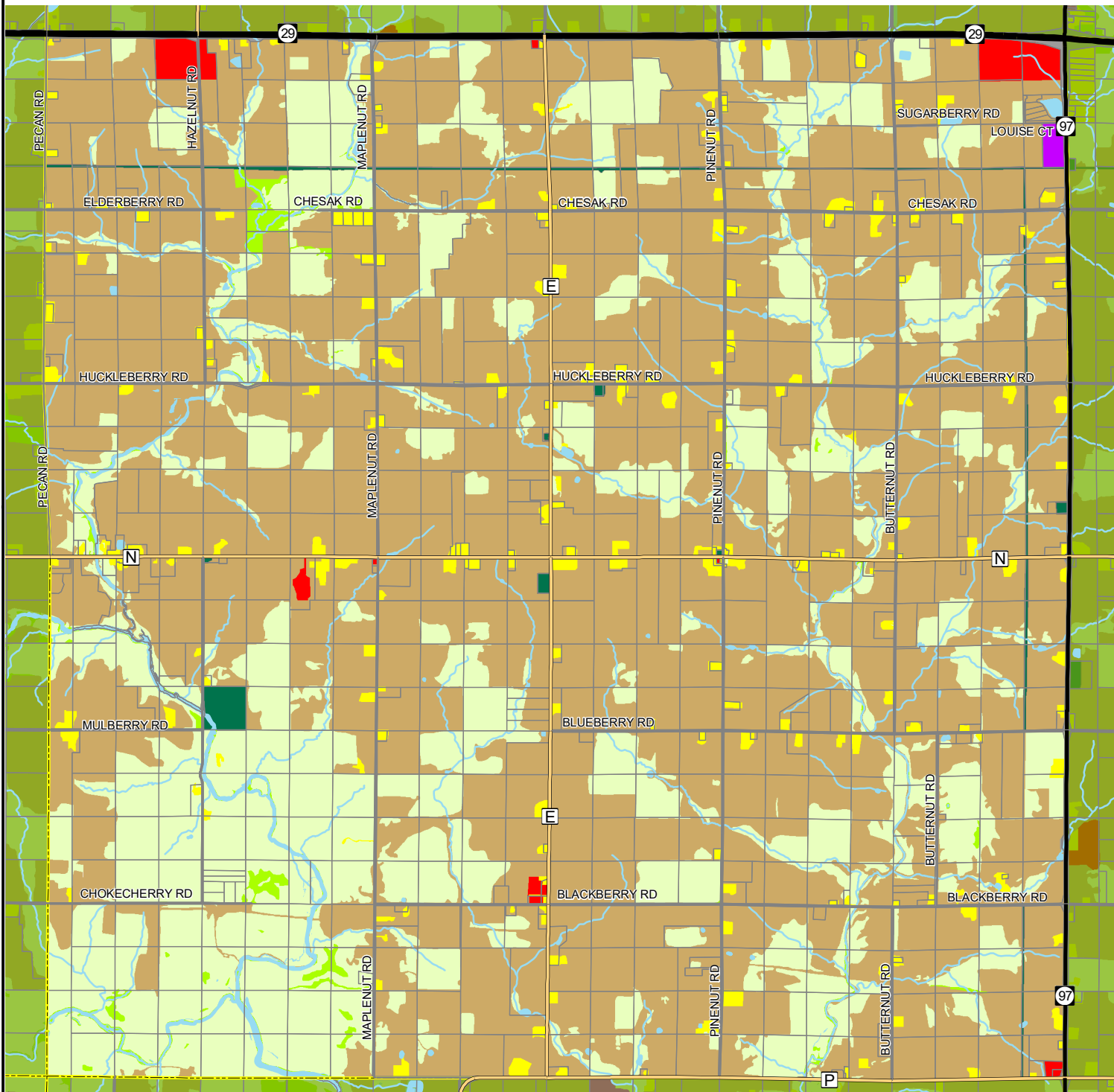
**North Central
 Wisconsin Regional
 Planning Commission**

210 McClellan St., Suite 210, Wausau, WI 54403
 715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org

Legend

-  Minor Civil Divisions
-  US Highway
-  State Highways
-  County Highways
-  Local Roads
-  Parcels
-  Agriculture
-  Agricultural/Residential
-  Commercial
-  Governmental/Institutional
-  Industrial
-  Multi-Family Residential
-  Single Family Residential
-  Open Lands
-  Woodlands
-  Outdoor Recreation
-  River Corridor
-  Transportation
-  Water

Map 12 Future Land Use Plan Town of Frankfort Marathon County, Wisconsin



Source: WI DNR, NCWRPC, Marathon Co

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Wisconsin Regional
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Chapter Nine

Intergovernmental Cooperation

This analysis presents an inventory of existing mechanisms that the Town of Frankfort uses to coordinate with other units of government, including: Marathon County, adjacent towns, the school district, the State of Wisconsin and the federal government. The purpose of this analysis is to identify the existing cooperative mechanisms and summarize the major challenges and issues regarding intergovernmental cooperation and regional planning, including

- ◆ *Opportunities to reduce or eliminate duplication of services*

- ◆ *Incompatible goals, policies and development*
- ◆ *Mechanisms for conflict resolution*
- ◆ *Opportunities for joint planning and decision-making*

Mechanisms for cooperation and coordination primarily take the form of intergovernmental agreements, leases and contracts, and regulatory authority. These can occur between the Town of Frankfort and other local, regional, state or federal entities. Following is a brief description of the various functional areas and services that require intergovernmental coordination at various levels.

Local & Regional Level Cooperation

Shared Services

- ◆ ***Fire and Emergency Response** is provided by the Central District, the Village of Athens, the Village of*

Stratford, or the Village of Edgar depending on location within the Township.

- ◆ *There are no shared utilities contracts.*

Cooperative Practices

Surrounding Towns

- ◆ ***Town of Eau Pleine** – minor road maintenance*
- ◆ ***Town of Hull** – minor road maintenance. Frankfort and Hull share costs for the Town Dump on Blueberry and Hazelnut Roads.*
- ◆ ***Town of Johnson** – minor road maintenance*
- ◆ ***Town of Wien** – minor road maintenance. Frankfort and Wien also share costs of a shared cemetery located in the Town of Wien.*

School District

No special agreements currently exist with the Colby, Edgar, Stratford, or Athens School Districts.

Marathon County

The County provides several services to the Town including: law enforcement through the Sheriff's Department, 911 dispatch service, access permits, maintenance and improvement of county highways, planning and permitting oversight regarding shoreland, wetland and floodplain regulation, private sewage system regulation, and animal waste and manure management. The County also provides oversight on compliance with County soil

and water conservation policy for the Farmland Preservation Program. The Town also participates in Marathon County general zoning and County Shoreland zoning.

Regional Agencies

The NCWRPC provides planning and mapping assistance.

State & Federal Level Cooperation

The Town has little direct contact with State or federal agencies. However State agencies regulate certain activities such as access onto state roads, shoreland, floodplain and wetland zoning oversight, navigable waters protection, compliance with water quality standards, farmland preservation tax credits and managed forest tax credit programs.

Issues

Marathon County Zoning

As Marathon County administers zoning for Frankfort, the Town should plan to communicate

with County officials regarding any potential future changes to zoning.

Intergovernmental Cooperation Goals, Objectives & Policies

Goal One: Maintain appropriate tax base to provide minimum service levels.

- ◆ ***Objective:*** Analyze future developments for their impact on the community's tax base in relation to the services that they would require.
- ◆ ***Policies***
 - ◆ Seek to maintain sufficient tax base to continue to provide necessary services to residents.
 - ◆ Perform a feasibility analysis to determine residential property thresholds to maintain sufficient tax generation for provision of services.
 - ◆ Analyze new housing developments for their impact of service provision and infrastructure development.

Goal Two: Maintain good relations with local, regional, and state agencies.

- ◆ ***Objective:*** Work with WisDOT on road, highway, and bridge reconstruction projects.
- ◆ ***Objective:*** Continue good working relationship with Marathon County Sheriff's Department.

- ◆ ***Objective:*** Continue good working relationship with the surrounding towns and EMS districts for emergency services.

◆ ***Policies***

- ◆ Continue to work with intergovernmental agencies concerning important local interests.
- ◆ Establish regular meeting dates with service providers including Marathon County Sheriff's Department and appropriate fire districts.
- ◆ Maintain direct communication with a staff member of WisDOT for updates and to answer questions concerning STH 29.
- ◆ Provide all service providers with regular updates, or meeting minutes, from official Town meetings.

Goal Three: Maintain relationship with Marathon County Board and committees.

- ◆ ***Objective:*** Attend regular meetings of County Board and Committees where local issues are discussed.
- ◆ ***Objective:*** Ensure that the Marathon County Forestry, Recreation & Zoning Committee abides by

Town of Frankfort recommendations before granting permits.

◆ ***Policies***

- ◆ *Engage in regular communications with the Marathon County Board of Supervisors and Marathon County committees.*
- ◆ *Encourage County Board and committees to uphold Town of Frankfort recommendations.*

- ◆ *Provide all governing bodies with regular updates, or meeting minutes, from official Town meetings when requested.*
- ◆ *Provide County Board and committees with local ordinances that may affect county decision-making.*

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Chapter Ten

Implementation

The primary reason a community prepares a comprehensive plan is to establish a framework to influence decisions regarding management of growth and regulation of development to maintain the desired community character, and to set priorities for public expenditures. To be effective, this Plan should be actively used as a tool to guide decisions concerning:

- ◆ *The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan*
- ◆ *The development of programs and support systems that further the goals and objectives set forth in this plan*
- ◆ *The implementation of specific community improvements as identified in the comprehensive plan*
- ◆ *The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.*
- ◆ *Decisions on building permits, accessory uses, variances, and easements.*

Implementation Tools

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. The most common implementation tools are the town official controls or regulatory codes. In particular, the zoning ordinance and subdivision (or land division) regulations comprise the principal regulatory devices used to protect existing development and guide future growth and development as identified in this comprehensive plan. There are also non-regulatory approaches to implementing the comprehensive plan; these generally involve decisions about how the community will spend its limited funding resources on capital improvements and staffing.

The state planning law requires that by January 1, 2010 certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. The Town Board officially adopts these regulatory and land use control measures as ordinances (or as revisions to the existing ordinances).

- ◆ ***Zoning Ordinance & Map:*** *Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable side effects resulting from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment.*

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned.

Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map.

However, there may be situations where changing the zoning district boundary makes sense and is in the best interest of the community. If changing the zoning would result in a conflict with the future land use map, the land use map should also be changed. However, the future land use map should only be changed if it does not accurately reflect the community's desired land use pattern. Achieving consistency between zoning and land use designation is also discussed in the land use section.

The Town of Frankfort currently falls under Marathon County zoning.

As discussed below, the Comprehensive Plan (and Future Land Use Map) should be periodically reviewed and updated to adjust for unforeseen changes or events that were not considered at the time the initial plan and land use map were developed.

- ◆ **Subdivision (Land Division) Ordinance:** Subdivision regulations serve as an important function by ensuring the orderly development of unplatted and/or undeveloped land. These regulations may set forth reasonable regulations for lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be an asset.

Marathon County's land division ordinance currently applies to the Town of Frankfort.

- ◆ **Capital Improvement Plan (CIP):** This is an ongoing financial planning program that allows local communities to plan ahead for capital expenditures and

minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- ◆ Public buildings (i.e., fire and police stations)
- ◆ Park and trail acquisition and development
- ◆ Roads and highways (maintenance and new construction/paving)
- ◆ Utility system construction/expansion, treatment plants, water towers, wells, etc.
- ◆ Joint school and other community development projects
- ◆ Fire and police protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years in order to maximize the use of limited public funds. Each year the CIP should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Plan Adoption, Monitoring & Amendments

While this comprehensive plan is intended to provide a long-term framework to guide development and public spending decisions, it must also respond to the continuous stream of changes that occur in the community and/or region that may not have been foreseen when the plan was initially adopted. It is appropriate that some elements of the plan are rarely amended while others are subject to updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission (or other planning committee) who must adopt the plan by resolution of majority vote. The Plan Commission recommendation is forwarded to the town Board who must adopt the plan by ordinance (of majority vote). A public hearing is required to allow public comment on the ordinance prior to Board final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Use, Monitoring & Evaluation

The adopted plan should be used as a tool by Frankfort when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition of Frankfort. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

This plan should be evaluated at least every five years, and updated at least every ten years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate. The evaluation should also include an updated timetable of actions to clarify priorities.

Plan Amendments

The Frankfort Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity.

As noted above, proposed amendments must be reviewed by the Plan Commission prior to final action and adoption by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the town might consider soliciting public opinion through surveys

and/or community meetings prior to the official public hearing.

Plan Updates

According to the state comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve re-writing of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community's goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

The following criteria should be considered when reviewing plan amendments and updates:

- ◆ *The change is consistent with the overall goals and objectives of the Frankfort Comprehensive Plan*
- ◆ *The change does not create an adverse impact on public facilities and services that cannot be mitigated.*
- ◆ *Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.*
- ◆ *The change allows a more viable transition to the planned uses on adjacent properties than the current land use.*
- ◆ *The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.*
- ◆ *There is a change in town actions or neighborhood characteristics that would justify a change.*

- ◆ *The change corrects an error made in the original plan.*
- ◆ *There is a community or regional need identified in the comprehensive plan for the proposed land use or service.*
- ◆ *The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.*

Consistency among Plan Chapters

The State of Wisconsin planning legislation requires that the Implementation Element describe how each of the required elements will be integrated and made consistent with the other elements of the plan. Since Frankfort completed all planning elements simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan elements. Where deemed appropriate, goals, objectives, and actions have been repeated under all applicable elements to ensure they do not get "lost".

Table 10.1: Town of Frankfort Plan Implementation Strategy

Natural, Agricultural & Cultural Resources		
Enforce existing wetland regulations set by County/State	Communicate the desire for wetland protection to the DNR	Frankfort Town Board
	Report instances of possible regulation infraction to the DNR	Frankfort Town Board
	Obtain a main contact person from each agency that the town communicates with at the County and DNR	Frankfort Town Board
Discourage Additional Development in Wetland Areas	Encourage developers to consult with DNR officials before submitting development proposals	Frankfort Plan Commission Marathon County Frankfort Town Board Wisconsin DNR
Explore public ownership of forestland	Perform feasibility analysis to determine the maximum amount of forestland the Town could publicly own (if any).	Frankfort Town Board
Encourage private participation in programs, such as the Managed Forest Law, to preserve forests	Inform property owners of state and local programs that preserve forestlands	Frankfort Town Board
	Send owners of private forestland information on preservation programs	Frankfort Town Board
	Encourage developers to maintain as much forestland as possible in new developments. Promoting conservation subdivisions or other preservation techniques	Frankfort Plan Commission
	Discourage clearcutting, especially in areas sensitive to erosion, and environmental areas.	Frankfort Plan Commission Frankfort Town Board
Housing		
Discourage development in natural, sensitive areas	Observe the land use element of the comprehensive plan in siting new residential development.	Frankfort Plan Commission
	Direct new housing developments to the most appropriate areas for residential development	Frankfort Plan Commission

Guide new housing to locations where the extension of service provision will be easiest to deliver.	Encourage the determination of limits of service provision on a per-unit basis	Marathon County Frankfort Town Board
Identify areas where seasonal housing is most appropriate	Identify a list of local employers who utilize migrant workers	Frankfort Town Board
Work with farmers who utilize migrant workers, Marathon County, and other appropriate agencies to develop an appropriate supply of housing	Work with all employers utilizing immigrant labor to provide safe, clean, and decent housing for these workers	Frankfort Town Board Marathon County
	Work with Marathon County and other agencies to develop a seasonal housing plan for temporary residents	Frankfort Town Board Marathon County
Work with Marathon County to develop regulations for accessory uses to include formal public site approval procedures	Enforce rules requiring all accessory uses to abide by the essence of their land use designations.	Frankfort Plan Commission
	Determine appropriate accessory use restrictions for the Town of Frankfort	Frankfort Plan Commission Marathon County
	Present draft regulations to the community for public comment	Frankfort Plan Commission

Utilities & Community Facilities

Perform annual budget allocations to fund public services.	Continue to provide sufficient services as desired by residents.	Frankfort Town Board
	Perform annual review of service provision costs	Frankfort Town Board
Continue to find methods of cost sharing, such as equipment sharing, with surrounding municipalities to increase the efficiency by which services are provided.	Communicate with surrounding communities the willingness to share services/costs	Frankfort Town Board
	Determine feasibility of sharing services and the degree to which Frankfort will retain control.	Frankfort Town Board
	Explore creating a services committee to identify areas for consolidation, sharing, or privatization.	Frankfort Town Board
	Consider contracting at the Town level for garbage and recycling pick up services.	Frankfort Town Board

Work with the Marathon County Sheriff Department and the Villages of Edgar, Stratford, and Athens, and the city of Colby, to continue to provide effective police and EMS services	Contract with appropriate entities to provide sufficient emergency service delivery.	Frankfort Town Board
	Participate in long-term facilities and equipment planning with service-providing entities.	Frankfort Town Board
	Annually review contracts with service providers and evaluate delivery of services.	Frankfort Town Board
	Participate in recruitment efforts, especially concerning fire and emergency response, with providing agencies.	Frankfort Town Board
Encourage proper funding for maintenance of local Marathon County parks	Encourage appropriate development of public spaces throughout the region	Frankfort Town Board
	Communicate desires for recreational facilities and uses to the appropriate entities.	Frankfort Town Board
Encourage property funding for State parks	Encourage proper maintenance and upkeep of the existing County and State Park system	Frankfort Town Board

Transportation

Continue using an annual process of roadway analysis, such as PASER, to prioritize maintenance scheduling.	Perform biennial roadway evaluation	Frankfort Town Board
Work with surrounding towns to share road repair costs	The Town will continue to maintain and update current transportation facilities	Frankfort Town Board
	Explore using free online software through WisDOT to streamline funding allocations for repair.	Frankfort Town Board
	Hold public hearings to discuss roadway condition and determine in-need areas	Frankfort Town Board
	Plan for the long-term conversion of STH 29 to a limited access freeway	Frankfort Plan Commission Frankfort Town Board
Explore developing a retainer system for road or other capital repairs that occur as a direct result of operating large farm equipment and heavy trucks on local roadways	Work for equitable distribution of costs for roadway repair.	Frankfort Town Board
	Increase enforcement of weight limits on local roadways	Frankfort Town Board Marathon County

	Determine local authority to levy fees against individual property owners for excessive roadway damage	Frankfort Town Board
Explore development of a driveway ordinance to include location, grade, and distance from other driveways.	The Town will promote safe access from public roadways to private property	Frankfort Town Board
	Collect examples of driveway ordinances from other communities.	Frankfort Town Board
	Determine local standards for setbacks, distances from other driveways, and other key features of the ordinance	Frankfort Plan Commission Frankfort Town Board
	Solicit public input concerning proposed regulations	Frankfort Plan Commission Frankfort Town Board
Economic Development		
Explore the development of niche markets for agricultural products (e.g. organic/hydroponic).	Take an active role in regionally-based agricultural forums and programs.	Frankfort Town Board
Encourage secondary business development, such as outdoor markets or canneries, around the agricultural economy.	Review town ordinances to ensure that they allow secondary agricultural businesses within the Town	Frankfort Plan Commission Frankfort Town Board Marathon County
Work with Marathon County and other agencies such as the UX-Extension, to explore regional approaches to aiding the agricultural economy.	Encourage agricultural operators in the Town to participate in regional programs aimed at improving the agricultural economy.	Frankfort Town Board
Support commercial corridors with neighboring municipalities.	Encourage residents to patronize local establishments for goods and services.	Frankfort Town Board
Work with neighboring municipalities to develop a long-term, area strategy to promote local goods and services.	Develop a mutually beneficial "regional" business plan with surrounding communities that allows each community to attract the commercial developments they desire.	Frankfort Town Board Marathon County
Land Use		
Discourage conversion of active farmland to rural residential lots.	Support the preservation of agricultural lands.	Frankfort Plan Commission Marathon County

Explore programs, such as the Conservation Reserve Program, that seeks to preserve farmland.	Encourage farmers in the Agricultural Enterprise Area to take advantage of farmland preservation tax credits.	Frankfort Plan Commission Frankfort Town Board Marathon County
Explore adoption of regulations that restrict the size of agricultural operations, including maximum herd numbers.	Express concerns about large mega-farm operations to members of the Marathon County Board, local legislators, and other individuals.	Frankfort Town Board
	Develop an ordinance to discourage clear-cutting on large farms.	Frankfort Town Board
Consider possible preferred areas for residential development	Support the clustering of similar land uses.	Frankfort Plan Commission
Consider possible areas for commercial and industrial development.	Encourage barriers between potentially conflicting land uses with open spaces, forests, or other barriers.	Frankfort Plan Commission
	Separate incompatible land uses.	Frankfort Plan Commission
Discourage conversion of active farmland to rural residential lots located next to the roadway.	Encourage County and State assistance in developing programs to retain rural heritage.	Frankfort Town Board
	Promote Heart of America's Dairyland AEA present in the Town of Frankfort.	Frankfort Town Board
	Maintain a rural landscape.	Frankfort Plan Commission Marathon County
	Adopt a resolution to proclaim the long-term rural desires of the Town of Frankfort	Frankfort Town Board
Intergovernmental Cooperation		
Analyze future developments for their impact on the community's tax base in relation to the services that they would require.	Seek to maintain sufficient tax base to continue to provide necessary services to residents.	Frankfort Town Board
	Perform a feasibility analysis to determine residential property thresholds to maintain sufficient tax generation for provision of services	Frankfort Town Board
	Analyze new housing developments for their impact of service provision and infrastructure development.	Frankfort Plan Commission
Work with WisDOT on road, highway, and bridge reconstruction projects.	Maintain direct communication with a staff member of WisDOT for updates and to answer questions concerning STH 29.	Frankfort Plan Commission Frankfort Town Board

Continue good working relationship with Marathon County Sheriff's Department.	Establish regular meeting dates with service providers including Marathon County Sheriff's Department and appropriate fire districts	Frankfort Town Board Marathon County
Continue good working relationship with the surrounding towns and EMS districts for emergency services.	Continue to work with intergovernmental agencies concerning important local interests	Frankfort Town Board
Attend regular meetings of County Board and Committees where local issues are discussed.	Engage in regular communications with the Marathon County Board of Supervisors and Marathon County committees.	Frankfort Plan Commission Frankfort Town Board Marathon County
	Provide all governing bodies with regular updates or meeting minutes from official Town meetings when requested	Frankfort Plan Commission Frankfort Town Board
Ensure that the Marathon County Forestry, Recreation & Zoning Committee abides by Town of Frankfort recommendations before granting permits	Encourage County Board and committees to uphold Town of Frankfort recommendations	Frankfort Plan Commission Frankfort Town Board Marathon County
	Provide County Board and committees with local ordinances that may affect county decision-making.	Frankfort Plan Commission Frankfort Town Board

Appendix I

Public Participation Plan

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Town of Frankfort Public Participation Plan (PPP)

The Town of Frankfort recognizes the importance of public participation in the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development:

Throughout the plan process, the Plan Commission will provide oversight for the update of the Comprehensive Plan. The Plan Commission will also recommend adoption of the Public Participation Plan to the Town Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related materials will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Plan Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for development in the Town. The plan will support the existing zoning and other regulations that the Town has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

Any planning process is subject to change, and this public participation plan is no different. Over the planning period the process may vary from that presented.

**Resolution for the Adoption of a
PUBLIC PARTICIPATION PLAN (PPP)**

THE TOWN OF FRANKFORT DOES HEREBY RESOLVE AS FOLLOWS:

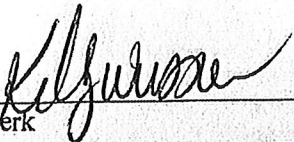
WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a plan; and

WHEREAS, it is necessary for the Town Board to approve a process to involve the public in the planning effort; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does approve and authorize the Public Participation Plan as attached to this resolution.

I, NAME, Clerk, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Town Hall on the Xth day of MONTH, YEAR, at X:00 p.m.



Clerk

Appendix II
Plan Ordinance

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ORDINANCE #2018-2

Town of Frankfort, Marathon County, Wisconsin

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Frankfort Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Frankfort to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The town board of the Town of Frankfort has authority under its village powers under s. 60.22, Wis. stats., its power to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Frankfort must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The town board of the Town of Frankfort by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the Town of Frankfort to adopt its comprehensive plan under s. 66.1001 (4), Wis. stats., and provides the authority for the town board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Frankfort has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Frankfort by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Frankfort Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of Frankfort, has held at least one public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of Frankfort by the enactment of this ordinance, formally adopts the document entitled Town of Frankfort Comprehensive Plan Ordinance under pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 12th day of November 2018.



Dave Telschow



Gary Wussow

Attest:



Kelly Wussow

Town of Frankfort
Comprehensive Plan
2018