

**Comprehensive Plan
2020 - 2040**

**Town of Franklin
Manitowoc County, WI**

**Amended Plan
Adopted Dec. 10, 2019**

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Town of Franklin Comprehensive Plan 2020-2040

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TOWN OF FRANKLIN

COMPREHENSIVE PLAN 2020 - 2040

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Amendments

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Resolution # 1

**Adoption of the
Town of Franklin Comprehensive Plan 2020-2040**

WHEREAS, the Town of Franklin has deemed it is in its best interest and that of its citizens to develop a Comprehensive Plan that would address the needs of the Town of Franklin, and;

WHEREAS, the Town of Franklin has requested the assistance of Martenson & Eisele, Inc. in the development and finalization of the Comprehensive Plan for the Town of Franklin, and;

WHEREAS, the Comprehensive Plan was developed with input from the Town Board, the Town of Franklin Plan Commission, interested residents and property owners of the Town of Franklin, and other interested municipalities, organizations, and agencies, and;


WHEREAS, copies of the Comprehensive Plan have been made available to the residents and property owners of the Town of Franklin at the Town Hall, and;

WHEREAS, the Comprehensive Plan addresses and complies with the nine elements identified in Section 66.1001 of the State of Wisconsin's Comprehensive Planning Legislation, and;

WHEREAS, the Comprehensive Plan identifies where growth should occur, makes recommendations for future development in the Town of Franklin through the use of text, tables, and maps, and includes a mechanism for the review and update on the Plan on a regular basis, and;

NOW, THEREFORE BE IT RESOLVED by the Town of Franklin Plan Commission to recommend to the Town of Franklin Town Board the adoption of the *Town of Franklin Comprehensive Plan 2020-2040* by ordinance.

Passed and adopted this 10 day of December, 2019.



Attest: Planning Commission Chair, Harrison Strother



Attest: Town Clerk, Cary Nate

Ordinance to Adopt the Town of Franklin Comprehensive Plan 2020-2040

December 10, 2019

WHEREAS, the Town of Franklin has deemed it in its best interest and that of its citizens to the Franklin Comprehensive Plan that will address the needs of the Town, and;

WHEREAS, the Town has requested the assistance of Martenson & Eisele, Inc. in to amend the Town of Franklin Comprehensive Plan, and;

WHEREAS, input was obtained from the Town Board, the Town Plan Commission, interested residents of the Town of Franklin, and other organizations and agencies, and;

WHEREAS, copies of the 2020-2040 Comprehensive Plan was made available to the residents of the Town of Franklin at the Town Hall and on the Town of Franklin Web-Site and;

WHEREAS, the Comprehensive Plan addresses and complies with the nine elements identified in Section 66.1001 of the State of Wisconsin's Comprehensive Planning Legislation, and;

WHEREAS, the Comprehensive Plan identifies where growth should occur, makes recommendations for future development in the Town through the use of text, tables, and maps, and;

WHEREAS, a Public Hearing with a Class 1 notice published 30 days prior to the hearing held on December 10, 2019, as specified by State Statutes, and;

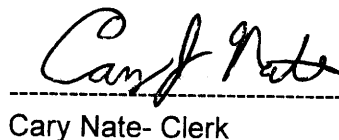
WHEREAS, the Town of Franklin Plan Commission has recommended that the Town Board adopt the Town of Franklin Comprehensive Plan 2020-2040 by resolution.

THEREFORE, BE IT RESOLVED by the Town Board that the Town of Franklin Comprehensive Plan take effect on December 10, 2019 by this ordinance.

Passed and adopted this 10th. day of December, 2019 and to take effect in January 1, 2020.



Jerold L. Korinek- Chairman



Cary Nate- Clerk

Purpose of the Comprehensive Plan

Why Plan?

Planning is being prepared for what will likely happen “tomorrow,” and being ready with an alternate strategy if something else happens instead. Planning is laying out shorts and a T-shirt to wear tomorrow, but having a sweater and raincoat handy in case the weather guy is wrong.

Planning is knowing what you have today before deciding on what to do tomorrow. Planning is knowing you make minimum wage and need to replace the '76 rust bucket before booking the cruise through the Greek Isles.

Planning is knowing the big picture for your future, so you don't make rash decisions when a new idea comes along. Planning is already knowing you want to be a spouse and a parent when your friend says, “Let's start an African safari business.”

We all do a little planning each day, each month, each year. If we didn't, our lives would likely be chaos. We plan in groups, too – at home, at work, at church, at Town Hall.

When we plan at a Town Hall, we're deciding how we want our community to look, function and feel. We create a “Comprehensive Plan,” but this is not just the title of a document, it's the description of a process, too. This plan is really little more than the documentation of the **planning process**. During that process, Town of Franklin officials, with aid from the consultant and input from residents, took a **comprehensive look** at the Town in order to create a vision and work plan for the future.

“Comprehensive” means complete, wide-ranging and thorough. A community has many aspects that contribute to its success as a place to live and play and work and run a business. Individual persons or groups will be aware of, or consider important, some aspects more than others. The role of the planning process is to consider all the various aspects and issues of the community, facilitate agreement on common goals and lay out a path to achieve them.

So, the “**Comprehensive Plan**” records facts, documents a vision for the future and aids in the allocation of financial and human resources; but “**comprehensive planning**” brings people together to talk about what responsible growth looks and feels like. It encourages discussion among citizens, agencies and governments. It is an opportunity to discuss options and develop common goals. It provides a focus for finding and discussing innovative ways to meet diverse community needs.

This plan is not the end of a process but the beginning of a new one. It is the starting point for implementation, a guide for change. It cannot be viewed strictly as “law,” but, rather, as a reference for decision-making. The plan is a tool, not just a product.

Comprehensive Planning Legislation

The most complete planning legislation in Wisconsin's history was included in the State of Wisconsin Biennial Budget for 1999-2001 and was revised in May 2000 for technical changes. The planning legislation found in State Statute 66.1001 provides local governmental units with the framework to develop comprehensive plans and assists the community in making informed land use decisions. The framework includes nine specific elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

By January 1, 2010, all communities in Wisconsin that make land use decisions will need to base those decisions on an adopted comprehensive plan based on the legislation.

Planning in the Town of Franklin

The Town of Franklin has enforced their own Zoning Ordinance since its adoption in 1982.

In 2006, Martenson & Eisele was retained to work with the Town of Franklin Plan Commission, the Town Board and the residents of the town to prepare the Town's first Comprehensive Plan, in accordance with the Wisconsin Comprehensive Planning Legislation and now in 2019 - updated the existing Comprehensive Plan starting in October and working to have the adopted plan in late 2019 or early 2020.

As part of the process, the Town of Franklin adopted a Citizen Participation Plan. This critical step ensured Town residents would be actively involved throughout the process.

Future Land Use Plan

Summary and Conclusions

The Town of Franklin has historically had strong roots in family farms. Over the past number of years, family farms are disappearing, although farming is still a major industry in the town. More people, willing to commute, are wanting to move into the Town of Franklin and some property owners are eager to sell their land for income.

More than ever, the Town of Franklin's leadership (now and in the future) needs to embrace the Comprehensive Plan as its guide to future land use and rewrite or prepare ordinances that recognize the findings of the plan and implement the recommendations, goals and objectives that follow.

Findings and Recommendations

1. Building permit information indicates that the market for single-family residential development has been inconsistent over the past seven years, with no clear pattern of a trend.
2. Over time, a number of small businesses have been established throughout the Town.
3. The most common conflict between adjacent land uses is that between the landfill and surrounding residential neighbors.
4. Based on population and household size projections and historical ratios of residential homes per acre, the Town of Franklin could see an additional 272 acres of residential development by 2025.
5. Knowledge of property limitations by natural resources, environmentally sensitive areas, or lack of utility services and community facilities is important information that every property owner or developer should know.

Land Use Goals, Objectives and Policies

Goals

1. To maintain contiguous, productive farmland
2. To encourage and direct residential uses to existing developed areas
3. To neither promote nor hinder commercial and industrial development in the Town of Franklin

Objectives

From the Agricultural, Natural and Cultural Resources Element

1. Work with Manitowoc County to enforce the proper capping of abandoned private wells, according to Chapter 23 of the Manitowoc Code Ordinance.

2. Use the Town's Zoning Ordinance to help protect agricultural and agricultural-related land uses and activities from residential, commercial and industrial development.
3. Work with Manitowoc County to apply Wisconsin's agricultural siting regulations (ATCP 51).
4. Ensure that the environmental and aesthetic qualities of the community are considered when reviewing proposals for any kind of future development.
5. Encourage the protection of environmental corridors and wooded areas.

From the Transportation Element

1. Minimize the number of new driveways onto Town roads by the creation of an access control ordinance.
2. Limit the number of dead-end (cul-de-sac) roads. If possible, require a developer to work with the adjacent property owner to dedicate a connection to another public right-of-way.

From the Housing Element

1. Encourage future residential development in areas that have minimal impact from agricultural operations.
2. The Town of Franklin needs to consider direct regulation of residential lot creation by adopting their own Subdivision Ordinance.

From the Utilities and Community Facilities Element

1. Groundwater quality and quantity is an important asset that needs to be monitored.

From the Economic Development Element

1. Support agricultural uses in whatever way possible and protect farm fields from being subdivided, which could hamper efficient farming techniques.
2. Work with the Ridgeview Landfill and surrounding neighbors to resolve issues and offer any support for the continuance of a successful landfill operation.

From the Intergovernmental Cooperation Element

1. Review, as part of the Town's annual budgeting process, any opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.
2. Coordinate the implementation of the Town's Comprehensive Plan with surrounding towns and Manitowoc County.

Policies

From the Agricultural, Natural and Cultural Resources Element

1. The Town of Franklin will review all development plans in, or adjacent to, important natural features, with the intent of preserving those features.
2. The Town of Franklin will use zoning and agricultural siting regulations in reviewing existing and proposed large scale farming operations.

From the Transportation Element

1. Adequately maintain and plow Town of Franklin roads.

From the Housing Element

1. The Town of Franklin shall use the Zoning Ordinance to maintain the agricultural character of the town while allowing for new residential development in certain areas of the town.
2. The Town of Franklin shall continue to use effective building and housing codes to maintain and ensure the quality and safety of existing and new housing units.

From the Land Use Element

1. The Town of Franklin shall require that all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan.

Development and Redevelopment Opportunities

Agricultural

Agricultural uses generally involve active and non-active farming operations, including crop and dairy farming, or land considered fallow, vacant and just open space and not being used for other purposes. Some agricultural land may contain wetlands and woodlands.

The “Expansion Farming” category is that area of the Town that would be devoted exclusively to agricultural uses, which may or may not involve “mega-farms.” The purpose of this land use category is to preserve large whole parcels for efficient farming operations and avoid any possible conflict between intense farming operations and residential home sites.

Residential

Large scale residential development (subdivisions) has not historically been occurring to any extent in the Town of Franklin. Rather, creation of new lots is happening through Certified Survey Maps (four or less lots). The concerns on the part of the Town is that CSM created lots are typically being platted along roadways in the town and if a number of lots are created, traffic issues will begin to occur.

The Town of Franklin may encourage future residential platting to occur in a more concentrated form, shown on the Future Land Use Map as “Residential Encouragement Areas.” These “Residential Encouragement Areas” are generally located in already developed areas of the Town, such as Menchalville, Taus and areas around Kellnersville.

The Town of Franklin may also encourage conservation or cluster subdivisions. This type of platting concentrates housing in a smaller geographic area, leaving the bulk of a property undeveloped. If configured properly, the undeveloped portion could continue to be used for agricultural purposes, set aside as a conservation easement, or left fallow to preserve the open space.

Commercial

Over the past number of years, a number of small businesses have occurred in the Town of Franklin (see appendix for list of names). These businesses sometimes start small, with little impact on adjoining properties. Over time, however, if businesses grow, they can generate more traffic and noise. The Town should encourage business development, while monitoring their impact on surrounding properties. Zoning restrictions or a Site Plan Review Ordinance may need to be written to regulate the type and intensity of commercial uses and assure compatibility with neighboring properties.

Industrial

The Town of Franklin does not have significant industrial uses. The two uses that are considered an industrial use are the Ridgeview Landfill operation, run by Waste Management and a salvage dealer on the north side of Franklin. Part, but not all of the landfill operation, is in a Landfill Overlay Zoning District.

Insert Map 1 Future Land Use Map here

Backside of Map 1 Future Land Use Plan Map

Summary of the Planning Process

The Vision for the Town of Franklin

The Town of Franklin desires to be known in Manitowoc County as a farming community, with wide open spaces and limited development.

Findings and Recommendations

Issues and Opportunities

1. Population in the Town of Franklin actually declined from 1980 to 2010, The population is predicted to continue to decline through 2040.
2. During the forty-year period from 1970 through 2010, the Town of Franklin had a declining population, which was observed in the Towns of Maple Grove and Cato to verifying degrees. The Towns of Cooperstown and Kossuth had over a 10% growth from 1970 to 2010.
3. The racial and ethnic makeup of Franklin's citizenry continues to be predominantly "White", even more so compared to the County and State profiles.
4. Similar to the County and State, the Town of Franklin's child bearing women had fewer children under 10 years old in 2010 as compared to 2000. Meanwhile, there is a greater percentage of people that are 70 years old or older.
5. Franklin's median household and family income figures continued to be higher than the County in 2010. The State had a higher median family income than the Town residents.
6. Over 60% of Franklin households had incomes of \$50,000 or more as of 2010, while the County and State had approximately 50%, of their households earn that total or more.
7. The poverty levels for both *persons* and *families* in the Town of Franklin decreased slightly from 2000 to 2010 consistently remaining smaller than Manitowoc County's totals and the State of Wisconsin's totals.
8. Approximately 92% of Franklin residents age 25 or older attained their high school diploma or had some type of college experience as of 2010 which was an increase from 83% in 2000. Meanwhile, the County and State had approximately 89%.
9. Population projections for the next twenty years indicate the Town of Franklin will continue to decline, whereas the State of Wisconsin will have a slow growth. The County will experience slow growth followed by a slight decline around 2030.
10. Like the declining population, households are also predicted to increase slightly and then decline below 2010 levels by 2040.

Agricultural, Natural and Cultural Resources

1. Surface water, stream corridors, floodplains and wetlands are highly regulated resources. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources.
2. Groundwater is the source of water for the residents and businesses in the Town of Franklin. While groundwater is currently not a serious issue, more wells drilled to facilitate new homes may affect existing wells nearby.
3. Soils and geology in the Town of Franklin do not present serious obstacles to land development.
4. Woodlands, while not plentiful in the Town of Franklin, provide both aesthetic and practical benefits and should be preserved whenever possible.
5. Environmental corridors should be preserved from development.
6. There are no active non-metallic operations in the Town of Franklin.
7. Federal and state records provide general information on wildlife habitat and threatened and endangered species and should be consulted as part of the review process for new development projects.
8. Community design in the Town of Franklin should focus on limited development that is compatible with the natural environment.

Transportation

1. The Town of Franklin reviews and budgets for transportation projects on an annual basis. As part of that review, the Town should continue to communicate and work with the Manitowoc County Highway Department to identify road projects being planned for the town.
2. The Town of Franklin should use the WISLR program to help prioritize improvements to the existing road system.
3. The Town of Franklin recognizes its responsibility to maintain its own town road system.

Housing

1. The town's housing stock benefited from low interest rates associated with the 2000s.
2. Just under half of the town's housing stock is over 40 years old. Approximately 27% of the housing stock is 20 years old or newer.
3. Single-family structures are the predominant type of residential structure (91.6%). Few rental units exist.
4. Larger homes on single lots are the bulk of the new housing permits in the last fifteen years.

5. Household size in was only slightly larger in the Town when compared to the County and State, but all three experienced a decrease in household size from 2000 to 2010.
6. As a reflection of the changes occurring in society, the percentage of married couple households have increased even through the percentage of total family households as declined from 2000 to 2010 and non-family households have increased.
7. The percentage of owner-occupied households who are spending more than 30% of their income on housing is 24.2%, which is higher than the county (23.6%) and lower than the state (28.4%). However, there were fewer renter-occupied households (6.8%) that spent more than 30% of their income when compared to the county (35.6%) and state (44.2%).

Utilities and Community Facilities

1. While the quality of well water in the Town of Franklin is currently good, the quality should be monitored, especially as new wells are dug.
2. The deregulation of the telecommunications industry has resulted in strong competition. Services appear to be adequate for the Town of Franklin.
3. The current generation, transmission and distribution systems should provide the Town of Franklin with adequate energy from electricity and natural gas.
4. Fire department and ambulance facilities and equipment should be adequate for some time into the future.
5. The Reedsville School District has adequate capacity to accommodate the projected growth in the Town of Franklin.
6. The Town of Franklin does not have a library nor are there plans to build one. Town residents have adequate library facilities in adjacent communities.
7. The Town of Franklin does not have any parks, nor are there plans to build any.
8. The Town of Franklin does not have any designated walking/bike trails within its town limits, nor are there any plans to add public trails.
9. Civic clubs, churches, childcare and health care, are available within close proximity, but not within the town limits.

Economic Development

1. The Town of Franklin desires to maintain its agricultural character but may be open to selected uses that would maintain the rural atmosphere while adding jobs and tax base to the economy.
2. Manufacturing and Service each constituted a third of all employment, while the construction industry moved from fourth to third place in number of employees from Franklin.

3. Per capita income of town residents was lower than the county and state per capita in 2000 and 2010.
4. Travel time to work for Town residents reflect a rural community that travels to metropolitan areas for employment. Almost 60% of residents travel from 20 to 44 minutes each day to go to work.
5. Kostechka Dairy is the largest dairy operation (20 part and full-time employees) and Waste Management is the largest non-farm employer in the Town of Franklin.

Intergovernmental Cooperation

1. The Town of Franklin does not have boundary agreements with adjacent communities, but does have service agreements with the area fire districts.
2. Manitowoc County provides law enforcement services, subdivision review, shoreland zoning and other land use regulations.
3. The Town of Franklin should be open to any cooperative agreements with surrounding communities to more efficiently provide services to its constituents.

Goals, Objectives and Policies

In this section, the goals, objectives and policies for each of the Comprehensive Plan's nine major elements are presented. Definitions for goals, objective and policies are given below.

Goal: An **ideal future condition** to which the community aspires. It is usually expressed in general terms and is not quantifiable.

Objective: An **intermediate step** toward attaining a goal that is measurable and attainable.

Policies: Principles of land use design and management of development derived from the goals and aimed specifically at what the Town of Franklin can do to attain the goals. Policies typically use "shall" and "should" in describing actions and are often expressed as specific standards.

Goals, objectives and policies are intended to serve as guides for preparing and implementing the recommendations presented in the nine elements of the Comprehensive Plan.

The development of goals, objectives and policies is a key element of the comprehensive community planning process. The goals and objectives are intended to express the basic values, desires and needs of the community with respect to physical development and redevelopment. Further, they contribute to the successful implementation of the Plan after it is adopted by providing guidelines for reviewing new development proposals. Essentially, they define the Town's vision for the future and provide guidance for realizing that vision. The policies give community leaders specific direction on guiding, encouraging and regulating development.

Goals, Objectives and Policies

Agricultural, Natural and Cultural Resources

Goal

To conserve, protect and improve the agricultural, natural and cultural resources of the Town of Franklin.

Objectives

1. Continue to utilize the Town's Zoning Ordinance and the County's Shoreland-Wetland Ordinance to protect the environmental and aesthetic qualities of the community and promote agricultural-related land uses.
2. Work with Manitowoc County to apply Wisconsin's agricultural siting regulations (ATCP 51).
3. Encourage the preservation of environmental corridors and wooded areas.
4. Be actively involved in helping to improve air quality.
5. Require all new residential lots in a Certified Survey Map or Subdivision that abut active farmland to have language inserted on the face of the CSM or Subdivision that warns potential buyers of the implications of living next to farming operations.
6. Encourage farmers and agricultural landowners to become involved in, or to continue their participation in, state and federal programs that financially support farm production.
7. Work with Manitowoc County to enforce the proper capping of abandoned private wells, according to Chapter 23 of the Manitowoc Code Ordinance.
8. Use the Town's Zoning Ordinance to help protect agricultural and agricultural-related land uses and activities from residential, commercial and industrial development.
9. Ensure that the environmental and aesthetic qualities of the community are considered when reviewing proposals for any kind of future development.

Policies

1. The Town of Franklin shall work cooperatively with Manitowoc County and the State of Wisconsin to ensure that watersheds, wetlands and woodlands are protected for future generations.
2. The Town of Franklin will support state and federal government agency efforts to protect and upgrade the quality of surface waters and groundwater within the Town of Franklin.
3. The Town of Franklin will encourage efforts to protect and preserve wildlife habitat in locations that are not developable.
4. The Town of Franklin will review all development plans in, or adjacent to, important natural features, with the intent of preserving those features.

5. The Town of Franklin will use zoning and agricultural siting regulations in reviewing existing and proposed large scale farming operations.

Transportation

Goal

To provide a safe, well-maintained road system for motorized and non-motorized forms of transportation.

Objectives

1. Actively participate with Manitowoc County and the State of Wisconsin on transportation projects affecting the Town of Franklin.
2. Continue to use the WHISLR program to help prioritize needed street improvements.
3. Monitor the need to provide transportation for the elderly and disabled residents of the Town of Franklin.
4. Encourage development of any new roadways to minimize environmental disruption and strive to maintain a quality environment.
5. In order to establish priorities and a roadway improvement spending plan, the Town of Franklin should consider adoption of a five-year Capital Improvements Plan.
6. Minimize the number of new driveways onto Town roads by the creation of an access-control ordinance.
7. If new home access is located on a substandard Town road, the petitioner shall be responsible to dedicate the necessary right-of-way and improve such roads to existing Town of Franklin standards.
8. Limit the number of dead-end (cul-de-sac) roads. If possible, require a developer to work with the adjacent property owner to dedicate a connection to another public right-of-way.

Policies

1. Adequately maintain and plow Town of Franklin roads.

Housing

Goal

To encourage the development of carefully sited single-family, owner-occupied housing in locations that are compatible with the desire of the Town to preserve agricultural land.

Objectives

1. Encourage future residential development in areas that have minimal impact from agricultural operations.
2. Enforce decent, safe and sanitary housing, especially for elderly, handicapped and low to moderate-income residents of the town.

3. Encourage the rehabilitation of substandard housing in the town in order to provide a decent and safe living environment for all residents.
4. The Town of Franklin needs to consider direct regulation of residential lot creation by adopting their own Subdivision Ordinance.

Policies

1. The Town of Franklin shall use the Zoning Ordinance to maintain the agricultural character of the town while allowing for new residential development in certain areas of the town.
2. The Town of Franklin shall continue to use effective building and housing codes to maintain and ensure the quality and safety of existing and new housing units.

Utilities and Community Facilities

Goals

To provide community facilities and services that are well maintained and sufficient for the needs of the residents of the Town of Franklin, working with the private sector and other governmental agencies as necessary.

Objectives

1. Groundwater quality and quantity is an important asset that needs to be monitored.
2. Continue to provide efficient and economical public facilities and services.

Policies

1. The Town of Franklin will review the adequacy of police and fire protection on a periodic basis.
2. The Town will review existing Town ordinances and standards as needed to implement the recommendations of this plan.

Economic Development

Goal

To support agricultural operations and the Ridgeview Landfill as the Town's major economic employers.

Objectives

1. Support agricultural uses in whatever way possible and protect farm fields from being subdivided, which could hamper efficient farming techniques.
2. Work with the Ridgeview Landfill and surrounding neighbors to resolve issues and offer any support for the continuance of a successful landfill operation.
3. Recognize how the EDC Manitowoc County and other State and Federal agencies may assist the Town in the promotion of economic development.

4. Review existing Town ordinances and standards to determine if changes are needed to support economic development goals and objectives in this plan.

Intergovernmental Cooperation

Goal

To foster a friendly working relationship with the surrounding units of government.

Objectives

1. Coordinate emergency response services with the Reedsville, Menchalville, Whitelaw and Kellnersville Fire Departments and the Manitowoc County Sheriff's Department.
2. Review, as part of the Town's annual budgeting process, any opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.
3. Coordinate the implementation of the Town's Comprehensive Plan with surrounding towns and Manitowoc County.
4. Review existing Town ordinances and standards as needed to implement this plan.

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Plan Implementation

Introduction

The most important action needed for the implementation of the Comprehensive Plan is when by the Town of Franklin adopts their Comprehensive Plan by ordinance in 2007.

A key difference between the old style of comprehensive plans and the comprehensive plan prepared to comply with chapter 66.1001 of the Wisconsin State Statutes is that the municipality's governing body adopts a 66.1001 comprehensive plan by ordinance instead of by resolution. This means that decisions affecting the development of land in the Town of Franklin must be consistent with the Town's adopted comprehensive plan.

The Comprehensive Plan is intended to guide all decisions related to community development in the Town of Franklin. All public and private sector community development related decisions should be made in the context of the Comprehensive Plan's goals, objectives, policies and recommendations.

Specifically, the Comprehensive Plan should be used as a guide when site plans are reviewed, the rezoning of land is proposed, conditional use requests are considered, subdivision plats are reviewed and public utility improvements or extensions are proposed. The Comprehensive Plan should be used to evaluate the impact of proposed development projects on existing land uses, transportation system facilities, utility systems, park and recreation facilities and other municipal services and facilities prior to issuing permits to, for example, commence construction, divide land and occupy buildings.

Integration and Consistency

During the planning process, care was taken to ensure integration of and consistency between, the goals, objectives, policies and recommendations contained in each element of the Comprehensive Plan. The Town of Franklin Planning Commission will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If the review of the development proposal uncovers inconsistencies between the elements, the Planning Commission should consider how the inconsistencies may be resolved.

Of particular importance is consistency between the Future Land Use Plan (see Map 1) and the Zoning Map (see Map 2). Because zoning reflects the current situation and a future land use plan reflects where the land use is expected to change, the two maps at the time of the adoption of the Comprehensive Plan will not be consistent. The two maps were analyzed and the areas where there are inconsistencies are described below. These are the areas where the Town of Franklin may consider amending either the Zoning Map or the Future Land Use Plan.

Comparison of Current Zoning and Future Land Use Plan

Area	Current Zoning	Future Land Use Plan
Scattered Commercial Site throughout the Town	Exclusive or General Agriculture	Commercial
Ridgeview Landfill	Exclusive Ag., General Ag. and Rural Residential	Landfill
Residential land uses in Taus	Commercial	Residential
Residential land uses in Menchalville	Commercial	Residential
Land around the Village of Kellnersville	Exclusive Agriculture	Residential

Source: Martenson & Eisele, Inc.

Ordinances

The State of Wisconsin's comprehensive planning legislation requires that a municipality's comprehensive plan be consistent with the municipality's zoning ordinance and map, subdivision ordinance and official map. The Franklin Plan recognizes the importance of the Manitowoc County Shoreland/Floodplain Zoning Ordinance (Chapter 9), which primarily regulates what happens on land that surrounds the Branch River (Map 5).

It is recommended that the Town's Zoning Ordinance be reviewed to determine where changes may be needed to implement the recommendations of this plan. The Town is considering the creation of a subdivision ordinance.

Measurement of Progress

The Town of Franklin Planning Commission will provide a written report to the Town Board on a periodic basis on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

Plan Update Process

The Town of Franklin will review the goals, objectives and policies of the Comprehensive Plan on a periodic basis. The entire Comprehensive Plan will be updated every ten years.

Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, a development proposal for a specific property in the Town of Franklin may come before the Plan Commission that is inconsistent with the land use shown on the Future Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.

The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Town Board on the amendment. The Town Board will need to hold a public hearing on the recommended amendment and adopt the amendment to the ordinance established with the adoption of the original plan.

Programs and Actions

To assist the Town of Franklin in implementing the Comprehensive Plan, the objectives and the policies were reviewed to determine the following:

What is the program or action? The objectives from the Comprehensive Plan formed the basis for the programs and actions.

Who is responsible for developing the program or taking the action needed to implement the objectives? In some cases, it may be an individual who is responsible for the program or action. In other cases, it may be a joint effort between several different public sector organizations or between the public and private sectors. The list includes but is not limited to the Town Board, the Plan Commission, or others in the Town that will be responsible to implement this plan.

When should the program be started or action taken? Some programs and actions can be completed within a specific time period. For these programs and actions, a year is shown, or if a multi-year project, several years are shown. Other programs and actions must be addressed on a continuous or periodic basis. The “When” for these programs and actions is shown as ongoing.

On the following pages are the What, the Who and the When for each of the elements of the Comprehensive Plan.

Agricultural, Natural and Cultural Resources

What	Who	When
Continue to utilize the Town's Zoning Ordinance and the County's Shoreland-Wetland Ordinance to protect the environmental and aesthetic qualities of the community and promote agricultural-related land uses.	Plan Commission and Town Board	Ongoing
Use Wisconsin's agricultural siting regulations to review and approve any future large-scale farming operations.	Plan Commission and Town Board	Ongoing
Encourage the preservation of environmentally sensitive areas and wooded areas.	Town Board	Ongoing
Be actively involved in helping to improve air quality.	Town Board	Ongoing
Require all new residential lots in a Certified Survey Map or Subdivision that abut active farmland to have language inserted on the face of the CSM or Subdivision that warns potential buyers of the implications of living next to farming operations.	Plan Commission and Town Board	Ongoing
Encourage farmers and agricultural landowners to become involved in, or to continue their participation in, state and federal programs that financially support farm production.	Town Board	Ongoing
Use Wisconsin's agricultural siting regulations (ATCP 51) to review and approve or deny large-scale farming operations.	Plan Commission and Town Board	Ongoing

Transportation

What	Who	When
Actively participate with Manitowoc County and the State of Wisconsin on transportation projects affecting the Town of Franklin.	Town Board	Ongoing
Continue to use the WHISLR program to help prioritize needed street improvements.	Highway Superintendent and Town Board	Semi-Annually
Monitor the need to provide transportation for the elderly and disabled residents of the Town of Franklin.	Town Board	Ongoing
Encourage development of any new roadways to minimize environmental disruption and strive to maintain a quality environment.	Plan Commission and Town Board	Ongoing
In order to establish priorities and a roadway improvement spending plan, the Town of Franklin should consider adoption of a five-year Capital Improvements Plan.	Town Board	2019-24
Minimize the number of new driveways onto Town Roads by the creation of an access control ordinance.	Town Board	Ongoing
If new home access is located on a substandard Town road, the petitioner shall be responsible to dedicate the necessary right-of-way and improve such roads to existing Town of Franklin standards.	Plan Commission and Town Board	Ongoing
Adequately maintain and plow Town of Franklin roads.	Town Board	Ongoing
Limit the number of dead-end (cul-de-sac) roads. If possible, require a developer to work with the adjacent property owner to dedicate a connection to another public right-of-way.	Plan Commission and Town Board	Ongoing

Housing

What	Who	When
Protect existing residential neighborhoods from intrusion by incompatible or undesirable land use activities.	Plan Commission and Town Board	Ongoing
Provide decent, safe and sanitary housing for elderly, handicapped and low to moderate-income residents of the community.	Plan Commission and Town Board	Ongoing
Promote the rehabilitation of substandard housing in the community in order to provide a decent and safe living environment for all residents.	Plan Commission and Town Board	Ongoing
Encourage future residential development in areas that can be served efficiently and economically with public utilities and community facilities and services.	Plan Commission and Town Board	Ongoing
The Town of Franklin needs to consider direct regulation of residential lot creation by adopting their own Subdivision Ordinance.	Plan Commission and Town Board	Ongoing

Utilities and Community Facilities

What	Who	When
Groundwater quality and quantity is an important asset that needs to be monitored.	Town Board	Ongoing
Continue to provide efficient and economical public facilities and services	Town Board	Ongoing

Economic Development

What	Who	When
Support agricultural uses in whatever way possible and protect farm fields from being subdivided, which could hamper efficient farming techniques.	Town Board	Ongoing
Work with the Ridgeview Landfill and surrounding neighbors to resolve issues and offer any support for the continuance of a successful landfill operation.	Town Board, Waste Management and Town of Franklin Landfill Committee	Ongoing
Recognize how the EDC Manitowoc County and other State and Federal agencies may assist the Town in the promotion of economic development.	Plan Commission and Town Board	Ongoing
Review existing Town ordinances and standards to determine if changes are needed to support economic development goals and objectives in this plan.	Plan Commission and Town Board	Ongoing

Land Use

What	Who	When
<i>From the Agricultural, Natural and Cultural Resources Element</i>		
Work with Manitowoc County to enforce the proper capping of abandon private wells, according to Chapter 23 of the Manitowoc Code Ordinance.	Manitowoc Planning and Town Board	Ongoing
Use the Town's Zoning Ordinance to help protect agricultural and agricultural-related land uses and activities from residential, commercial and industrial development.	Plan Commission and Town Board	Ongoing

Work with Manitowoc County to apply Wisconsin's agricultural siting regulations (ATCP 51).	Town Board	Ongoing
Ensure that the environmental and aesthetic qualities of the community are considered when reviewing proposals for any kind of future development.	Plan Commission and Town Board	Ongoing
Encourage the protection of environmental corridors and wooded areas	Plan Commission and Town Board	Ongoing
<i>From the Transportation Element</i>		
Minimize the number of new driveways onto Town Roads by the creation of an access control ordinance.	Plan Commission and Town Board	Ongoing
Limit the number of dead-end (cul-de-sac) roads. If possible, require a developer to work with the adjacent property owner to dedicate a connection to another public right-of-way.	Plan Commission and Town Board	Ongoing
<i>From the Housing Element</i>		
Encourage future residential development in areas that have minimal impact of agricultural operations.	Plan Commission and Town Board	Ongoing
The Town of Franklin needs to consider direct regulation of residential lot creation by adopting their own Subdivision Ordinance.	Plan Commission and Town Board	
<i>From the Utilities and Community Facilities Element</i>		
Groundwater quality and quantity is an important asset that needs to be monitored.	Department of Public Works and Town Board	Ongoing
<i>From the Economic Development Element</i>		
Support agricultural uses in whatever way possible and protect farm fields from being subdivided, which could hamper efficient farming techniques.	Town Board and farming community	Ongoing
Work with the Ridgeview Landfill and surrounding neighbors to resolve issues and offer any support for the continuance of a successful landfill operation.	Town Board, Waste Management and Town of Franklin Landfill Committee	Ongoing
<i>From the Intergovernmental Cooperation Element</i>		
Review, as part of the Town's annual budgeting process, any opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.	Town Board	Annually
Coordinate the implementation of the Town's Comprehensive Plan with surrounding towns and Manitowoc County.	Plan Commission and Town Board	Ongoing

Intergovernmental Cooperation

What	Who	When
Coordinate emergency response services with the Menchalville, Whitelaw and Kellnersville Fire Departments and the Manitowoc County Sheriff's Department.	Fire Department, Ambulance Department and Town Board	Ongoing
Review, as part of the Town's annual budgeting process, any opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.	Town Board	Annually
Coordinate the implementation of the Town's Comprehensive Plan with surrounding towns and Manitowoc County.	Town Board	Annually
Review existing Town ordinances and standards as needed to implement this plan.	Plan Commission and Town Board	Ongoing

Public Participation

Public Participation Plan

This will occur during the public hearing December, 2019.

Wisconsin's Comprehensive Planning law requires public participation throughout the comprehensive planning process. Specifically, Wisconsin Statutes 66.1001 (4) (a) states:

"The governing body of a local government shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

The Town of Franklin will utilize a variety of methods to involve citizens at differing levels – from passive to active – developed by the Plan Commission and Natural Resource and Economic Development Program Area at the University of Wisconsin-Extension.

- **Public awareness** of the comprehensive planning process and opportunities to participate in the process will be generated through the use of news releases and mass media.
- **Public education** will provide citizens with balanced and objective information to assist them in understanding issues and alternatives for addressing them. Public meetings will be held as one approach to providing education.
- **Public input** is an important part of participatory efforts. Feedback at public meetings will be critical in assessing needs and providing input on alternatives developed to address them.
- **Public interaction** provides a higher level of participation. Through a community visioning process, public concerns and issues will be directly reflected in the alternatives developed to address them and feedback will be given on how the input affected decision-making.

The Town of Franklin has designated the Plan Commission to lead the comprehensive planning effort and public involvement in it. The following activities have been developed to encourage public participation. It is possible that additional opportunities for public participation may be identified and made available during the planning process.

Strengths, Weaknesses, Opportunities and Threats (SWOT)

The Plan Commission will discuss the SWOT model to collect viewpoints regarding the Town of Franklin's strengths, weaknesses, opportunities and threats. The Plan Commission will identify areas to address the SWOT information and incorporate it into the Comprehensive Plan document

"Town Hall" Meeting

Upon completion of the recommended Comprehensive Plan, the Plan Commission shall hold a "Town Hall" meeting on the plan. It will be an informal occasion during which the public can ask

questions and discuss the plan. In order to encourage attendance and provide people with an opportunity to attend, the “Town Hall” meeting was held in the evening.

Public Hearing – Town Board Adoption of the Plan by Ordinance

After the Plan Commission has made their recommendation to the Town Board for adoption of the comprehensive plan by ordinance, the Town Board shall hold a public hearing on the final comprehensive plan. The date and time of the hearing will be published as a class 1 notice thirty days in advance of the meeting pursuant to State Statutes 985.02(1). It will also note where a copy of the comprehensive plan may be viewed prior to the hearing, how a copy may be obtained and who may be contacted for additional information on the plan.

After the public hearing is completed, the Town Board will take action on adopting the comprehensive plan by ordinance. Future amendments to the Town of Franklin Comprehensive Plan will follow the same procedure.

In accordance with State Statute 66.1001(4), one copy of the adopted plan (or future amendments to the plan) shall be sent to the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town of Franklin (County, School Districts).
2. The clerk of every governmental unit that is adjacent to the Town of Franklin.
3. The Wisconsin Department of Administration.
4. The Bay Lake Regional Planning Commission.
5. A local Public Library.

Community Information and Analysis

Introduction

The Community Information and Analysis section of the Town of Franklin Comprehensive Plan starts with a history of the town, followed by the results of a SWOT Workshop, held at the beginning of the planning process. The remainder of this Community Information and Analysis Chapter focuses on eight of the nine elements required by the State of Wisconsin's Comprehensive Planning legislation. The eight elements are:

- ☐ Issues and Opportunities
- ☐ Agricultural, Natural and Cultural Resources
- ☐ Transportation
- ☐ Housing
- ☐ Utilities and Community Facilities
- ☐ Economic Development
- ☐ Land Use
- ☐ Intergovernmental Cooperation

The ninth element, Implementation, is in the Plan Implementation section.

Community History

Wisconsin was admitted to statehood and the Legislature, on March 2, 1848, enacted a law establishing township system of government. Manitowoc County was comprised of four towns, Manitowoc, Manitowoc Rapids, Two Rivers and Meeme. The first session of the County Board of Supervisors was held June 18, 1849. The Town of Franklin was subsequently established in November 19, 1855.

SWOT Model

"Strengths, Weaknesses, Opportunities and Threats" (SWOT) will be addressed by the Planning Commission and noted within this Comprehensive Plan. A summary of the SWOT model is listed below:

Strengths

1. Agriculture is the predominant land use
2. Low taxes
3. Rural Character
4. Aesthetics of the area
5. Wooded Areas
6. Nature and Wildlife
7. Well maintained roadways
8. Friendly environment/everyone knows each other
9. Governmental responsiveness to issues
10. Niche Agricultural
11. Recreational Opportunities
12. Economic Benefit from Landfill

13. Broadband Access

14. Free Landfill Use for Disposal of Household Waste by Town Residents

Weaknesses

1. Potential loss of rural character due to development
2. Development will bring change
3. Stormwater runoff impact on the environment

Opportunities

1. Private property owner's ability to sell land
2. Public and private purchase of development rights and conservation easements
3. Maintaining the rural character
4. Seek financing for private and public trails

Threats

1. Urban problems due to potential development, (i.e. traffic, noise, groundwater supply)
2. Possible contamination caused by the landfill

Issues and Opportunities

Population Characteristics

The Town's population in 2010 was 1,264, which is a slight decrease (-2.2%) from the population of 1,293 in 2000 (see Table 1). Comparatively, Manitowoc County also experienced a slight decrease of 1.7% and the State of Wisconsin increased by 6.0% during the same time period. During the forty-year timeframe from 1970 to 2010, the Town of Franklin has experienced a steady decline, with the exception of a 4.2 percent increase from 1970 to 1980. Each decade has experienced approximately a 2-3 percent decrease.

Table 1 also shows population changes in surrounding communities. Each community has demonstrated their own unique growth (or reduction) pattern since 1970. Similarly, to the Town of Franklin, the surrounding communities have experienced a growth from 1970 to 1980. After 1980, the Towns evaluated experienced a decrease in population, from 1980 to 1990 with the exception of the Town of Cooperstown which experienced a 5.7 percent growth. The Town of Franklin and the Town of Maple Grove appear to have similar population shifts and have been on a steady decline.

If state estimates are accurate, the 2020 population estimate shows the population decline turning around into a growth of 5 people (0.4% increase) since 2015. The Towns of Cato, Cooperstown and Kossuth, the County and State are all predicted to have growth of 2% or less until 2025. While the State is predicated to keep growing after 2025 most of the Towns including the County is predicted to have a least a slight decline in population by 2040. The exception is the Town of Maple Grove, which is predicted to hold steady through 2025 and then continue to decline.

The Town of Franklin, Manitowoc County and the State of Wisconsin all experienced an increase in the diversity of race and ethnicity between 2000 and 2010 (see Table 2). Within Franklin, there was an increase of about one person per category. There was a decline in Hispanic or Latino individuals within the Town. Overall, the Town of Franklin is still predominantly white (99.3%).

The first step in analyzing the age distribution of a community is to look at the similarities and differences in the same age group in 2000 and 2010 (see Table 3). Franklin, Manitowoc County and Wisconsin all experienced a decrease in the percentages within the following age groups: less than 10 years old, 10-19-year old and 30-39-year old. Conversely, increases occurred at all three levels for 20-29-year old, 50-59-year old, 60-69-year old, and greater than 85 years old categories. The Town had a slight increase in 40-49-year old and the 70-79-year old category, whereas the County and State each decreased. In the 80-84-year old category, the Town had a decrease in the number of people in this age group, but the State and County had a small increase.

Also, of note, within Franklin the 50-59-year olds represent the largest percentage of any of the age categories in 2010. In 2000, that age group, at that time ten years younger, also represented the largest number of people. The greater than 85-year-old and the 80 – 84-year-old categories represented the smallest percentage of any age groups in both 2000 and 2010.

The median age of Franklin residents in 2010 is 42.4, an increase of nearly five years from 2000. Manitowoc County's mean age is increasing at a similar rate to the Town of Franklin. Wisconsin in comparison had a much smaller median age increase.

Income Characteristics

Table 4 shows the percent change for both median *household* and *family* income categories from 2000 to 2010. The Town of Franklin's median household income was higher than Manitowoc County and the State of Wisconsin. The Town of Franklin had the highest median household income in terms of actual dollars, distancing themselves by approximately \$8,000 from the County and State figures. In the median family income category, the Town led the County and State by a much smaller percentage and dollar value, with only a difference of a couple hundred dollars from the County and a little over \$1,000 from the State.

Table 5 breaks down resident incomes into increments. In 2000 and 2010, the \$50,000 to \$74,999 household income category was the largest representative percentage for Franklin, Manitowoc County and the State of Wisconsin. The trend of household income has been increasing in the Town of Franklin and in Manitowoc County.

Percentage-wise, the town had about half the amount of household incomes in the "less than \$10,000" category as compared to the County and State in 2010. The town exceeded both the County and State percentages in the \$50,000 to \$74,999 and \$75,000 and \$99,999 categories in 2010. On the contrary, Franklin had a smaller percentage than Manitowoc County and the State of Wisconsin in the less than \$10,000, \$10,000 to \$14,999, \$15,000 to \$24,999, \$25,000 to \$34,999 and \$35,000 to \$49,999 categories in 2010.

In 2000 to 2010, the percentage of *persons* and *families* below the poverty level was lower in Franklin than the County and State. (see Table 6). However, both the percentage of persons and families below the poverty level decreased in the Town and County from 2000 to 2010, while the percentages for each category at the State level decreased.

Education Characteristics

Table 7 shows the differences in educational attainment in 2000 and 2010 for the Town of Franklin, Manitowoc County and the State of Wisconsin for persons age 25 or older. In 2000, the Town possessed a much smaller percentage of persons with 4 years or more of college than the State and the County. Franklin continued to trail both Manitowoc County and the State of Wisconsin by 2010 in the same category.

However, the Town's percentage of persons with 1 – 3 years of college in 2000 was larger than the County but smaller than the State. In 2010, the Town still had a higher percentage of persons having 1 – 3 years of college as compared to the County, as well as the State.

Franklin residents had a larger percentage of persons with high school diplomas than both Manitowoc County and the State of Wisconsin in both 2000 and 2010.

Population and Household Projections

The process to prepare population projections begins at the national level where the population of the entire United States is projected. That total is then used to determine what portion of the projected population should be allocated to each of the fifty states. The states, in turn, allocate projected population among the county's cities, villages and towns. The process becomes more difficult and the accuracy becomes less reliable, as it moves from the macro (the entire United States) to the micro (city, village, or town).

Table 8 shows that from 2010 to 2040, the Town is projected to experience a slow steady decline of population (-9.0%). The County is predicted to slowly increase in population until 2030, after which there will start to be a slight decline. Overall in the thirty-year timeframe the County is predicted to have a lower population in 2040 than currently in 2010. (-3.1%). The State of Wisconsin is predicted to have a steady increase through 2040 (14.1%). The Towns of Cooperstown (-6.0%), Maple Grove (-7.8%) and Cato (-3.3%) are expected to decline at a lower percentage than Franklin from 2010 to 2040. Meanwhile, the Town of Kossuth is projected to see a population increase (2.2%).

A key factor in planning for the future growth of a community is household projections. The projections are an important part of determining the amount of land that will be needed for future residential development.

Table 9 shows that the number of households in Franklin is projected to decrease (-6 households), as well as the number of persons per household is expected to decrease from 2.50 in 2010 to 2.30 in 2040. Past trends and future projections have shown Franklin to be a community that is not on a growth trend, this is commonly observed in a community growing agriculturally. Land remains in agricultural production and is not being developed for new residential properties. This projection may be affected by any development policies or ordinances that are adopted in the next twenty years.

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Agricultural, Natural and Cultural Resources

Agricultural Resources

Map 3 shows where in the Town of Franklin soil suitable for agricultural use exists. This map shows five colors for soil classification purposes. Based on these color classifications, the great majority of land currently in the Town of Franklin is either coded as “all areas are prime farmland” or “farmland of statewide importance”. It should be noted that there are various scattered areas shown on the map as “not prime agricultural soils”. Local leaders and decision-makers should pay careful attention to these particular areas when considering possible direction for future growth or preservation.

Agricultural resources and planning are paramount in Franklin due to farmland and working farms dominating the local landscape. Equally as important, farming and farm-related businesses in the Town of Franklin play a vital role in the local economy. Such operations have helped to shape and define the local community identity and culture. One of the basic questions facing the Town of Franklin is how much growth (if any) they anticipate or want to promote in terms of agricultural use.

Issues often tied to agricultural land use involve aging farmers attempting to finance their retirement through land sales to developers. In this case, the property owner’s wishes sometime differ significantly from the community interest.

Likewise, differences between wanting to preserve farmland for farm-based operations are subtle but important from those who desire to see general open spaces. In addition, there is a growing need for farmers to diversify operations that traditionally have leaned on a single commodity or on government subsidies.

Another common issue is a farmer’s “Right to Farm” conflicting with nearby non-farming property owners. Odors, noise and dirt often associated with normal farming activities can be abrasive to such persons who do not fully understand daily farm operations/practices. Fortunately, for the farm community, the state statutes often provide legal protection for farmers involved in these matters. Planning for such issues will often mitigate such conflicts and provide local officials with proper policies to consistently guide decisions about new large-scope operations.

The Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) offer a wide variety of programs and resources for communities engaging in comprehensive planning. Specifically, the Farmland Preservation, Agricultural Impact Statement and Drainage District Programs referenced in the below text are dedicated to agricultural land use management and may be of use to the Town of Franklin. The text describing each program is from the DATCP’s web page.

Farmland Preservation Program

This program assists in preserving Wisconsin’s valuable farmland by supporting counties in creating county agricultural preservation plans. The plans lay the groundwork for towns and counties to develop exclusive agriculture zoning districts.

The Wisconsin Farmland Preservation Program was created in 1977 to preserve agricultural resources by supporting local government efforts to manage growth. Eligible farmland owners receive a state income tax credit. To participate in the program, the county must have an agricultural preservation plan that meets the standards of Chapter 91, Wisconsin Statutes and has been certified by the state Land and Water Conservation Board (LWCB). Currently, 59 of the 72 counties have certified Farmland preservation plans or planning areas including Manitowoc County.

Farmers also can participate by signing an individual, long-term agreement. The farmland preservation program provides state income tax credits to farmers who meet the program's requirements; to meet soil and water conservation standards; and to use the land for agriculture only.

Livestock Facility Siting Law and Rule

The State of Wisconsin has passed a law and adopted rules (ATCP 51) that give local government the ability to regulate livestock facilities with large numbers of animals. The rules establish procedures a Town can incorporate into its existing or proposed regulations.

The Town of Franklin requires a conditional use permit for a commercial feed lot in the Exclusive Agricultural District. The Town should consider whether or not it would like to incorporate ATCP 51 into the Town's Zoning Ordinance. For more information on the rules, go to this web site:

https://datcp.wi.gov/Pages/Programs_Services/LivestockSiting.aspx

Agricultural Impact Statement Program

There is an almost constant push for highway and other public development in Wisconsin. Often these development projects cut into valuable farmland.

Agricultural impact statements analyze the potential impact of public construction projects on farmland and farm operations and recommend ways to lessen those impacts. Examples of public construction projects include highway expansions, the placement of utility transmission lines, construction of pipelines, or the building of wastewater treatment plants.

An agricultural impact statement is required when the builders of a public construction project have the power to condemn property (eminent domain) and will acquire more than five acres of land from any farm operation.

The Wisconsin Department of Agriculture, Trade and Consumer Protection may prepare an agricultural impact statement if an acquisition of less than five acres will have a significant impact on a farm operation.

An agricultural impact statement is different from an environmental impact statement (EIS) since it evaluates only the impacts of a project on farm operations. When possible, the EIS for a project involving impacts on farmland includes an agricultural impact portion prepared by the state agriculture department.

Drainage District Program

Approximately one-third of Wisconsin farms depend upon constructed drains to remove excess water from their land. Most drains are operated by a single landowner or by voluntary cooperation among neighbors. However, approximately 10 percent of the drains are organized under Chapter 88, Wisconsin Statutes, as drainage districts that are governed by county drainage boards.

There are approximately 228 known drainage districts in the state. These drainage districts are located in 31 counties, mainly in the eastern and southeastern portions of the state.

The Department of Agriculture, Trade and Consumer Protection regulates the drainage district program. The department has regulated the program since 1989. More information on the Farmland Preservation, Agricultural Impact Statement and Drainage District Programs, as well as much other information can be found at the following:

https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx

Natural Resources

The natural resource base of the Town Franklin provides an important determinant of the potential physical and economic uses of the land. The management and preservation of these resources are important for sustaining economic uses of the land and maintaining the quality of life enjoyed by the town's residents. Environmental characteristics, including topography, drainage patterns, floodplains, wetlands and soil properties are among the features that determine whether an area is suitable for a specific type of development. Development in wetlands or woodland areas can destroy the important environmental benefits these areas provide to the community including, for example, the filtering of storm water runoff and the provision of habitat for wildlife.

State Recreation Areas, Natural Areas and Public Wildlife Recreation Land

Town residents have the benefit of being close to the Fisher Creek State Recreation Area. Located south of the City of Manitowoc and north of the Village of Cleveland, this 123-acre area is managed by Manitowoc County and contains close to a mile of Lake Michigan shoreline. Other natural features located at the Fisher Creek State Recreation Area are scenic/wooded bluffs, grasslands and wetlands. Camping is not allowed on the premises.

State Natural Areas (SNAs) protect significant landscape features, geological formations and archeological sites throughout Wisconsin. These areas are valued primarily for research and educational purposes, while providing rare safe havens for scarce plants and animals. For example, approximately 90% of the plants and 75% of the animals listed in Wisconsin's endangered and threatened species inventory are protected via SNAs. Wisconsin is currently home to 418 SNAs. Site protection is provided by land acquisition, donations, conservation easements and cooperative agreements.

The closest SNA to Franklin is located within Cherney Maribel Caves County Park. The park is home to State Natural Area Number 48, commonly known as Cherney Maribel Caves. The following description of the Cherney Maribel Caves was obtained from the DNR's web site:

“Located on the West Twin River, Cherney Maribel Caves contains a 50-foot limestone bluff, a rare occurrence within the glaciated region of Wisconsin. The “caves” in the side of the bluff are really shallow indentations caused by gaps in the black dolomite. A young beech-maple woodland dominates the uplands and contains a showy spring flora. Near the cliff, edge hemlock joins the maple and beech in a narrow strip. The shaded cliff contains polypody, bulbet and walking ferns. An endangered plant species is also present. At the cliff base and throughout the floodplain are large white cedars. The river bottom forest has many birds usually found farther north. Among these are winter wren, solitary vireo, blackburnian warbler and yellow-bellied flycatcher. Cherney Maribel Caves is owned by Manitowoc County and was designated a State Natural Area in 1967.”

More information on Wisconsin’s State Natural Areas Program is available at the following:

<https://dnr.wi.gov/topic/lands/naturalareas/>

The Wisconsin Department of Natural Resources (WDNR) acquires and manages public lands that provide opportunities to hunt, fish, hike, canoe, or view wildlife. The State of Wisconsin has been acquiring land to meet conservation and recreation needs since 1876, with more than 1,290,000 acres available for such use.

The WDNR has divided the State into five regions for public land management purposes. Manitowoc County is currently part of the northeast region and exclusively possesses the Collins Marsh Wildlife Area (5,434 acres). It is located 1.5 miles south of Reedsville off of CTH “W”. Manitowoc County is also home to part of the Kiel Marsh Wildlife Area (833 acres), which also extends into Sheboygan County. It is located west of STH 67 and south of STH 149 near Kiel.

Persons interested in more information on utilizing these areas should contact the WDNR or consult the web page above for specific information and terms of use:

Woodlands

Map 4 shows where woodland areas exist in the Town of Franklin. These areas provide habitat for wildlife and serve as an aesthetic amenity for the community. They should be protected by property owners. While there are several intermittent areas of woodlands located throughout Franklin, the more contiguous areas are located in the northern and central locations of the town, especially along the Branch River.

Water

There are numerous restrictions associated with the development or redevelopment of property near or adjacent to water features, which cannot be covered in detail in this plan. It is highly recommended that the various agencies mentioned in this section be contacted prior to undertaking this type of development and that the applicability of the various regulations be determined through field verification.

Surface Water and Stream Corridors

The Town of Franklin is fortunate to have several water features in its boundaries, which provide scenic, recreational and other value. Specifically, the Branch River meanders for a number of miles throughout the town and is the dominant water feature in Franklin. Meanwhile, Kellners Lake is a notable water feature in the northern portion of the community. Franklin also contains

several intermittent streams and other small bodies of water at various locations throughout its boundaries.

Wetlands

The State of Wisconsin defines wetlands as those areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and have soils indicative of wet conditions. Protection of wetlands in the Town is important since they serve several vital environmental functions including flood control, water quality improvement, groundwater recharge and providing habitat for fish, birds and other wildlife.

According to Map 4, the Town has several wetland areas of varying size within its limits. For example, one of the most contiguous wetland areas is found along Town section boundaries 2, 3, 10 and 11, south of Kellners Lake. Other sizeable wetland areas in the community are found near CTH "J", which bisects Franklin. Local officials, developers and other stakeholders should pay particular attention to these areas, as development opportunities will be challenging.

Based on the Wisconsin Department of Natural Resources last review, 12.9% of all Manitowoc County land is mapped as wetland, which contributes less than 1% to the State's total wetland inventory.

The DNR has regulating authority over all wetlands, but the U.S. Army Corps of Engineers has authority over the placement of fill materials in virtually all wetlands. In general, the most restrictive regulations (DNR or Corps of Engineers) apply in a situation where development is being proposed. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program.

Various administrative rules have been established related to wetland activities, which are too exhaustive to discuss in detail in this plan. The link below is a useful point of reference for community officials, developers and interested persons to gain direction with wetland questions related to development projects or protection issues. The page provides links to specific administrative rules, discussions on wetland laws and programs and other wetland issues.

<https://dnr.wi.gov/topic/waterways/construction/wetlands.html>

Floodplains

Areas susceptible to flooding have limited use for urban or other development. Map 5 (Floodplain Zones) indicates approximate boundaries of property in the 100-year floodplain for the Town of Franklin. Areas adjacent to the Branch River are most affected or limited.

Manitowoc County has adopted an Agricultural Shoreland Management Ordinance. The general purpose of the ordinance is to promote and protect the health, safety, convenience and welfare of the public. Furthermore, it is intended to protect and preserve environmental attributes and minimize financial costs both to property owners and the County. This ordinance is administered through the Manitowoc Soil and Water Conservation Department. An Agricultural Shoreland Management Ordinance Application and Permit must be obtained from the Manitowoc Soil and Water Conservation Department before any new land use, change in use, or development occurs.

This ordinance applies to all shoreland and floodplains areas in unincorporated portions of the County, which are designated to be in one of the following five districts: shoreland-wetland,

shoreland, floodway, flood fringe, or general floodplain. The entire ordinance can be obtained from the Manitowoc County web page or viewed at the following address:

<http://www.co.manitowoc.wi.us/departments/soil-and-water-conservation/local-ordinances/ag-shoreland-management/>

Groundwater

Groundwater is an invisible, yet very important resource. Any number of activities, including failing septic systems, use of pesticides and insecticides, underground storage tanks and spills of chemicals can affect the quality of groundwater. While groundwater quality is an issue that has been addressed for decades, the quantity of groundwater has only recently been identified as a concern. As the demand on groundwater aquifers has increased due to development, the level of groundwater has been dropping, requiring wells to be drilled deeper and deeper. This is not a local issue, but a regional issue that will require many units of government to come together to address.

Another area of concern is the interrelationship between shallow groundwater levels and development. Areas of high groundwater should be avoided for development because of the potential negative impact on the quality of the groundwater and the cost of mitigating the impacts of high groundwater levels on building foundations.

Soils maps can be used as a guide to identifying shallow groundwater levels. Areas that have prime soils for agriculture are typically well drained with several feet to the groundwater level. Development in these areas is less likely to have an impact on the quality of the groundwater than in areas where the soils are not as suitable for agriculture.

Map 6 shows the areas of high groundwater in the Town of Franklin. The blue colors indicate shallow depth to the water table, while purple/pink colors indicate an increase of depth to the water table.

The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. The GCC advises and assists state agencies in the coordination of non-regulatory programs and the exchange of information related to groundwater, including, but not limited to, agency budgets for groundwater programs, groundwater monitoring, data management, public information and education, laboratory analysis and facilities, research activities and the appropriation and allocation of state funds for research.

The GCC consists of the heads from the Departments of Natural Resources; Agriculture, Trade and Consumer Protection; Health and Family Services; Transportation; Commerce; the University of Wisconsin System (UWS); the Wisconsin Geological and Natural History Survey; plus, a Governor's representative. More information about the council's responsibilities, actions, activities and coordination efforts with local officials can be viewed at the following:

<http://dnr.wi.gov/topic/Groundwater/GCC/index.html>

Wellheads

The federal Safe Drinking Water Act was amended in 1986 to include a nationwide program to protect groundwater used for public water supplies. The amendment established state wellhead

protection programs. The goal is for communities to prevent the contamination of their wells by delineating and protecting the land area that contributes water to their wells.

The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. All new municipal wells installed after May 1, 1992, must have a Department of Natural Resources approved wellhead protection plan (WHP) prior to placing the well into service.

The Town of Franklin currently does not utilize any municipal wells. If the Town does construct and utilize a municipal well in the future, it would be subject to the provisions set forth by the Department of Natural Resources and it would have to adopt a WHP. More information on Wisconsin's Wellhead Protection Program can be viewed at the following website:

<http://dnr.wi.gov/topic/DrinkingWater/SourceWaterProtection.html>

Abandoned wells can be a direct point for contaminating groundwater, so it is important that wells no longer in use are abandoned properly. Manitowoc County has a Private Water Systems Ordinance that regulates the construction, reconstruction, rehabilitation, or abandonment of a private well. The ordinance requires a permit if a well is abandoned. For more information on this regulation, go to the Manitowoc County web page at the following address and look at County Codes, Chapter 23.

<http://www.co.manitowoc.wi.us/>

Storm Water Runoff, Erosion and Nonpoint Source Pollution

Most storm water drains to the Branch River watershed, Kellners Lake, ponds or large wetland areas sporadically located throughout the Town of Franklin.

As growth continues to occur in the Town of Franklin with the construction of buildings, roads and paved areas, the management of the storm water that flows from these impervious surfaces takes on additional importance. The ability of the land to absorb the runoff diminishes and the need to control and direct the runoff becomes essential. During the conversion of the land from a natural state to a developed state, soil erosion becomes a concern.

Several actions can be taken to mitigate the negative effects. One is to require remedial actions by contractors to control erosion during construction. A second action is to design the management of storm water runoff from any land development.

The Town of Franklin does not have a comprehensive storm water management plan in place. Manitowoc County does not have a stormwater or erosion control ordinance. However, the Manitowoc County Animal Waste Ordinance and AG Shoreland Ordinance can require erosion control in land disturbances within 300 feet of a stream and 1,000 feet of a lake.

Soils

Soils provide the physical base for development. Knowledge of the limitations and potentials of the soil types is important in considering the construction of buildings, the installation of utilities, or other uses of the land. Some soils exhibit characteristics such as slumping, compaction and erosion, which place limits on development. Severe soil limitations do not necessarily indicate

areas that cannot be developed, but rather indicate that more extensive construction measures may be necessary to prevent environmental and/or property damage. Such construction techniques generally increase the cost of utility installation and land development.

According to the Soil Survey of Manitowoc County, prepared by the United States Department of Agriculture Soil Conservation Service, the predominant soil associations in the Town of Franklin are the Kewaunee-Manawa-Poygan types. These are nearly level to sloping, well drained to poorly drained soils that have a dominantly clayey subsoil and substratum. This association is found throughout Manitowoc County. Several other soil associations are present in the Town, however and persons interested in more specific information should consult the Soil Survey of Manitowoc County.

Bedrock

As with groundwater levels, soils maps can be used as a guide to identify areas where bedrock is close to the surface. Areas that have prime soils for agriculture typically do not have bedrock near the surface. Development in these areas is less likely to experience constraints due to high bedrock.

Map 7 shows the soil potential for homes with basements in the Town of Franklin. This is another resource local developers can consult to determine the degree of soil limitation their property may possess. The map illustrates four colors for classification purposes. Areas with very limited potential are represented by a dark brown color. While this color is present throughout Franklin, the more contiguous and intensive areas are generally located in the northwest and central portions of the town. Conversely, areas identified as being “not limited” are generally located west of Falvey Road (in the western portion of the town) and north of San Road but south of Reifs Mills Road (in the southern portion of the town).

Environmentally Sensitive Areas

The purpose of identifying environmentally sensitive areas is to preserve significant environmental features from the advancement of development. The environmental functions of these areas include stormwater drainage, floodwater storage, pollutant entrapment and the provision of wildlife habitat. Likewise, they often provide green space and aesthetics enhancement. Environmentally sensitive areas are those where development should be limited and are comprised of the following:

- ❑ Lakes and streams shown on the United States Geographic Survey maps
- ❑ Wetlands shown on the Wisconsin Wetland Inventory Maps (Department of Natural Resources)
- ❑ Floodways as delineated on the official Federal Emergency Management Administration (FEMA) Flood Boundary and Floodway Maps

The majority of the areas that could be designated as environmentally sensitive in the Town of Franklin would be certain areas along the Branch River, Kellners Lake and other creeks and wetlands.

Animal Waste Management

Since the fall of 1998, Manitowoc County (Chapter 19: Animal Waste Management and Agricultural Shoreland Management Ordinance) requires all farm operations that build manure storage facilities to file a Nutrient Management Plan. This same chapter also regulates the amount of manure spread on a field, especially within 300 feet of a navigable stream or sink-hole. In certain areas of a farm field, these regulations may also require the manure to be worked into the soil within 48 hours of spreading. Weather conditions (frost in soil) also affect the ability to spread manure. For more information on this issue, go to the Manitowoc County web page at the following address and look at County Codes, Chapter 19.

<http://www.co.manitowoc.wi.us/departments/corporation-counsel/county-code/>

Livestock Facility Management

Manitowoc County passed a Livestock Facility Licensing Ordinance in November, 2006, pursuant to authority granted by the Wisconsin State Statutes, sections 92.15 and 93.90. Any new livestock facility with 750 or more animal units, or, if no maximum number was previously approved, 20% more animal units than existed prior to the effective date of the ordinance, must apply for and be issued an operations license. The ordinance requires certain setbacks of livestock waste storage structures from an applicant's property line and public right-of-way. For more information on this issue, go to the Manitowoc County web page at the following address and look at County Codes, Chapter 28.

<http://www.co.manitowoc.wi.us/departments/corporation-counsel/county-code/>

Metallic and Non-Metallic Mineral Resources

Copper, zinc, lead, iron, gold and silver are common examples of metallic mineral resources that are recovered by mining operations for use and profit. Building stone, lime, sand, gravel and crushed stone are common examples of non-metallic mineral resources that are recovered by mining operations for economic purposes.

In 2018, the Town of Franklin currently has no active non-metallic mining operations. However, some inactive non-metallic mines (sandpits) exist in sections 19, 20 (Maple Grove Area) and 35 (southeast corner of the town).

Both metallic and non-metallic mining operations are governed by State mandated guidelines, regulations and policies. For example, metallic mining activities (e.g. exploration, prospecting and reclamation) are regulated by the Wisconsin Department of Natural Resources. A comprehensive set of laws, rules and other regulations have been established to protect environmental degradation caused by mining operations. Industry standards suggest that a typical mining operation will need to obtain ten to twenty permits, licenses or approvals from the State to develop their site.

The Wisconsin Department of Natural Resources has principal regulating authority for metallic mining activities in the State. The Department's Bureau of Waste Management has the lead role in reviewing applications for mining permits. However, it is the Bureau of Integrated Science Services, Environmental Analysis and Liaison Program that assumes the lead in performing required environmental impact analysis of a proposed mining project. Mining is a legal activity

subject to state mining law and other state environmental regulations according to laws created by the Wisconsin Legislature.

The following describes the permitting process in more detail and is from the WDNR's website:

"Before a mining permit may be issued, an applicant must provide the Department with considerable information about the proposed project. Metallic mining (site construction and mine development) may proceed only if a mining permit is granted by the DNR with its approval of the environmental monitoring, mining and reclamation plans. Additionally, the applicant may be required to apply for permits from other regulatory agencies, such as the state Public Service Commission or the U.S. Army Corps of Engineers. If a DNR review concludes that requirements of any of the applicable state laws and rules could not be met by a proposed mine, the Department cannot issue a mining permit. Conversely, if the proposed mine is found to meet all environmental protection standards, comply with all applicable laws and receive local zoning approval, the Department must issue a mining permit."

Further information regarding metallic mining in Wisconsin can be viewed at the following:

<http://dnr.wi.gov/topic/mines/metallic.html>

Meanwhile, Chapter NR 135 of the Wisconsin Administrative Code established reclamation standards for Wisconsin communities to adhere to when dealing with non-metallic mining sites. On June 1, 2001, all counties within the state were required to adopt ordinances that established non-metallic mine reclamation programs to comply with NR 135 provisions. Further information about the non-metallic mining reclamation program can be viewed at the following:

<https://dnr.wi.gov/topic/Mines/Nonmetallic.html>

Cities, villages and towns can elect to adopt an ordinance and administer the program within their jurisdiction if desired. The Wisconsin Department of Natural Resources reviews local ordinances for compliance with statewide requirements. Chapter 21 of the Manitowoc County Code contains the local Non-metallic Mining Reclamation Regulations.

The general purpose of the chapter is to set forth a local program to ensure effective reclamation of non-metallic mining sites in the county. The chapter is administered by the Manitowoc County Planning and Park Commission and can be viewed at the following address:

<http://www.co.manitowoc.wi.us/departments/corporation-counsel/county-code/>

Wildlife Habitat and Threatened and Endangered Species

Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources at the following web site:

<https://dnr.wi.gov/topic/endangeredresources/etlist.html>

While the map is produced at the county level, information is available at township level. It is recommended that landowners and developers consult this web site for information on habitat and species that may affect their property. Available at this web site are the Natural Heritage Inventory County maps, which were developed by the Endangered Resources Program and are based upon data from the Wisconsin Natural Heritage Inventory. The maps provide generalized

information about endangered resources at the section level and are intended for public audiences. The maps are a general reference to identify areas with known occurrences of endangered resources. The NHI County Maps do not identify the specific locations of endangered resources. As such, these maps are appropriate for general planning and assessment purposes only.

Air Quality

The following information is from the Wisconsin Department of Natural Resources:

“A few common air pollutants are found all over the United States. These pollutants can injure health, harm the environment and cause property damage. The United States Environmental Protection Agency (EPA) calls these pollutants criteria air pollutants because the agency has regulated them by first developing health-based criteria (science-based guidelines) as the basis for setting permissible levels. One set of limits (primary standard) protects health; another set of limits (secondary standard) is intended to prevent environmental and property damage. A geographic area that meets or does better than the primary standard is called an attainment area; areas that don't meet the primary standard are called nonattainment areas.”

The eastern edge of Manitowoc County currently is one of five areas in the state designated as a nonattainment area. The other nonattainment areas include the Milwaukee Area, part of the following counties: Manitowoc County, Kenosha County, Sheboygan and Door County. This is based on ozone monitoring data collected from 2014-2016 under authority of the Clean Air Act. Subsequently, the United States EPA identified all 8-hour ozone nonattainment areas in the United States on December 20, 2017. As the community strives to reach the attainment standards set forth by the EPA, it is important that community and business leaders actively take steps to improve the air quality of Manitowoc and surrounding counties. More information on air quality is available at:

<https://dnr.wi.gov/topic/AirQuality/Ozone.html>

Waste Management measures air quality at the Ridgeview Landfill in the Town of Franklin.

Cultural Resources

Historical Resources

State and National Register of Historic Places

The State Historical Society of Wisconsin's Division of Historic Preservation (DHP) is the clearinghouse for information relating to the state's cultural resources: its historic buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official list of historic properties in the United States that are worthy of preservation. The National Park Service in the U.S. Department of the Interior maintains the program. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the DHP. Both listings include sites, buildings, structures, objects and districts that are significant in national, state or local history, architecture, archaeology, engineering and culture.

(For ease of discussion, “National Register” is used generally to refer to both programs. In Wisconsin, if a property is listed on one, then it is typically listed on the other.)

There are 33 properties in the Town of Franklin that are listed on the Wisconsin Architecture and History Inventory. It is important to note that the Wisconsin Architecture and History Inventory is not a static inventory. Properties are constantly being added and, less frequently, removed. It is therefore important to access the most up-to-date version list of the Wisconsin Architecture and History Inventory. This information can be found by contacting the DHP at (608) 264-6500 or at the following web site:

www.wisconsinhistory.org/hp/register/

Architecture & History Inventory

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural and archaeological surveys of municipalities and counties within the state. A search of the DHP’s on-line Architecture & History Inventory (AHI) revealed there are 33 records of properties for the Town of Franklin. A listing of the records is in the appendix.

Inclusion in this inventory conveys no special status, rights, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the collections of the DHP. AHI is primarily used as a research and planning tool for those interested in preserving and rehabilitating older properties. Like the National Register, AHI is not a static inventory. Properties are constantly being added and, less frequently, removed. It is therefore important to use the most up-to-date list of properties within a given area. This information can be found by contacting the DHP at (608) 264-6500 or at the following web site:

www.wisconsinhistory.org/ahi

Community Design

Community design can be expressed in many ways. The visual appearance of a community may reflect the cultural heritage of the area or the dominating presence of a river, lake or other physical feature. In either case, a visual experience is created for residents and visitors alike. Community design can play an important role in creating a sense of pride for residents and attracting non-residents to the area for tourism, shopping and other economic development opportunities.

There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other manufactured structures. The latter would include the protection of riverfronts, viewsheds created by changes in elevation or stream or riverbeds and other natural features that appeal to the aesthetic nature of people.

It is clear that future residential development in the Town of Franklin will have an impact on the built environment. In a town, design standards focus less on specific buildings and more on the areas in which development can take place with a minimal impact on the natural environment. Encouraging development to occur in areas where there is existing development can help the

town meet the objectives of providing guidance to the built environment and protecting the natural environment.

The challenge in developing and implementing community design standards and guidelines is they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it as the community continues to grow.

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Transportation

Transportation Characteristics

Roads and Highways

Classifications

Typically, community road networks consist of arterial, collector and local roads. However, the street and highway system in the Town of Franklin consists of collector and local roads only (see Map 8 Functional Classifications and Daily Traffic Counts). These classifications are from the Wisconsin Department of Transportation (DOT) and are based on which primary function the street or highway serves – the movement of vehicles through an area or to provide access to adjacent land. Arterials accommodate the movement of vehicles, while local roads provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local roads.

- ❑ STH “10” is an arterial roadway, located on the southwest corner of the Town of Franklin.
- ❑ CTHs “G”, “J”, “K”, “NN” and “T” are the collector roads in the Town of Franklin. Collectors provide access between local roads and arterials in other areas.
- ❑ All of the other roads in the Town of Franklin are local roads. Local roads provide direct access to residential, commercial and industrial uses within the town.

One of the tools available to a community to help in planning for future roads and roads is an official map ordinance and map. The mapping of the roads provides guidance to those interested in developing land in that area.

Traffic Counts

Traffic flows through Franklin had varying degrees of fluctuation between 2002 and 2011, as shown in Table 27. DOT traffic counts in rural areas have become less frequent in recent years and, therefore, data past 2011 is unavailable. The general pattern is one of increase in all but two of the count locations. The count location on CTH “K” east of CTH “G” experienced the largest percentage increase from 2002, growing by 18.9% in nine years.

Table 27
Franklin’s Average Annual Daily Traffic Counts for 2002 and 2011

Street/Highway Name	Location	2002	2011	Number Change	Percent Change
CTH “NN”	Intersection w/ Manitowoc-Calumet Rd.	600	620	20	3.3%
CTH “T”	Intersection w/ Fisherville Rd.	710	730	20	2.8%
CTH “G”	East of Maertz Rd., west of Grimms Rd.	600	390	-210	-35.0%
CTH “J”	North of San Rd., south of Sunny Slope Rd.	630	720	90	14.3%
CTH “T”	Intersection w/ San Rd.	1100	1100	0	0.0%
CTH “K”	East of CTH “G” and west of Grimms Rd.	740	880	140	18.9%
CTH “K”	East of Menchalville Rd. and west of CTH “J”	1100	1200	100	9.1%
CTH “K”	East of Madson Rd. and west of Zeman Rd.	1400	1100	-300	-21.4%

Source: Wisconsin Department of Transportation, Wisconsin Highway Traffic Volume Data form 2002 and 2011

WISLR Program

A tool the Town of Franklin can use to determine budget priorities for street construction and repair is called “Wisconsin Information System for Local Roads” (WISLR). The WISLR Program is an Internet-accessible system that helps local governments and WisDOT manage local road data to improve decision-making and to meet state statute requirements. With Geographic Information System technology, WISLR combines local road data with interactive mapping functionality.

More specifically, WISLR is a receptacle for local road information, such as width, surface type, surface year, shoulder, curb, road category, functional classification and pavement condition ratings. More importantly, WISLR generates the data local government needs to make budget decisions regarding street repair and maintenance. The Town of Franklin is required to submit the ratings identified in the WISLR Program to the WisDOT every two years.

Access to inventory information also aids with other tasks, such as compliance with Governmental Accounting Standards Board Statement 34 (GASB 34). This statement mandates reporting the value of local roads as infrastructure assets.

Trucks

No major trucking firms with terminals currently exist in the Town of Franklin.

Train

Franklin currently does not have any train service or rail lines running through their corporate boundaries. Canadian National owns the closest railroad to the town. An east-west rail line connects Two Rivers to Valders and a north-south rail line connects Rockwood to Cleveland in Manitowoc County.

Transit

There is currently no transit service provided by the Town of Franklin. However, with the increased use of private carriers such as Uber, Lyft and alike, the need for public transit, especially in rural areas, isn’t cost effective. There are currently no plans to provide such service in the future.

Specialized Transportation

Manitowoc County’s Aging and Disability Resource Center of the Lakeshore offers information and services for aged and disabled persons. Transportation service providers are available for medical, nutritional and other purposes. More information can be found at the following web address or by contacting the Resource Center at (920) 686-6977:

<http://www.co.manitowoc.wi.us/departments/aging-and-disability-resource-center>

Trails

The Town of Franklin does not currently possess or utilize any formally recognized trails.

However, town roads typically contain low volumes of traffic and are used by area bikers and walkers for exercise and relaxation. No specific trail or bike routes are designated at this time.

No recent County or Regional Plan has been developed or updated which specifies trail projects within the Town. However, as of the writing of this plan, the "Regional Bicycle and Pedestrian Plan for Northeast Wisconsin" is currently being drafted with a planned completion date of December 2018. The plan will be available from the Bay-Lake Regional Planning Commission following completion. The project will give a regional perspective of walking and bicycling opportunities along with their associated facilities within Brown, Door, Kewaunee, Florence, Manitowoc, Marinette, Oconto and Sheboygan counties. The project planning period will include:

- Inventory of existing facilities;
- Identify physical and other impediments to walking and biking in the region;
- Develop strategies to increase the use of walking and bicycling modes as transportation options in the 8 northeast Wisconsin counties.

More locally, Manitowoc County will consider the feasibility of adding bike lanes or shoulders as county trunk highways are scheduled for repair or reconstruction. In the Town of Franklin, that includes CTH's "K", "T", "J", "G" and "N".

Multi-use trails and paths are becoming more important as an alternate transportation mode and as a recreational amenity. Groups and governmental agencies are finding that the acquisition, dedication, or official mapping of trails is a very difficult process in existing neighborhoods and there is a critical need for advance planning of trail locations in future growth areas.

Trails should not only connect residential neighborhoods with parks, schools, shopping, places of employment and other land uses, but also make connections to longer regional trails. Just like the roadway system has arterial, collector and local roads, trails could be defined in the same way.

The presence of trails often increases the value of properties adjacent to the corridors, especially those through residential neighborhoods. The National Association of Home Builders cites trails as the most important community feature that influences people to move to a new location.

Trails also provide a quality of life aspect that is becoming an increasingly important factor in attracting and retaining businesses in a community. Corporations bring jobs to communities and help support other businesses. Additionally, health improvement from outdoor exercise, can help control company medical costs in the long run.

Trails encourage people to use non-motorized means of getting to work, school, play and shop by providing safe and pleasant places to walk, bicycle and in-line skate. This results in reduced traffic congestion, noise and air pollution. The *Wisconsin Bicycle Transportation Plan 2020* states: "the most frequent, comfortable and practical trips for bicyclists, those under five miles, produce the greatest environmental benefits, since automobile trips under five miles in length are the least fuel efficient and produce the highest emissions per mile."

Trails provide pleasant places for people to walk, run, bicycle, ski, skate, or perform other exercises, all of which help control weight, blood pressure and cholesterol levels, builds strength and endurance and help prevent osteoporosis, diabetes and depression.

Trails can offer more than just the typical health and economic benefits. A trail corridor may be useful as a non-intrusive communications linkage for fiber optic or underground utility systems to enhance communications.

Trails can provide a sense of place and a source of community pride. When integrated with features such as historic sites, commercial or residential areas and parks, they can improve the overall character of a region. Trail corridors can become outdoor classrooms where children and adults can observe and learn about their natural and cultural environment. Portions of the trail corridor may also be used for natural resource management and observation, prairie restoration, endangered species protection and wetland protection where possible.

Air Service

Residents of the Town of Franklin can select from General Mitchell International Airport in Milwaukee, Appleton International Airport in Appleton, Austin Straubel International Airport in Green Bay, or the Manitowoc County Airport, based on their needs for flight service.

General Mitchell International Airport

General Mitchell International Airport currently has 14 airlines offering an estimated 230 daily departures (plus 230 daily arrivals). The airport terminal is open 24 hours a day and approximately 50 cities are served non-stop or direct from Mitchell International, which is the largest airport in Wisconsin. In addition to the commercial passenger service, airfreight, chartered flight service, car rentals and aviation technological services are also provided at the airport.

More information regarding General Mitchell International Regional Airport can be viewed at the following address:

<http://www.mitchellairport.com/index.php>

Appleton International Airport

The Appleton International Airport (ATW) is located in the Town of Greenville, Outagamie County. ATW currently provides direct service flights on five passenger airlines to eight major cities, including Atlanta, Chicago, Detroit, Las Vegas, Minneapolis-St. Paul, Orlando-Sanford, Phoenix-Mesa and St. Petersburg-Clearwater with Denver to be added. There are approximately 25 daily departures (and 25 daily arrivals). ATW was formerly known as the Outagamie County Regional Airport and rebranded in 2015.

More information regarding the Appleton International Airport can be viewed at the following address:

<https://atwairport.com/>

Austin Straubel International Airport

Austin Straubel International Airport is located in the Village of Ashwaubenon and is part of the Green Bay metropolitan area in Brown County. The airport is owned and operated by Brown County. Austin Straubel International Airport is a full-service regional connector that currently

provides direct service flights on four passenger airlines to five major cities, including Atlanta, Chicago, Detroit, Milwaukee and Minneapolis-St. Paul. There are approximately 32 departures and 32 arrivals daily. Austin Straubel is the third largest airport in Wisconsin.

More information regarding the Austin Straubel International Airport can be viewed at the following address:

<http://www.flygrb.com/>

Manitowoc County Airport

The nearest airport facility to the Town of Franklin is the Manitowoc County Airport (KMTW). The airport's physical address is 1815 Freedom Way, which is on the northeast side of the City of Manitowoc. The airport is open 24 hours a day, seven days a week and handles private flights. Manitowoc County took over operations from Lakeshore Aviation in December 2013. Flight training and related services are also offered through CAVU Aviation, Inc.

More information regarding the Manitowoc County Airport can be viewed at the following address:

<http://www.co.manitowoc.wi.us/departments/airport/>

Water Transportation

Those in need of water transportation for commercial shipping purposes have access to the Port of Green Bay located in Brown County. These shipping facilities are located along the Fox River near the confluence with the Bay of Green Bay. The Port of Green Bay is located approximately 30 miles north of the Town of Franklin.

A seasonal (mid-May through mid-October) passenger and car ferry service is provided through the Lake Michigan Port of Manitowoc, located about ten miles east of the Town of Franklin. The SS Badger connects Manitowoc and Ludington, Michigan via Lake Michigan and is the largest cross-lake passenger service on the Great Lakes.

More information regarding the SS Badger and its services is available at the following address:

<http://www.ssbadger.com/index.html>

Bridges

There are several bridges in the Town of Franklin that cross the Branch River. Manitowoc County provides bridge inspection services to the Town. While the Town performs minor repairs (e.g. painting, etc.) to local bridges, the County is responsible for more sizeable projects. At this time, there is one town bridge, Mancal Road Bridge is at a reduced load limit and is scheduled for replacement within the next 5 years.

Comparison with Local Transportation Plans

Town of Franklin

Franklin officials review and budget for transportation projects as part of the Town's Annual Board Meeting.

Manitowoc County

Manitowoc County prioritizes and budgets for transportation improvements on an annual basis. Under the County Highway Commission's current five-year construction schedule (2020-2024), there are no listed projects that will affect the Town of Franklin.

The tentative five-year construction schedule can be viewed at the following address:

<http://www.co.manitowoc.wi.us/departments/highway/>

Regional, State and Federal

Bay-Lake Regional Planning Commission

The Commission has recently launched an interactive GIS spatial database of most existing public bicycle and pedestrian facilities in the region. Community members can leave public comments regarding bike and pedestrian transportation safety in the online tool. As of the writing of this plan, the "Regional Bicycle and Pedestrian Plan for Northeast Wisconsin" was completion December 2018. The plan will be available from the Bay-Lake Regional Planning Commission

The bike and pedestrian database survey can be viewed at the following address:

<http://baylakerpc.org/regional-transportation/regional-bicycle-and-pedestrian-plan>

Wisconsin Department of Transportation – Northeast Region

The Town of Franklin and all of Manitowoc County are part of the Department of Transportation's Northeast Region. Also included in the Northeast Region are the following counties: Marinette, Oconto, Outagamie, Brown, Kewaunee, Door, Winnebago, Calumet, Sheboygan and Fond du Lac.

The Northeast Region has established a Six Year (2018-2023) Highway Improvement Program to perform necessary maintenance and improvements to the state's road network. There are two projects listed within the Town of Franklin: the Branch River Bridge (B-36-0220) replacement planned for 2018 and USH 10 restoration at the south border with the Town of Cato planned for 2021-2023.

The entire Northeast District Six-Year Highway Improvement Program can be viewed at the following:

<http://wisconsindot.gov/Pages/projects/6yr-hwy-impr/proj-info/default.aspx>

Programs for Local Government

The Wisconsin Department of Transportation offers numerous federal and state programs to local units of government in need of financial aid for desired projects. The form of financial aid provided typically comes as a grant or reduced rate loan to the applicant. Each program's general goal is to enhance the state's overall transportation network.

These programs often act as a "bridge" between a proposed project and a realized project. As local governments continue to struggle with budget cuts, it can be presumed with a fair degree of certainty that application numbers will increase and competition for program funding will increase equally. Accordingly, it is strongly recommended that community officials thoroughly plan projects and research applicable programs well in advance of applying in order to build a compelling argument for funding.

Also, it is important to note that each program listed in this section has strict eligibility guidelines for participation and the information provided is advisory and generalized in nature. Community officials will need to determine on a project-to-project basis which specific program meets their needs and if they meet eligibility criteria. The following program descriptions are courtesy of the DOT web page where more specific information on each of the programs listed in this section can be obtained at

<http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx> .

Highways and Bridges

Connecting Highway Aids

Assists municipalities with costs associated with increased traffic and maintenance on roads that connect segments of the State Trunk Highway System.

County Forest Road Aids

Helps defray county costs for the improvement and maintenance of public roads within county forests.

Disaster Damage Aids

Provides financial assistance to local governments to repair any highway that has had significant damage due to a disaster event.

Emergency Relief

Assists local governments with replacing or repairing roadways or roadway structure damage on all federal-aid highways (major collectors and above) resulting from a catastrophic failure or natural disaster.

General Transportation Aids

Is the second largest program in WisDOT's budget and returns to local governments roughly 22% of all state-collected transportation revenues (fuel taxes and vehicle registration fees) - helping offset the cost of county and municipal road construction, maintenance, traffic and other transportation-related costs.

Highway Safety Improvement Program

The Highway Safety Improvement Program funds highway safety projects at sites that have experienced a high crash history. Emphasis is on low-cost options that can be implemented quickly.

Local Bridge Improvement Assistance

Allocates federal and state funds to help local governments rehabilitate and replace the most seriously deficient existing federal-aid-eligible local structures on Wisconsin's local highway systems.

Local Roads Improvement Program

Assists local governments in improving seriously deteriorating county highways, town roads and city and village streets.

Signals and ITS Standalone Program

The Signals and ITS Standalone Program (SISP) funds the installation, replacement or rehabilitation of traffic signals or intelligent transportation systems (ITS), not incidental to other improvement projects, on state and connecting highways. SISP funds are available for projects with greater than fifty percent cost associated with traffic signals or ITS hardware and construction.

Surface Transportation Program – Rural

Allocates federal funds to complete a variety of improvements to rural highways.

Public Transportation

Bus and Bus Facilities Program

A federally-funded formula and discretionary capital grant program providing capital funding to public transit systems to replace, rehabilitate and purchase buses and related equipment and to construct bus-related facilities.

Federal Formula Grant Program for Rural Areas

Supports capital and operating expenses for public transit services that are scheduled for and operated in non-urbanized areas (population under 50,000)

Rural Transit Assistance Program

Allocates federal funds to further the development of skills and abilities for persons involved in providing transit service to the state's rural and small urban areas.

State Urban Mass Transit Operating Assistance

Assists transit systems with operating costs. Eligible applicants include municipalities with populations greater than 2,500 including counties, municipalities and towns – along with transit or transportation commissions or authorities.

Wisconsin Employment Transportation Assistance Program

Attempts to connect low-income workers with jobs through enhanced local transportation services. The program integrates local, state and federal funding into a single program and award process administered jointly by WisDOT and the state Department of Workforce Development.

Specialized Transit

County Elderly and Disabled Transportation Assistance

Provides counties with financial assistance to provide transportation services to seniors and individuals with disabilities. Eligible applicants are county public bodies only.

Enhanced Mobility of Seniors and Individuals with Disabilities Program

Utilizes federal and state funds to provide capital and operating assistance to serve seniors and individuals with disabilities.

Mobility Management

Mobility management is an innovative approach for managing and delivering coordinated transportation services to customers, including older adults, people with disabilities and individuals with lower incomes.

Transportation Coordination

Provides more rides to more consumers through cooperation, communication and sharing resources. Transportation coordination is a process where human service agencies, transportation providers, consumer groups and public officials work together to develop and improve services for transportation disadvantaged individuals by ensuring that transportation resources funded by different programs are coordinated.

Other Aid

Adopt-A-Highway Program

Volunteer groups support the state's anti-litter program by performing litter control on segments of state highways.

Airport Improvement Program

Combines federal, state and local resources to help fund improvements to over 100 public-use airports throughout the state primarily owned by counties, cities, towns and villages.

Congestion Mitigation Air Quality Improvement

Encourages transportation alternatives that improve air quality such as public transit enhancements, bicycle/pedestrian facilities, ridesharing programs and facilities and technologies that improve traffic flow and vehicle emissions. The funds are only available in the southeastern Wisconsin ozone non-attainment and maintenance counties, such as Manitowoc County.

Freight Railroad Infrastructure Improvement Program

Loans enable the state to encourage a broader array of improvements to the rail system, particularly on privately owned lines and provide funding for other rail related projects such as loading and trans-loading facilities.

Freight Railroad Preservation Program

Provides grants to local governments and public entities that cover up to 80% of the costs of rail projects designed to preserve rail service or rehabilitate fixed-facilities on publicly-owned rail lines.

Railroad Crossing Improvements

Among its duties, the state Office of the Commissioner of Railroads (OCR) works with private rail firms, local governments and citizens on a variety of highway/rail crossing issues.

State Infrastructure Bank Program

The SIB Program, similar to a private bank, offers a range of loans and credit options to help finance eligible surface transportation projects.

State Trunk Highway Fire Call Claim Program

Wisconsin law provides a mechanism for local governments to recover up to \$500 of their costs for responding to fire calls on highways maintained by the state.

Transportation Alternatives Program

The Transportation Alternatives Program (TAP) allocates federal funds to transportation improvement projects that "expand travel choice, strengthen the local economy, improve the quality of life and protect the environment."

Transportation Economic Assistance (TEA)

Provides 50% matching grants of up to \$1 million that help local municipalities complete road, rail, harbor or airport improvements that create or retain jobs.

Housing

Housing Characteristics

Age of Housing

The struggling economy high unemployment rate of the late 2000s is reflected in the age of housing in the Town of Franklin (see Table 10 Age of Housing). It is evident these two variables were paramount in maintaining a relatively slow growth of newer homes into the Town after a sluggish building period during the 1980s.

From 2000 to 2009, (16.4% of the total housing stock) new homes were added to town's housing stock. This was the second largest number of homes built in the town in any ten-year period since the 1970s. The largest number of housing units built in any ten-year period in the town was from 1970 to 1979 (93 homes or 17.3% of the total housing stock). The housing units built in the last 20 years constitutes 27.4% of all available housing stock.

Comparatively, Manitowoc County had 7.9% of their housing units constructed from 2000 to 2010 and 13.1% from 1970 to 1979. The State of Wisconsin, meanwhile, had 11.4% of their housing units constructed from 2000 to 2010 and 15.2% from 1970 to 1979.

The Town had a lower percentage of homes greater than 40 years in age than Manitowoc County and to the State of Wisconsin as of 2010. Overall, given that almost half of the community's housing stock is over 40 years old, a home rehabilitation program and other efforts may need to become priorities within the Town during the next 20-year planning cycle to maintain the integrity of its housing stock.

Types of Housing Units

Single-family residential dwellings comprise the vast majority of Franklin's housing stock (see Table 11 Units in Housing). In 2000, 88.4% of the Town's entire housing stock was single family. That figure increased to 91.6% by 2010. Comparatively, the County had 73.8% of their housing stock as single family in 2000 and 75.2% by 2010. The State, meanwhile, had 69.3% of its housing stock as single-family units in 2000 and witnessed an increase to 70.7% by 2010. Mobile Homes comprised the second largest percentage of housing units in the Town of Franklin in 2010 at 5.8%, which was a decrease from 8.4% in 2000. Franklin did not, however, have any housing structures with 5 or more units in either 2000 or 2010.

Occupancy

Due to its rural character, the Town of Franklin had a significantly lower percentage of renter-occupied and a higher percentage of owner-occupied housing units in both 2000 and 2010, compared to Manitowoc County and the State of Wisconsin (see Table 12). Also, the Town's percentage of seasonal units increased marginally from 1.2% in 2000 to 1.7% in 2010, but was still smaller when compared to the state percentages. The percentage of seasonal housing units in the Town of Franklin was equal to the percentage of seasonal units in the County in 2010.

Table 13 shows that the percentage of “For Sale” properties in Franklin decreased dramatically from 31.8% in 2000 to 12.8% in 2010. In terms of actual numbers, however, only five more properties were for sale in the town as of 2010. The Town did not have any vacant rental units in 2010. In comparison to the County and State, the Town of Franklin has a significantly lower vacancy rate for rental properties

Value

The median housing value in the Town of Franklin was higher than the median housing values of Manitowoc County and lower than the State of Wisconsin in 2000 (see Table 14). By 2010, the Town’s median housing value surpassed the State value as well. The strength of the housing market in the 2000s is demonstrated by the fact that the median housing value in 2010 is significantly higher than the value that would have resulted simply from the value increasing by the rate of inflation during the ten-year period.

When adjusted for inflation from 2000-2010:

- A \$50,000 home is worth \$65,880
- A \$100,000 home is worth \$131,750
- A \$150,000 home is worth \$197,630
- A \$200,000 home is worth \$263,500

There was a significant housing value swing from 2000 to 2010 for the Town of Franklin. In 2000, the homes valued at \$50,000 to \$99,999 comprised the largest percentage at 35.9%, whereas in 2010 the homes valued between \$200,000 and \$299,999 comprised the largest percentage at 27.7% (see Table 15). The category that experienced the largest decrease in representative percentage from 2000 to 2010 in Franklin was the \$50,000-\$99,999 category. Likewise, the category that experienced the largest increase in representative percentage from 2000 to 2010 in the Town was the \$200,000 to \$299,999 category.

Household Type

Franklin’s percentage of family households decreased from 75.7% in 2000 to 72.1% in 2010 (see Table 16). Meanwhile the non-family percentage of households increased from 24.3% in 2000 to 27.9% in 2010. The same trend occurred at the County and State levels. Of the family households in Franklin, the percentage of married couples increased from 2000 to 2010 and the female householder category decreased. The town is still predominantly composed of married couple family households.

Of non-family households in Franklin, the householder living alone category remained relatively constant from 2000 to 2010. Also, the age 65 and over category decreased in the town from 2000 to 2010. Similar patterns were experienced in Manitowoc County and the State of Wisconsin.

Persons per Household

Table 17 shows the total number of households and person per household figures for the Town of Franklin, Manitowoc County and the State of Wisconsin. Specifically, there were 2.76 persons per household in the Town in 2000, but that number decreased to 2.50 ten years later. Manitowoc decreased from 2.49 persons per household in 2000 to 2.36 by 2010. The State of Wisconsin’s persons per household figure experienced a similar decline going from 2.50 in 2000 to 2.43 by 2010.

Generally speaking, this trend has occurred nationwide. Increasing divorce rates, an aging population and an overall alteration in social norms during the last twenty to thirty years are possible reasons for the decline.

Household Size

Two-person households represented 42.7% of the total households within the Town of Franklin as of 2010 (see Table 18, Household Size). This is the largest representative percentage for any of the household size categories in the Town as of 2010 and held the same position in 2000.

Within Franklin, the one-person and two-person household size categories witnessed representative percent increases from 2000 to 2010. Conversely, all of the remaining categories decreased in representative percentage from 2000 to 2010. The same trends occurred for each category at the county and state levels.

Among the specific categories, the Town had a smaller percentage of one-person households than the county and state but a larger percentage of, five person and 6 or more person households than the county and state as of 2010. Among two-person households Franklin had a higher percentage than the state, and the county. Three-person households the Town of Franklin was lower than the county and state percentage wise.

Housing Affordability

According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs. The median household income in the Town of Franklin in 2010 was approximately \$4,955 per month. That means a household at the median income level could spend up to \$1,486 per month on housing before the cost would be considered unaffordable.

Within Franklin, 24.2% of the owner-occupied households spent 30% or more of their household income on housing in 2010, which is up from 4.0% in 2000 (see Table 19). Comparatively, Manitowoc County's representative percentage went from nearly 14.4% to 23.6% from 2000 to 2010 and the State of Wisconsin's increased from 17.8% to 28.4%.

In 2000, 21.1% of Franklin's renter-occupied households spent 30% or more of their household income on housing costs. However, that figure decreased to 6.8% ten years later in 2010. Both Manitowoc County and the State of Wisconsin had increases in their percentage of non-affordable renter-occupied households from 2000 to 2010. The Town, however, possessed a lower percentage of non-affordable renter-occupied households than both the county and state in 2000 and maintained that status as of 2010.

Housing Plans and Programs

Town of Franklin

Currently, the Town of Franklin does not administer a housing rehabilitation program, nor is any rental assistance program offered for residents. Likewise, there is no senior housing or housing

programs sponsored or operated by any non-profit organizations (e.g. homeless shelters, domestic abuse centers).

Manitowoc County

Manitowoc County's Aging and Disability Resource Center exists to "enable older and/or disabled citizens in Manitowoc County to find and make use of the resources in their communities, helping them experience life with self-sufficiency, security and dignity." Among the information the Center provides is housing options for older and/or disabled citizens. The following information is from the Aging and Disability Resource Center's web site and lists the housing options available in Manitowoc County:

Long Term Care Ombudsman

The word *Ombudsman* is Scandinavian. In this country, the word has come to mean an advocate or helper. An Ombudsman protects and promotes the rights of long-term care consumers, working with residents and their families to achieve quality care and quality of life. The program is required by both federal and state law. In Wisconsin, the Board on Aging and Long-Term Care operates the program statewide. Services are provided at no charge.

Adult Foster Care

Adult foster care is a supportive living arrangement which provides assistance, supervision and individualized care to adults who are unable to live independently but do not require institutional or nursing home care. Adult foster care is provided in family settings, which are the primary residence of the foster sponsors. The foster sponsor helps the foster adult learn new skills or maintain skills that help them develop their maximum level of independence. A social worker from the Department of Human Services provides case management services for the foster adult and works with the foster sponsor to develop an agreement that identifies the needs of the foster adult. The agreement is reviewed at least every six months. For more information, contact Manitowoc County Human Services Dept at (920) 683-4230 or

<http://www.co.manitowoc.wi.us/departments/human-services/>.

Adult Family Homes

An adult family home is a supportive living arrangement which provides assistance, supervision and individualized care to three or four adults who are unable to live independently but do not require institutional or nursing home care. Care is provided in family settings that are the primary residence of the foster sponsors. Case management is provided by a social worker for the foster adult and works with the foster sponsor to develop an agreement that identifies the needs of the foster adult. The goal of the foster sponsor and the social worker is to assist the foster adult to learn new skills or maintain skills that help him/her develop a maximum level of independence.

Continuing Care Retirement Community

A continuing care retirement community is a housing option for older people that supports independent living and also offers health care services. There is a range of housing choices including: individual homes, apartments, assisted living apartments, community based residential facilities and nursing homes. As the needs of the people increase, they can move from one part of the complex to another depending on care needs.

Residential Care Apartment Complex

This is an apartment type setting where five or more individuals live and offer independence and control over personal space, care decisions and daily routines. Up to twenty-eight hours per week of supportive services such as assistance with medication, bathing, dressing, grooming and nursing care are provided. If a resident requires more than twenty-eight hours of supportive service per week, the tenant can contract with a home health care agency or obtain assistance through informal supports such as friends and family to assist with care needs. Emergency assistance is available twenty-four hours a day. Social and recreational activities as well as meals will be available. Be sure to ask about the services and if there is an additional charge for any of them.

Community Based Residential Facility

A home or apartment type setting where five or more unrelated adults live together. The goal of the CBRF is to assist individuals in achieving the highest level of independence of which they are capable. Different populations are targeted by a CBRF, such as those who are elderly, have Alzheimer's, are emotionally and mentally disturbed, developmentally and physically disabled and veterans. A CBRF is classified according to its size and the population it serves.

Subsidized Housing

Manitowoc County has many subsidized housing apartment units throughout the county. Rent is determined by deducting certain monthly medical expenses from the gross income and arriving at a net figure. Rent is assessed at 30% of the net income. Some apartments have a maximum rent that they can charge. Some buildings may have a county run nutrition program meal site at their facility operating 2 or more days per week. Appliances are included and laundry facilities are located in the building. Utilities may or may not be extra. Some buildings may offer larger apartments for married couples.

More specific information (e.g. eligibility requirements and contact information) on these housing options, as well as a plethora of other information is available at the following web site:

<http://www.co.manitowoc.wi.us/departments/aging-and-disability-resource-center>

Regional

The Bay-Lake Regional Plan Commission has completed their draft comprehensive regional plan and it is completed in 2016. Bay-Lake is also working with University of Wisconsin-Extension on a strategic plan for the Commission at this time. Bay Lake's strategic plan will serve as an implementation tool to help them achieve their mission and meet the needs of member communities. Regional housing plans, programs and information can be viewed at the following address:

<https://baylakerpc.org/>

State of Wisconsin

The State of Wisconsin's 2015-2019 Consolidated Plan for Housing and Community Development Needs addresses the need for housing and community development activities. In the Executive Summary, the following housing needs were specifically listed:

- Rental assistance, assistance for the homeless and special needs populations, priority given to households at the lowest income levels and address the need for safe, decent and affordable housing for a variety of populations.
- Fund projects that help support the infrastructure and public facilities of communities.
- Community developments activities include the replacement of reconstruction or deteriorating infrastructures, the construction or rehabilitation of essential community facilities such as community centers, senior centers and libraries. Resources will be directed to projects that alleviate threats to public health, safety, or welfare, reduce slum and blight or respond to an urgent local need.
- Help local governments assist businesses in creating and retaining jobs for individuals with low and moderated incomes. Economic development program resources will be directed to projects that create and expand economic opportunities.
- Affordable housing: fund the construction and rehabilitation of affordable housing and provide rental and down payment assistance to lower income households.
- Homelessness: provide funding for emergency shelter, street outreach, prevention and rapid re-housing.
- Special needs assistance: assist persons experiencing homelessness, special needs populations and persons with HIV/AIDS.
- Community Development: address community development needs such as the need for public facilities and planning grants.
- Economic Development: address economic development needs through economic development loans and job training.

The 2015-2019 Consolidated Plan may be found at the following web site:

https://doa.wi.gov/DECHR/2015_2019_Consolidated_Plan_Substantial_Amendment_1.pdf

The Wisconsin State Historical Society provides historic preservation tax credits to repair and rehabilitate historic single-family buildings and historic renovation and adaptive reuse of other historic structures. More information can be obtained at the following web site:

<https://www.wisconsinhistory.org/Records/Article/CS95>

The Wisconsin Housing and Economic Development Authority (WHEDA) serves communities by providing creative financing resources to residents and businesses. Specifically, their mission is to offer innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. Specific information regarding the wide variety of products and services WHEDA offers can be viewed at the following address:

<https://www.wheda.com/Housing-Grant-Program/>

United States Department of Agriculture - Rural Development

The United States Department of Agriculture Rural Development Agency helps rural communities to develop and grow by offering federal assistance that improves quality of life. Rural Development targets communities in need and provides them with financial and technical resources. Currently, the Wisconsin office of Rural Development offers the following nine housing programs to qualified applicants:

- ❑ Farm Labor Housing Loans and Grants
- ❑ Individual Water & Wastewater Grants
- ❑ Multi-Family Housing Direct Loans
- ❑ Multi-Family Housing Rental Assistance
- ❑ Single Family Housing Direct Loans
- ❑ Single Family Housing Guarantees Loan Program
- ❑ Single Family Housing Repair Loans & Grants
- ❑ Value Added Producer Grants

Complete information regarding each of these programs, (including use and terms, eligibility/income requirements and other program particulars) can be found at the following web address:

<https://www.rd.usda.gov/programs-services>

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Utilities and Community Facilities

Utilities

Water Supply

An adequate supply of water for human consumption, sanitation, fire protection, industry and recreation are an important factor in determining the suitability of land for development. Currently, an unknown number of private wells supply Franklin's water needs and there are no current plans to develop a municipal water system.

Current well conditions within the Township are good with groundwater contamination issue not being of concern. Well water sampling should be conducted every 2 to 3 years on private wells to ensure ground water conditions remain healthy and contaminations are not detected. Well water data should be reported to the Wisconsin DNR for tracking if contaminants are found.

Wisconsin has been regulating private water wells since 1936. NR 812 of the Wisconsin Administrative Code (administered by the Department of Natural Resources) establishes the standards for well construction and pump installation within the state. According to the WDNR's website, "The Well Code is based on the sound premise that if a well and water system is properly located, constructed, installed and maintained the well should provide safe water continuously without the need for treatment."

Regardless, contamination of water wells occurs. Private wells in Wisconsin are considered to be contaminated when the WDNR has advised well owners in writing not to drink the water from the subject well, or if the results of two water tests analyzed by a certified laboratory indicate that the subject well water exceeds a health-related state or federal drinking water standard for contaminants other than bacteria or nitrate.

Private wells are wells that are not part of a public water supply. Private wells have fewer than 15 connections and serve fewer than 25 people. They are usually wells that serve a single home or farmhouse. Unlike public water systems, protection and maintenance of a private well is largely the responsibility of homeowners.

The Wisconsin Department of Natural Resources maintains a web page which contains information and resources that assists private well owners (See link below).

<https://dnr.wi.gov/topic/Wells/>

The page includes the following information via links and should be consulted when private well construction, abandonment, contamination or other issues arise:

Contact information for licensed well drillers & pump installers

- [Licensed well drillers & pump installers](#)

Test your private well

- [Test your private well water annually](#)
- [Tests for drinking water from private wells \[PDF\]](#)
- Laboratories certified to test private well drinking water for:

- [bacteria](#)
- nitrates & arsenic

Your well's water quality and possible water problems

- [What's wrong with my water?](#) - pinpoint your water problem and what can be done about it.
- [Identify your water's symptoms](#) - does your water smell, look, taste or feel funny?
- Well water test results
- [Statewide water quality viewer \[exit DNR\]](#)
- [Water quality and contamination](#)
- [Arsenic in drinking water \[PDF\]](#)
- [Bacteria in drinking water \[PDF\]](#)
- [Nitrate in drinking water \[PDF\]](#)
- [Iron bacteria in wells \[PDF\]](#)
- [Sulfur bacteria in wells \[PDF\]](#)
- [Flood areas](#)
- [Other contaminants](#)

Well records search

- [Look up your well construction report](#)
- [Look up well filling and sealing reports](#)

How deep is my well?

- Go to the well records search and find the Well Construction Report for your well. The report will indicate the drill-hole depth and the casing depth. If you cannot find a Well Construction Report for your well, you can hire a licensed well professional to inspect the water supply system and measure the well depth for you.
 - [Well records search](#)

Buying/selling a home or property with a well and well inspections

- [Buying/selling a home/property with a well](#)
- [Well inspections](#)

Private well construction owner information

- [You and Your Well \[PDF\]](#)
- [Well owner's manual \[PDF exit DNR\]](#)
- Prior to constructing a well obtain a [notification number](#)

- [Driven point \(sand-point\) wells \[PDF\]](#) - before constructing a driven point well, contact DNR at 608-266-0821 for a driven point well packet
- [Basement wells and pits](#)
- [Private well construction in granite formations](#)

Well filling and sealing information (well abandonment)

- [Well filling and sealing overview](#)
- [Well filling and sealing FAQs](#)
- [Well filling and sealing reports](#)
- [Apply for a well abandonment grant](#)

Well compensation grants

- [Well compensation grants program](#)
- [Well abandonment grants](#)
- [Other funding programs](#)

Statutes and codes

Wisconsin Statutes

- [Ch. 280 – Well Drilling, Heat Exchange Drilling and Pump Installing \[PDF exit DNR\]](#)

Private Well Codes

- [NR 123 - Well Compensation Program \[exit DNR\]](#)
- [NR 140 - Groundwater Quality \[exit DNR\]](#)
- [NR 141 – Groundwater Monitoring Well Requirements \[exit PDF\]](#)
- [NR 146 - Well Driller and Pump Installer Registration \[exit DNR\]](#)
- [NR 812 - Well Construction and Pump Installation \[exit DNR\]](#)
- [NR 845 - County Administration of Ch. NR 812, Private Well Code \[exit DNR\]](#)

Other resources

- [High capacity wells](#)

Local residents in need of a replacement well can apply to the WDNR for financial assistance. Detailed eligibility criteria are involved and interested persons should contact their local WDNR office or visit the link noted above for further information:

Wastewater Treatment and Sanitary Sewers

Development in the Town of Franklin is currently served by private on-site wastewater treatment systems (POWTS). There are no plans to provide any type of municipal wastewater treatment

system or service.

The Wisconsin Department of Safety and Professional Services, administers a Private Onsite Wastewater Treatment Systems (POWTS) Program called the Wisconsin Fund for homeowners and small commercial businesses.

The Wisconsin Fund provides grants to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure. 67 counties out of Wisconsin's 72 counties, the City of Franklin and the Oneida Tribe of Wisconsin participate in the program. County government officials assist interested individuals in determining eligibility and in preparation of grant applications.

County officials are responsible for handling eligibility inquiries and preparing grant applications on behalf of interested persons. Additional information can be viewed at the following: Questions regarding the Wisconsin Fund can be sent to DSPSWiFundTech@Wi.gov.

Storm Water Management

Storm water drainage in the town is managed by a series of roadside ditches that drain to creeks, rivers and storm water drainage areas that slowly release water to adjoining drainage ways.

At the present time, Franklin officials have identified the area west of Menchalville near the bridge on CTH "K" and adjacent areas on Grimms Road as having recurring drainage problems within their boundaries. The Town does not currently have a comprehensive storm water management plan that regulates how storm water is handled for all new projects. Likewise, as previously discussed in the Agricultural, Cultural and Natural Resources chapter of this plan, Manitowoc does not have a storm water or erosion control ordinance. However, the Manitowoc County Animal Waste Ordinance and Shoreland Ordinance can require erosion control in land disturbances within 300 feet of a stream and 1,000 feet of a lake.

As growth continues to occur in the Town of Franklin with the construction of buildings, roads and paved areas, the management of the storm water that flows from these impervious surfaces takes on additional importance. The ability of the land to absorb the runoff diminishes and the need to control and direct the runoff becomes essential. During the conversion of the land from a natural state to a developed state, soil erosion becomes a concern.

Several actions can be taken to mitigate the negative effects. One is to require remedial actions by contractors to control erosion during construction. A second action is to require the construction of storm water detention ponds. Currently, there are no plans to construct any large-scale retention/detention ponds in the Town. However, new projects, such as the construction of the new town hall and shop facility on Taus Road, can be designed and constructed with onsite storm water detention ponds.

Landfills and Waste Disposal

Two closed landfills in the Town of Franklin are located west of Hempton Lake Road and both sides of Sunny Slope Road. These sites are known as the Lemberger landfills, which are classified as Superfund Sites.

Waste Management of Wisconsin, Inc. (6207 Hempton Lake Road) has a major landfill directly east and north of the Lemberger Landfills. They own one closed landfill, operate one active landfill and are seeking a future landfill permit. The closed landfill (license 2575) is located north of its offices and west of the active landfill. The one active and one planned landfill are located south of Reifs Mills Road and west of Madson Road.

The active landfill (Ridgeview Landfill a Waste Management Landfill) (license #3041 & 4292), current owns all of section 26 with the exception of a single one-acre parcel owned by a private party (see Map 9). The effective contract is in place until 2031. The present cell has the capacity to operate at current dumping rates until the year 2031 which is the existing contract length. Presently plans have been submitted to the Wisconsin DNR for various types of paper mill sludge acceptance. There has been no final determination at the present time for acceptance of the proposed waste additions.

Screening berms have been constructed along all viable areas of the landfill.

Residents have free landfill privileges for household waste dumping purposes per the landfill contract. Recycling is also done at the landfill site. Amounts and tonnage numbers are provided by Waste Management. The Town files all WDNR paper work annually.

For the last 7 years no odor or water issues have resulted from operation of the landfill.

Local residents have free landfill privileges for dumping purposes per the landfill contract. Recycling is also done at the landfill site. Amounts and tonnage numbers are provided by Waste Management. The Town files all WDNR paper work annually. The only known problems with the facility at this time are odor related and occasional flying debris.

Telecommunications

Land Line Telephone

The land line system in the Town of Franklin is primarily owned by Frontier Telephone, except on the west side of Town (Wayside Phone System). Frontier provides voice, and some internet service. Local and long-distance services are provided by several carriers. Local and long-distance services are provided by a number of carriers. Future expansion of the system will be the result of the demand for more phone lines, which triggers a regulatory review process.

Wireless voice

There are numerous providers of cellular phone service to the residents of the town. One cellular tower is located within Franklin's limits, located on the north side of Long Road, just east of CTH "G".

Internet

Consumers will find 19 different internet providers available in Manitowoc County. There are 6 LTE providers and 8 of the 19 providers offer wired or wireless residential broadband. The average home has 4 providers to choose from for internet service. There are approximately 16 percent of residents located within Manitowoc County that have only 1 or less options for these services. The town has entered into an agreement with Hilbert Communications, Cloud 1 and presently has town towers in the township for internet/broadband service improvements.

Television

There is currently no cable provider to the Town of Franklin. The Town does not currently receive any type of franchise fee from any telecommunications company. Town residents have various satellite television providers (e.g. DirecTV, Dish Network, etc.) to choose from, as well as standard over the air antenna reception.

Fiber Optics

No fiber optic service is available within the town at this time. There are no immediate plans to add this service.

Electricity and Natural Gas

Electrical Generation, Transmission and Maintenance

The primary generation sources of electrical service in the Town of Franklin are coal and nuclear power. Wisconsin Public Service (WPS) provides the transmission of electrical energy to the community, owns the infrastructure and is responsible for maintaining the distribution system. The Town does not have any known issues (e.g. power outages) related to electricity and have not had any trouble meeting demand in the past. WPS does not have any planned upgrades or projects for the Town of Franklin. ATC (American Transmission Company) has constructed a large switching station along Menchalville Road as an improvement to power transmission from the lakeshore-based power plants to southern Manitowoc and the northern half of Sheboygan County.

Natural Gas

Wisconsin Public Service Corporation provides natural gas to the Town of Franklin. The limits of their service extend to the range of existing pipelines. Residents not utilizing natural gas service generally use a combination of alternatives such as propane, oil and wood for heating purposes.

The Town currently does not have any known issues related to gas service and historically has not had any prior issues. Currently, Wisconsin Public Service has no plans for upgrades or expansions related to this utility, but will continue to invest in the maintenance and reinforcement of the existing system in the Town in order to provide safe and reliable gas services.

Wind Energy/Turbines

Another potential source of power that may affect the Town of Franklin's land use is wind energy and related turbines. Pro-wind farm and anti-wind farm constituents typically debate various issues related to wind farms, such as aesthetics, setbacks, noise and shadow flicker.

In 2006, Manitowoc County adopted ordinances that regulate both large wind energy and small wind energy systems. These ordinances could regulate any wind energy systems proposed in the Town of Franklin if the town adopts a resolution. The town of Franklin has participated in these regulations and conforms to existing State laws concerning Wind Energy management and construction.

Community Facilities

Public Safety

Police

The Manitowoc County Sheriff's Department provides police protection throughout the Town limits by performing random patrol of local roads. Franklin is linked to the County Sheriff Department's 911 system. The Town does not have a contract with the Department for any other services. Administrative offices are located at 1025 South 9th Street in the City of Manitowoc.

The Sheriff's Department is responsible for enforcement of state laws and county ordinances. Other duties performed by the Department include the following: supervise the county jail, secure juvenile detention, traffic control, process service, court security, criminal investigations, welfare fraud, special event security, prisoner and emergency medical detention transports.

More information on the Department can be viewed at the following web address:

<http://www.co.manitowoc.wi.us/departments/sheriff/>

Fire Department

The Town of Franklin is serviced by the volunteer fire departments of Kellnersville, Menchalville, Reedsville and Whitelaw. Mutual aid agreements exist among these departments to formally recognize the relationship.

The Kellnersville, Menchalville, Reedsville and Whitelaw Volunteer Fire Departments are in constant progression in maintenance, upgrades, and equipment.

The Menchalville Volunteer Fire Department operates with 5 units, the newest vehicle being a mini-pumper. A new fire station and fire house have been constructed to house the current vehicle fleet.

The Fire Departments that serve the Town of Franklin properties have an ISO fire rating of 7, where 1 is the best fire protection rating and 10 is the worst rating. The rating was developed by Insurance Services Offices, Inc. (ISO) and is based on several factors, including water supply, fire equipment, personnel (volunteer or full-time) and alarm and paging system. For more information on the rating system, go to this web site:

<http://www.isomitigation.com/>

Ambulance/First Responder

When medical situations arise, emergency/first responders, who volunteer their services come from the Reedsville, Kellnersville and Menchalville Fire Departments. Ambulance services are

provided by Valders Ambulance, which also provides non-emergency medical transport services.

Judicial

Manitowoc County Circuit Courts handles various judicial matters and court proceedings. The Clerk of Circuit Courts office is located at 1010 South 8th Street in the City of Manitowoc 54220. Case types handled include the following: felony, misdemeanor, ordinance, criminal traffic, traffic, civil, small claims, divorce, other family, juvenile and adoption. More information on the court's responsibilities and access to forms, etc. is available at the following:

<http://www.co.manitowoc.wi.us/departments/clerk-of-circuit-court/court-resources/criminal-unit/>

Jails

The Town of Franklin currently does not have a jail. Situations involving incarceration are handled at the Manitowoc County jail facility.

Outdoor Warning Sirens

The purpose of outdoor warning sirens is to warn individuals that severe and inclement weather is approaching and shelter should be sought immediately. Franklin does not presently utilize any outdoor warning sirens, although the eastern part of the town is close to the Kellnersville siren.

Schools

Public Schools

The Town of Franklin is served by the Reedsville Public School District. The District includes one elementary/middle school and a high school facility. The district offices are located at P.O. Box 340, 340 Manitowoc Street in Reedsville 54230.

The Reedsville Elementary School is located at 350 Park Street in Reedsville. It was constructed in 1997 and is presently in excellent condition. The school offers educational opportunities to students in grades Pre-K through 4. There are approximately 219 students currently enrolled at the elementary school. Capacity at the facility is estimated to be 400. Thirty-five staff members are currently employed at the school, with 17 teachers. The student to teacher ratio is currently at 13:1 which is lower than the Wisconsin state level of 15:1. There are no current plans to expand or renovate this facility.

The Reedsville Middle School is located at 350 Park Street, Reedsville, WI 54230. The current student population is 109 students in grades 5-8. Current student per teacher ratio is 11:1, the state average is 14:1. The student per counselor ration is 324:1 with the state average at 14:1. Current gender ration is 49 percent females and 51 percent males.

The Reedsville High School is located at 340 Manitowoc Street in Reedsville WI 54230. It was constructed in 1962 and is presently in good condition. The school offers educational opportunities to students in grades 9 through 12. There are approximately 199 students currently enrolled at the high school and capacity at the facility is estimated to be 370. Twenty-five staff members are currently employed at the school with 18 teachers. The current student to teacher ratio is 11:1 with the state average at 14:1. There are no current plans to expand or renovate this facility.

The largest issue facing the Reedsville Public School District at this time is whether or not to exceed the current revenue limit by raising local taxes. This issue will be decided in a future referendum.

Library

The Town of Franklin does not currently have a public library within its town limits, nor is there any bookmobile service available at this time. Instead, the Manitowoc Public Library (located at 707 Quay Street in the City of Manitowoc) is the closest physical facility to Town of Franklin residents.

More information on the Manitowoc Public Library and its offerings can be viewed at the following:

<https://www.manitowoclibrary.org/>

Parks

Typically, a community will have two types of parks – neighborhood and community. Neighborhood parks are small parks that provide recreational facilities and space for the residents of the neighborhood. Community parks are larger in size with facilities that meet the needs of the community as a whole, such as ball fields and park pavilions. Franklin, however, does not have any existing neighborhood or community park and does not have any plans to purchase land or build any in the future.

The national standard for park space in a community is ten acres for every 1,000 people. Based on the 2017 U.S. Census, the Town of Franklin had 1,170 people, which equates to almost 12 acres of parkland needed to meet the needs of the citizens of the town.

Open Space and Recreation Plan

The Manitowoc County Park and Open Space Plan was most recently revised in 2016. The plan provides guidance to the County, Cities, Villages and Towns of Manitowoc County in their efforts to meet the recreational needs of the residents and visitors and to aid in preserving the bountiful resources of the area. The plan and its associated updates allow Manitowoc County and participating communities to be recertified for State and Federal aid eligibility.

In addition to overall guidance, recreation plans often provide eligibility for participation in the State of Wisconsin Stewardship Program, which includes the following specific grant programs for local communities:

1. Recreation Trail Act, Urban Rivers, Streambank Protection (Knowles-Nelson Stewardship Program Grants)
2. Land and Water Conservation Fund (LAWCON).
3. State and Federal Aid Programs are available to local units of government to acquire and develop recreation facilities and to preserve open space areas.
4. Stewardship Local Assistance Grants – Aids for the Acquisition and Development of Local Parks (ADLP)

These programs are administered by the Wisconsin Department of Natural Resources and can be used to assist in the acquisition and development of new outdoor recreation facilities and for upgrading existing recreational facilities to meet the standards of the Americans with Disability Act or other safety standards. Plans also provide eligibility for Federal Land and Water Conservation Fund (LAWCON) and other grant possibilities as they arise.

For more information on the plan, interested persons should contact the Manitowoc County Planning and Park Commission at (920) 683-4185.

Trails

The Town of Franklin does not currently have any designated walking/bike trails within its limits, nor are there any anticipated plans to add any.

Town Hall Facility

Franklin's Town Hall is located at 14134 Taus Road, Reedsville, WI 54230 (see Map 9). The Town Hall, Town Shop, Salt Shed and Warehouse currently exist on the site. This facility was constructed in 2019 and is approximately located on 4 acres of land. In addition to the 40' x 60' town hall structure, the complex includes storage bins for sand, salt, a cold storage building and a recycling area. The Town Hall has offices for the Chairman, Clerk and Treasurer. The Town Hall is available for educational and community interest and services-based organizations to hold meetings at no charge. This facility was constructed using funding provided by the installation of a switching/substation in the township. Funding was provided by the Wisconsin Public Service Commission and no tax levy dollars were used.

Civic Clubs and Organizations

Community organizations within the town include Boy and Girl Scouts, Homemakers and Rotary Clubs. The Girl Scouts and Homemakers utilize the Town Hall facility for organizational meetings.

Churches

St. Patrick's in Maple Grove is the only church located in the Town of Franklin at this time (No. 7 located on Map 9). The church is presently not occupied. The "Friends of St. Patrick's" owns it and the church and surrounding buildings are open to historical study groups.

Cemeteries

There are two cemeteries in Franklin. St. Patrick's Cemetery is located in Town Section 19 near St. Pats Road in Maple Grove (No. 7 located on Map 9). The facility is five acres and has two acres available for expansion.

Hibbard Cemetery is located in Town Section 34 in the vicinity of CTH "J" (No. 8 located on Map 9). It is one-quarter acre in size and has no space available for expansion.

Child Care Facilities

The following paragraph is from the State of Wisconsin's Department of Children and Families web page:

The Youngstar program is responsible for the licensing and regulation of child care programs, children's residential programs and private child welfare agencies for foster care and adoption. The purpose of the Youngstar program for Licensing is to promote the health, safety and welfare of children in regulated community care arrangements. In addition to family and group child care programs, regulates day camps, group foster homes for children, residential care centers for children and youth, shelter care facilities and child placing agencies.” They also provide a listing of illegally operated/revoked facilities. Contact information is (888)713.KIDS or info@supportingfamilies.together.org.

The various child care programs and licenses include:

- ❑ Certified Care Centers (facilities that provide care for 3 or fewer children up to age 7 in care)
- ❑ Licensed Family Child Care Centers (facilities that provide care for 8 children under age 7)
- ❑ Day Camps (outdoor seasonal program for four or more children ages 3 and up)

One of the major challenges in community childcare is to match the type of childcare desired by the parents with the appropriate provider. For example, childcare may be needed for persons employed on second shift. Hence, there is always a demand for quality childcare. No state licensed facilities are currently operating in the Town of Franklin at this time.

Health Care

There are currently no community medical facilities (hospitals) or satellite offices of larger regional health care networks (Aurora or Affinity Health Groups) in the Town of Franklin. Residents requiring medical or health care assistance must travel to nearby communities such as the City of Manitowoc, depending on their specific health care needs.

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Economic Development

Analysis of Labor Force and Economic Base

Labor Force

The percentage change in Manitowoc County's labor force between 2000 and 2016 decreased while the State of Wisconsin experienced an increase (see Table 21). Furthermore, the County's labor force decreased by 5.4 percent from 2000 to 2010 and the State experienced a 2.9% increase over the same time period. Generally speaking, Manitowoc County and the State showed signs of a struggling economy from 2000 to 2010 with a large jump in the percentage of individuals unemployed. This unemployment rate decreased by 2016. In 2016 the County and the State were pretty similar in regards to the unemployment rate.

Employment by Industry

Table 22 shows the industries in which the residents of the Town of Franklin, Manitowoc County and Wisconsin are employed. However, the jobs many or may not be at a plant or office located in the town, county or state.

The industries of manufacturing and service each employed approximately 33% of Franklin residents in 2010. Meanwhile, agriculture, forestry, fishing and mining was the industry category ranked third in 2000 at the town level, but fell to fifth ten years later. The construction industry was fourth highest in the town in 2000 and leaped to third by 2010. The services industry also experienced the largest percentage change from 2000 to 2010 at 43.3%, while government experienced the largest percentage decrease, at nearly 47%.

Similar to Franklin, Manitowoc County also had manufacturing and services were its lead industries (by percentage) for residents in both 2000 to 2010. For the County, service was the top industry in 2010, with manufacturing being second and retail trade (9.2%) being third. It was the finance, insurance and real estate industry that experienced the largest percentage increase (36.2%) from 2000 to 2010 in the County and the wholesale trade industry that experienced the largest decrease, at nearly 22.4%.

At the state level, services ranked one, manufacturing two and retail trade three for both 2000 to 2010. Services experienced the largest percentage increase (14.9%) from 2000 to 2010 at the state level, while manufacturing experienced the largest percentage decrease, at 11.5%.

Employment by Occupation

The categories for the types of occupations held by the residents of the Town of Franklin, Manitowoc County and State of Wisconsin changed between the 2000 and 2010 Censuses, making a comparison between the two-time periods difficult (see Table 24). However, comparisons can be made at each level for the same year.

In 2000, the Town of Franklin's top three employment occupations (by percentage) in descending order were production, transportation and material moving; management, professional and related; and construction, extraction and maintenance. Manitowoc County's top three were the same as the Town of Franklin. The State's differed from Franklin and the

State of Wisconsin as management, professional and related; sales and office; and production, transportation and material moving.

By 2010, the Town, County and State all had different rankings again. Production, transportation and material moving was number one in Franklin; management, professional and related was two; and natural resources, construction and maintenance was three. Within Manitowoc County, production, transportation and material moving was one; management, professional and related was two; and sales and office was three. At the State level, management, professional and related was one; sales and office was two; and production, transportation and material moving was three.

This data suggests some of the people who live in Franklin may be affected more by the movement of manufacturing jobs to lower cost areas of production in foreign countries. At the same time, some of the jobs in the areas traditionally thought to have been safe from being shipped overseas, like information technology, are being filled by workers in foreign countries.

Travel Time to Work

Within Franklin, travel time to work in 2000 to 2010 remained relatively stable, with only minor shifts in percentages. Over 50% of the persons traveling to work had a 20 to 44-minute commute, which is common in a rural landscape. Overall, however, it appears local residents are not experiencing the national trend of spending more time in their vehicles commuting daily. (see Table 24). In contrast with Manitowoc County as a whole, a larger portion of persons commuting traveled less than 14 minutes to get to work in 2010. There was a decrease in the percentage of persons working from home in the Town of Franklin from 2000 to 2010.

Average Weekly Wages

When analyzing Manitowoc County's "Average Weekly Wage" Table, it is important to note that some of the industries listed have had their information suppressed by the United States Census Bureau (for undisclosed reasons) making comparisons difficult and incomplete on the county level. However, of the information provided, the top industry in terms of highest average weekly wages in 2011 and 2016 in Manitowoc County was Utilities (see Table 25). Manitowoc County's lowest average weekly wage industry in 2011 and 2016 was Accommodation and Food Services. Finance and Insurance represented the largest percentage increase from 2011 to 2016 of all Manitowoc County industries, while Professional and Technical Services had the greatest decrease during that time period.

Meanwhile, the State of Wisconsin's top industry leader in terms of average weekly wages for was Utilities in 2011 and Management of Companies and Enterprises in 2016. Meanwhile, the lowest average weekly wage earner during those same time periods was the Accommodation and Food Services industry. From 2011 to 2016, the Information industry led the State with the largest percentage increase in average weekly wages, while the Utilities industry had the smallest percentage change.

Per Capita Income

The Town of Franklin had the largest percentage increase in per capita income between 2000 to 2010 when compared to Manitowoc County and the State of Wisconsin (see Table 26). In terms

of actual dollars, however, the Town's per capita income trailed both the County and State's as of 2010. This also occurred in 2000 as well.

Existing Economic Base

The Town of Franklin is a rural community, with the exception of two hamlets known as Menchalville and Taus. Menchalville has two taverns at the intersection of CTH "K" and Menchalville Road, while Taus is considered a residential area with one trucking company located close by. The town has some scattered repair facilities for Agricultural equipment, machine shops services and building contractor's businesses as well as Ridgeview Waste Management business on Hempton Lake Road which is the largest employer in the Town.

Types of New Businesses Desired

The Town of Franklin is not outright seeking business development, but may be open to uses that would generate jobs and tax base to the town if such a use were located on a County Highway and can be adequately "buffered" from adjacent uses and neighbors. Such uses would need to be considered on a case by case basis, based on the merits and impacts that could occur as a result of the development.

Local Government's Ability to Retain and Attract Business

Location

The geographic location of a community near major highways can be an important factor in a local government attracting or retaining businesses. In the case of the Town of Franklin, two major highways are adjacent to or very near the border of the town.

STH 10, a major east west State highway, touches the very southwestern corner of the Town. The interchange of CTH "K" and Interstate 43, with connections to Green Bay and Milwaukee, is less than two miles from the eastern edge of the Town of Franklin.

Infrastructure

Generally speaking, the Town of Franklin's existing road network is in good condition and considered a community asset. A disadvantage the Town faces is the lack of public sewer and water systems for larger businesses. The cost of developing and maintaining such systems would be significant and not cost-feasible given the town's rural nature.

Local Regulations

Zoning and building codes help to ensure the health, safety and welfare of the community are protected and maintained. The town, through the use of its farmland preservation ordinance, does have the ability to accommodate agricultural related business within the Exclusive Agricultural Zoning (EAG) District. It is likely most business development in the town will be associated with some form of agriculture either directly or through supporting services. The EAG zoning district has provisions for these types of uses to occur. In addition, the reuse of agricultural structures may also occur for non-related agricultural uses such as construction

related enterprises. The town should be open to these types of proposals as well, but use its Unified Development Ordinance (UDO) to control any negative impacts.

Home based business is another potential economic activity in the Town. In 2018, the Town amended its UDO to permit more types of home-based business in more zoning districts as a means to retain and/or attract interest. The UDO also includes a significant listing of conditional uses which maybe allowed if certain restrictions which are measurable and based on substantial evidence are met.

Should a major type of business or economic enterprise be put forward to the Town, the Town of Franklin would require a developer to justify a change to the Future Land Use Plan (if warranted) and apply for a rezoning (if required). Of utmost importance is that any zoning change approved to accommodate any future business or industrial use be consistent with the Town of Franklin Comprehensive Plan first. If not, the project should not be allowed or an amendment to the comprehensive plan allowing the proposed development should be approved.

Use of Brownfield Sites

At this time, there are no known brownfield sites in the Town of Franklin. Brownfields are defined as, “abandoned, idle or underused industrial or commercial facilities or sites, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.”

Under the program outlined in Wis. Stat. §238.13, the Wisconsin Economic Development Corporation (WEDC) will grant funds to local governments, businesses, nonprofits and individuals for redeveloping commercial and industrial sites that have been adversely impacted by environmental contamination.

Applicable County, Regional and State Programs

If the Town of Franklin were to determine that a portion of the Town would make a good site for an acceptable business operation, the Land Use Plan was amended and the appropriate zoning was granted, the following financial programs could be available to assist the community and the business interested in development:

County Programs

Progress Lakeshore (PL)

<https://progresslakeshore.org/>

Over the last 15 years, Progress Lakeshore has assisted in generating more than \$250 Million in Capital Investment. Receiving over \$20 Million in State & Federal Incentives for companies. Creating over 2,500 New Jobs in Manitowoc County.

Progress Lakeshore goal is to retain, grow and attract businesses, workforce and entrepreneurship in Manitowoc County through community and regional collaboration. Progress Lakeshore, can help businesses of any size, from very large corporations to small start-ups. PL

can assist businesses in a variety of different aspects, such as: assisting businesses with financing, business plan assistance with the support of SCORE and SBDC, site selection and attraction and workforce initiatives.

All of the technical services provided by Progress Lakeshore are confidential and free of charge. In addition to the services listed below, PL also periodically offers classes and workshops.

Existing Business Development

- Workforce retention
- Expansion planning
- Business assessments and planning
- Financial structuring
- Regulatory assistance

Entrepreneurial Assistance

- Start-up assessments
- Business planning
- Locating financing
- Site selection

Community Initiatives

- Economic development training
- Business retention programs
- Economic impact assessments
- Infrastructure development

Workforce Initiatives

- Education and training programs

Business Attraction and Recruitment

- Site and building development
- Demographic and regulatory data

Regional Programs

New North

New North Inc. is a 501©3 nonprofit, regional marketing and economic development organization. New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life.

New North, Inc. represents a strong collaboration between the eighteen counties that have come together behind the common goals of job growth and economic viability for the region. The power of the New North region working together is far greater than one county or one business alone. Players gain more through regional cooperation rather than competing for

resources and growth. In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:

- ❑ Fostering regional collaboration focusing on targeted growth opportunities,
- ❑ Supporting an entrepreneurial climate,
- ❑ Encouraging educational attainment,
- ❑ Encouraging and embracing diverse talents,
- ❑ Promoting the regional brand.

More information on the New North, Inc. is available at the following:

<http://www.thenewnorth.com/>

Bay Lake Regional Planning Commission

The Bay Lake Regional Planning Commission prepares a Comprehensive Economic Development Strategy (CEDS) covering the eight counties in its region. The most recent update was completed in 2017.

The document contains a review of the Commission's economic development efforts, an overview of the region's economy and the development strategy for the region. The development strategy includes goals, objectives and strategies and a ranking of economic development investment projects submitted by communities in the region. The Town of Franklin did not submit any economic development investment projects for inclusion in the CEDS.

The CEDS can be downloaded or viewed at the following web site:

<https://baylakerpc.org/application/files/1515/2892/0948/finalcedsdraft.pdf>

State Programs

Wisconsin Economic Development Corporation

WEDC leads economic development efforts for the state by providing resources, operational support and financial assistance to companies, partners and communities in Wisconsin. Working with more than 600 partners across the state, including regional economic development organizations, academic institutions and industry clusters, WEDC develops and delivers solutions that help businesses, communities and people maximize their potential in Wisconsin.

For a complete list of programs please offered by WEDC please see their web site below:

https://wedc.org/programs/?fwp_programsresources_category=program-grow

Land Use

Land Use Characteristics

Map 10 shows the existing land use pattern in the Town of Franklin. Table 28 shows the existing land use in acres obtained from Manitowoc County and supplemented from observation.

Table 28
Existing Land Use in Acres

	2018	
	Acres	%
Agricultural, Vacant and Open Space	14,001	60.5%
Non-Cropland	1,754	7.6%
Residential	1,136	4.9%
Commercial	55	0.2%
Communications/Utilities	34	0.2%
Governmental/ Institutional	18	0.1%
Parks	3	0.1%
Landfills	329	1.4%
Roads and Transportation	751	3.2%
Surface Water	194	0.8%
Wetlands	68	0.3%
Woodlands	4,774	20.6%
Total Acres	23,117	

Source: Town of Franklin and Aerial Photographs from Bay Lake Regional Plan Commission

Note: The boundary lines of land uses are not necessarily based on recorded property lines.

Agricultural, Non-Cropland, Vacant and Open Space

Agricultural, vacant and open space made up nearly 61% of the total land area in the town in 2018. This reflects the farming community and undeveloped lands that are typically found in the Town of Franklin.

The largest farming operation in the Town of Franklin is the Kostechka Dairy. This agricultural operation owns and rents approximately 2000 acres and milks several hundred cows.

Residential

Residential land uses made up 1,754 acres, or 7.6% of all land uses in 2018. The 1,754 acres of residential property is predominately single-family farm-related homes and free-standing homes on lots created by a Certified Survey Map or subdivision.

Commercial

Commercial land uses comprised 55 acres of land in the Town in 2018. The commercial land uses are generally characterized by single story, stand alone type structures scattered throughout the Town.

Communications/Utilities

Utilities/Communications accounted for 34 acres in 2018. This land use category includes a telecommunication tower on Long Road and a substation on CTH “K,” just west of Kellnersville as well as other power and gas substations and power stations.

Governmental/Institutional

Government and institutional land uses make up about 18 acres of land in Franklin. This category includes town administrative offices and garage, religious facilities, fire stations and cemeteries and the new Town Hall.

Parks

The Town of Franklin does not have any public park facilities, but there is a private park of five acres known as “Maple Grove Heritage Park.”

Landfills

The area designated as landfills involve the Ridgeview Landfill on Hempton Lake Road, as well as the landfills in the same area that are now closed. The total area of landfills on the existing land use totals 329 acres, or 1.4% of the land area.

Roads and Transportation

Roads and Transportation made up 751 acres, or 3.2% of total land area. This acreage is roads only, since the Town does not have any railroad lines, trails, or other transportation related uses.

Surface Water

The area covered by water involves about 194 acres, or .8% of the total land area. This category represents Kellners Lake, the Branch River and smaller ponds scattered throughout the Town of Franklin.

Wetlands and Woodlands

The combined Wetlands and Woodlands category was ranked as the second largest category among the twelve listed categories, constituting 4,842 acres 20.9% of the total land area. This number reflects the substantial amount of wooded area that has been preserved or has not been disturbed. The Town of Franklin should protect this asset.

Trends in the Supply, Demand and Price of Land

Residential

Table 29 shows building permit records from 2008 through 2018, which has been dominated by single-family construction. Home construction has fluctuated from year to year, with 2016 being the largest number of building permits with 6.

Table 29
Residential Construction
2008 through 2018

Year	Total
2009	3
2010	1
2011	2
2012	2
2013	3
2014	2
2015	3
2016	6
2017	4
2018	1
Total	27
10 Year Average	~3

Source: Clerk of the Town of Franklin

Commercial and Industrial

There has been very little activity in sales or construction of commercial and industrial projects in the Town of Franklin. This could be due to not having infrastructure and public utilities to recruit or support business development and a small population base to support businesses.

Intergovernmental Communication

Between the Town of Franklin and Adjacent Municipalities

The Town of Franklin has had no disagreements with surrounding towns or the Village of Kellnersville.

Limitations on Development

A summary of the limitations on development is presented in this section. A more detailed discussion of these limitations is found in the Utilities and Community Facilities Element and the Agricultural, Natural and Cultural Resources Element.

Natural Limitations for Building Site Development

The most significant natural limitations for development are wetlands and floodplain areas. Soils and bedrock do not provide any major constraints on development. It is unlikely that much residential development will occur in the area around the landfill.

Environmental Corridors

Environmental corridors in the Town of Franklin are mostly adjacent to the Branch River and wetlands concentrated in several areas in the town. A fair amount of woodland property is also in the environmental corridors.

Boundary of Utility Service and Community Facilities

Town officials have not performed utility service planning because there is not a concentration of residential, commercial and industrial development that could economically be served.

In addition, based on the number of permits issued for large lot development (almost entirely through certified survey mapped lots) a public sewer and water system is not practical.

Franklin residents can take their solid waste to the Ridgeview Landfill at no cost during the life of the facility.

There does not appear to be any issues or concerns regarding the availability and capacity for electrical services.

Land Use Projections

Agricultural

The Town of Franklin is not projecting any increase in the number of acres used for agricultural production. The number of acres used for agricultural production will likely decrease as land is converted to more intense uses like residential, commercial and possibly industrial, or in the long-term future, is annexed to the Village of Kellnersville.

Residential

Projecting future residential land use is typically based on population projections, household size projections and assumptions on the density of future residential development. The number of residents projected to be living in the community is divided by the projected size of households for that year to determine the number of households. The number of households is then divided by the projected density (households per acre) to determine the number of acres needed to accommodate the projected growth in population.

Table 30 shows the residential land projections for the Town of Franklin. Population projections are from the Wisconsin Department of Administration. The persons per household (PPH) number for 2000 is from the U.S. Census. The PPH numbers for 2005, 2010, 2015, 2020 and 2025 are Wisconsin Department of Administration. The household figures for 2005, 2010, 2015,

2020 and 2025 were calculated by dividing the projected population by the corresponding PPH number.

The current (and projected) density of .6 households per acre (or 1.7 acres per household) was calculated by dividing the number of households in the Town in 2000 by the estimated single-family residential acreage from the 2002 Existing Land Use Inventory from Manitowoc County.

Based on this methodology, the Town of Franklin could see an additional 272 acres for residential development by 2025. If future residential growth occurs on lots larger than an average of 1.7 acres, the additional land absorbed will exceed this amount.

Table 30
Residential Land Use Projections, 2020-2040

	Population	Percent Change	Persons per Household	Households*	Households per Acre	Additional Acres	Total Acres
2019 Actual	1,271		2.45	469	1.7	--	783
2020	1,240	-2.5%	2.41	514	1.7	63	846
2025	1,235	-.4%	2.38	519	1.7	68	914
2030	1,225	-.8%	2.35	521	1.7	68	982
2035	1,200	-2.0%	2.32	517	1.7	68	1,050
2040	1,150	-4.4%	2.30	500	1.7	68	1,118

Source: WDOA

Commercial and Industrial

The amount of commercial and industrial land is relatively low, due to the rural and predominantly agricultural nature of Franklin. The commercial land uses may have actually declined in number, as seen in vacant retail uses that have now converted to residential in both Menchalville and Taus. With no concentration of residential areas in the town and no major influx of residents, this plan does not predict any additional retail or industrial uses in the next twenty-year period.

The industrial land use category is more difficult to predict. Because there is no public sewer and water supply, any industrial use that would want to build in the Town of Franklin would need to provide its own on-site sewer and water system.

Development and Redevelopment Opportunities

Residential

Based on past history, the number of permits issued in the town appear to be low. However, the rural landscape of the community and its relative location to major urbanized areas make Franklin an attractive setting for new residences. The Town of Franklin will be taking steps to control the growth that could result in too many new homes, which in turn would erode the rural character enjoyed by existing residents.

Commercial

This plan does not envision any new commercial land uses. The need for retail and other commercial uses is being met in surrounding urbanized areas.

Industrial

This plan does not project any specific areas for future industrial uses. That does not mean that consideration could not be given to future locations, which would need to be considered on specific merits of a proposed industrial use and on the basis of the goals and objectives of this plan.

Intergovernmental Cooperation

Relationships with Other Governments

Wisconsin State Statutes provide guidelines for intergovernmental cooperation and boundary agreements between municipalities. This statute enables adjoining communities to enter into agreements that will benefit both communities.

Mutual aid agreements are a type of intergovernmental cooperation. For example, the Town of Franklin has contracted with multiple fire departments to provide service to all residents of the town. These fire departments also have agreements to help each other and share equipment and manpower in times of major fires that would otherwise limit the resources of any one volunteer department.

Agreements such as these contribute to better planning and the efficient and economical provision of fire equipment and manpower.

Towns of Franklin, Cooperstown, Kossuth, Cato, Maple Grove and Morrison (Brown County)

The Town of Franklin shares common boundaries with the Manitowoc Towns of Cooperstown, Kossuth, Cato, Maple Grove, the Village of Kellnersville and the Town of Morrison in Brown County. The Town does have border agreements with any neighboring communities for road maintenance repairs as a need arises.

School District

As was discussed in the Utilities and Community Facilities element, the Town of Franklin is served by the Reedsville School District. Communication between the Town and the Reedsville School District should occur as needed.

Emergency Response

The Town of Franklin is serviced by the volunteer fire departments of, Kellnersville, Menchalville, Reedsville and Whitelaw. Likewise, Franklin receives emergency/first responder services from the Kellnersville and Menchalville Fire Departments when medical situations arise in the community. Ambulance services are provided by Valders Ambulance, which also provides non-emergency medical transport services. Mutual aid agreements exist among these departments to formally recognize the relationship.

Manitowoc County

Manitowoc County engages in a significant amount of activities with the Town of Franklin. Police and other protection services are provided by the Sheriff's Department throughout the Town limits. The Town and County actively cooperate in the area of county trunk road maintenance and improvement projects. Additionally, the County Planning Department has several areas of jurisdiction in terms of administering and enforcing the shoreland-floodplain, subdivision and

sanitary ordinances throughout Franklin. Similarly, the Land and Water Conservation Department has erosion control and storm water management responsibilities in the community.

Regional

The Town is part of the Bay-Lake Regional Planning Commission and Wisconsin Department of Transportation Northeast Region areas. In the past, the Town has had discussions and been involved in planning activities for projects with both of these agencies.

State and Federal

The staff at the Town of Franklin participates in numerous professional organizations for the purpose of exchanging ideas, training and education.

Conflicts and Opportunities

There are no known conflicts between the Town of Franklin and any of its neighbors, County, State or other governmental agencies.

Maps

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Tables

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Table 1 Population Change

	T. Franklin	T. Cato	T. Cooperstown	T. Kossuth	T. Maple Grove	Manitowoc County	Wisconsin
1970	1,317	1,581	1,094	1,877	910	82,294	4,417,821
1980	1,372	1,653	1,249	2,097	962	82,918	4,705,642
1990	1,325	1,503	1,320	1,951	888	80,421	4,891,769
2000	1,293	1,616	1,403	2,033	852	82,887	5,363,715
2010	1,264	1,566	1,292	2,090	835	81,442	5,686,986
2017	1,256	1,578	1,302	2,077	830	81,076	5,783,278
% Change	1578.0%						
1970 to 1980	4.2	4.6	14.2	11.7	5.7	0.8	6.5
1980 to 1990	-3.4	-9.1	5.7	-7.0	-7.7	-3.0	4.0
1990 to 2000	-2.4	7.5	6.3	4.2	-4.1	3.1	9.6
2000 to 2010	-2.2	-3.1	-7.9	2.8	-2.0	-1.7	6.0
2010 to 2017	-0.6	0.8	0.8	-0.6	-0.6	-0.4	1.7

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 2 Population Race and Ethnicity

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	1,288	99.6	1,255	8857.9	79,485	95.9	76,402	1172709.3	4,773,553	89.0	4,902,067	86.2
African American	0	0.0	1	7.1	245	0.3	442	6784.3	300,355	5.6	359,148	6.3
American Indian/Alas	1	0.1	3	21.2	356	0.4	450	6907.1	49,661	0.9	54,526	1.0
Asian or Pacific Island	1	0.1	2	14.1	1,678	2.0	2,060	31619.3	84,654	1.6	131,061	2.3
Other Race	0	0.0	1	7.1	494	0.6	1,069	16408.3	84,281	1.6	135,867	2.4
Two or More Races	3	--	2	--	629	--	1019	--	71,171	--	104,317	--
Total Persons	1,293	100.0	1,264	8921.4	82,887	100.0	81,442	1250069.2	5,363,675	100.0	5,686,986	100.0
Hispanic or Latino	11	--	3	--	1,343	--	2,565	--	192,921	--	336,056	--

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 3 Age Distribution

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	169	13.1	126	840.0	10,637	12.8	9,424	422.0	721,824	13.5	727,060	613.5
10 - 19	221	17.1	174	1160.0	12,659	15.3	10,738	480.9	810,269	15.1	775,136	654.1
20 - 29	113	8.7	110	733.3	8,416	10.2	8,513	381.2	691,205	12.9	758,899	640.4
30 - 39	203	15.7	115	766.7	12,135	14.6	8,903	398.7	807,510	15.1	694,675	586.2
40 - 49	243	18.8	239	1593.3	13,233	16.0	12,207	546.7	837,960	15.6	817,965	690.2
50 - 59	162	12.5	265	1766.7	9,433	11.4	13,012	582.7	587,355	11.0	822,112	693.7
60 - 69	96	7.4	144	960.0	6,533	7.9	8,741	391.4	387,118	7.2	540,854	456.4
70 - 79	53	4.1	61	406.7	5,972	7.2	5,485	245.6	319,863	6.0	314,719	265.6
80 - 84	21	1.6	15	100.0	2,061	2.5	2,186	97.9	104,946	2.0	117,061	98.8
> 85 years old	12	0.9	15	100.0	1,808	2.2	2,233	100.0	95,625	1.8	118,505	100.0
Total Population	1,293		1,264		82,887		81,442		5,363,675		5,686,986	
Median Age	37.8		42.4		38.3		42.4		36.0		38.1	

Source; American Fact Finder

Table 4 Median Income

	Town of Franklin		Manitowoc County		State of Wisconsin	
	2000	2010	2000	2010	2000	2010
Median Household Income	\$ 50,000	\$ 59,464	\$ 43,286	\$ 49,354	\$ 43,791	\$ 51,598
% Change		18.9%		14.0%		17.8%
Median Family Income	\$ 53,056	\$ 62,304	\$ 51,995	\$ 61,849	\$ 52,911	\$ 64,869
% Change		17.4%		19.0%		22.6%

Source; American Fact Finder

Table 5 Household Income

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	16	3.4	8	1.6	1,956	6.0	1,401	4.1	148,964	7.1	136,477	6.0
\$10,000 to \$14,999	19	4.0	11	2.2	1,995	6.1	2,289	6.7	121,366	5.8	122,829	5.4
\$15,000 to \$24,999	49	10.4	35	7.0	4,338	13.3	3,998	11.7	264,897	12.7	250,207	11.0
\$25,000 to \$34,999	73	15.5	54	10.8	4,487	13.7	4,032	11.8	276,033	13.2	250,207	11.0
\$35,000 to \$49,999	79	16.7	75	15.0	6,306	19.3	5,672	16.6	377,749	18.1	341,192	15.0
\$50,000 to \$74,999	140	29.7	167	33.5	8,382	25.6	7,791	22.8	474,299	22.7	468,570	20.6
\$75,000 to \$99,999	69	14.6	83	16.6	3,280	10.0	4,818	14.1	226,374	10.9	311,622	13.7
\$100,000 to \$149,999	20	4.2	55	11.0	1,324	4.0	2,973	8.7	133,719	6.4	263,855	11.6
\$150,000 or more	7	1.5	11	2.2	663	2.0	1,230	3.6	62,903	3.0	129,653	5.7

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 6 Poverty Status

	Town of Franklin		Manitowoc County		State of Wisconsin	
	2000	2010	2000	2010	2000	2010
Total Persons	1,295	1,264	81,823	81,442	5,211,603	5,637,947
Total Persons Below Poverty	98	43	4,960	7,178	451,538	637,613
% Persons Below Poverty	7.6%	3.4%	6.1%	8.8%	8.7%	11.3%
Total Families	352	368	22,466	22,168	1,395,037	1,479,581
Total Families Below Poverty	15	8	825	1,175	78,188	113,928
% Families Below Poverty	4.3%	2.2%	3.7%	5.3%	5.6%	7.7%

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 7 Educational Attainment

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 9th Grade	67	7.9	12	1.4	3,697	6.7	2,206	3.9	186,125	5.4	138,352	3.7
9th - 12th Grade, No Diploma	77	9.0	62	7.0	4,865	8.8	3,620	6.4	332,292	9.6	258,008	6.9
High School Graduate	414	48.6	428	48.5	23,853	43.0	23,759	42.0	1,201,813	34.6	1,271,343	34.0
1 - 3 Years of College	228	26.8	301	34.1	14,458	26.1	17,084	30.2	976,375	28.1	1,109,616	29.7
4 Years or More	65	7.6	79	9.0	8,579	15.5	9,900	17.5	779,273	22.4	960,985	25.7
Total Age 25 or Older	851		882		55,452		56,569		3,475,878		3,738,304	

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 8 Population Projections

	T. Franklin	T. Cato	T. Cooperstown	T. Kossuth	T. Maple Grove	Manitowoc County	Wisconsin
2010 Actual	1,264	1,566	1,292	2,090	835	81,442	5,686,986
2015	1,235	1,545	1,280	2,075	820	80,430	5,783,015
2017*	1,256	1,578	1,302	2,077	830	81,076	5,783,278
2020	1,240	1,565	1,285	2,120	820	81,400	6,005,080
2025	1,235	1,575	1,285	2,155	820	82,045	6,203,850
2030	1,225	1,580	1,280	2,185	815	82,230	6,375,910
2035	1,200	1,565	1,260	2,180	800	81,450	6,476,270
2040	1,150	1,515	1,215	2,135	770	78,920	6,491,635
% Change							
2010 to 2015	-2.3%	-1.3%	-0.9%	-0.7%	-1.8%	-1.2%	1.7%
2015 to 2017	1.7%	2.1%	1.7%	0.1%	1.2%	0.8%	0.0%
2017 to 2020	-1.3%	-0.8%	-1.3%	2.1%	-1.2%	0.4%	3.8%
2020 to 2025	-0.4%	0.6%	0.0%	1.7%	0.0%	0.8%	3.3%
2025 to 2030	-0.8%	0.3%	-0.4%	1.4%	-0.6%	0.2%	2.8%
2030 to 2035	-2.0%	-0.9%	-1.6%	-0.2%	-1.8%	-0.9%	1.6%
2035 to 2040	-4.2%	-3.2%	-3.6%	-2.1%	-3.8%	-3.1%	0.2%

Source: East Central Wisconsin Regional Planning Commission and Wis. Department of Administration

Table 9 Household Projections

	T. Franklin	T. Cato	T. Cooperstown	T. Kossuth	T. Maple Grove	Manitowoc County	Wisconsin
No. of Households							
2010 Actual	506	590	498	827	293	34,013	2,279,768
2015	504	594	503	838	294	34,244	2,371,815
2020	514	611	513	869	298	35,152	2,491,982
2025	519	623	520	895	302	35,827	2,600,538
2030	521	633	524	919	304	36,280	2,697,884
2035	517	634	522	928	302	36,280	2,764,498
2040	500	620	509	918	294	35,399	2,790,322
Persons per Household							
2010 Actual	2.50	2.65	2.59	2.53	2.85	2.36	2.43
2015	2.45	2.60	2.54	2.48	2.79	2.32	2.38
2020	2.41	2.56	2.50	2.44	2.75	2.28	2.35
2025	2.38	2.53	2.47	2.41	2.72	2.25	2.32
2030	2.35	2.50	2.44	2.38	2.68	2.23	2.30
2035	2.32	2.47	2.41	2.35	2.65	2.20	2.28
2040	2.30	2.44	2.39	2.33	2.62	2.18	2.26

Source: East Central Wisconsin Regional Planning Commission and Wis. Department of Administration

Table 10 Age of Housing

	Town of Franklin		Manitowoc County		State of Wisconsin	
	No.	%	No.	%	No.	%
< 10 years	88	16.4	2,922	7.9	295,244	11.4
11 to 20 years	59	11.0	4,343	11.7	364,202	14.0
21 to 30 years	36	6.7	2,517	6.8	256,066	9.9
31 to 40 years	93	17.3	4,861	13.1	393,472	15.2
> 40 years	262	48.7	22,439	60.5	1,284,089	49.5
Total	538		37,082		2,593,073	

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 11 Housing Units

	T. Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	433	88.4	493	91.6	25,573	73.8	27,882	75.2	1,609,407	69.3	1,832,294	70.7
2 to 4 Units	16	3.3	14	2.6	4,914	14.2	4,369	11.8	281,936	12.1	280,330	10.8
5 or more Units	0	0.0	0	0.0	2,773	8.0	3,438	9.3	325,633	14.0	379,973	14.7
Mobile Home or Other	41	8.4	31	5.8	1,391	4.0	1,393	3.8	104,168	4.5	100,476	3.9
Total Units	490		538		34,651		37,082		2,321,144		2,593,073	

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 12 Occupancy Status

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	434	88.4	455	84.6	24,856	71.7	26,251	70.8	1,426,361	61.5	1,580,608	61.0
Renter Occupied	35	7.1	44	8.2	7,865	22.7	7,920	21.4	658,183	28.4	694,003	26.8
Vacant Units	22	4.5	39	7.2	1,930	5.6	2,911	7.9	236,600	10.2	318,462	12.3
Seasonal Units	6	1.2	9	1.7	518	1.5	625	1.7	142,313	6.1	162,070	6.3
Total Units	491		538		34,651		37,082		2,321,144		2,593,073	

Source: American Fact Finder

Table 13 Vacancy Status

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	7	1.4	5	0.9	277	0.8	267	0.7	17,172	0.7	29,000	1.1
For Rent	3	0.6	0	0.0	627	1.8	1,105	3.0	38,714	1.7	47,188	1.8
Seasonal Units	6	1.2	9	1.7	518	1.5	625	1.7	142,313	6.1	162,070	6.3
Other Units	6	1.2	25	4.6	508	1.5	914	2.5	38,401	1.7	80,204	3.1
Total Vacant Units	22		39		1,930		2,911		236,600		318,462	
Owner Vacancy Rate	1.6%		1.1%		1.1%		1.0%		1.2%		1.8%	
Renter Vacancy Rate	8.6%		0.0%		8.0%		12.1%		5.9%		6.3%	

Source: American Fact Finder

Table 14 Median Housing Value

	T. Franklin	T. Cato	T. Cooperstown	T. Kossuth	T. Maple Grove	Manitowoc County	Wisconsin
2000 Actual	\$105,600	\$115,600	\$124,300	\$110,900	\$103,600	\$90,900	\$112,200
2010 CPI Adjusted	\$139,181	\$152,361	\$163,827	\$146,166	\$136,545	\$119,806	\$147,880
2010 Actual	\$186,300	\$171,700	\$178,400	\$166,200	\$159,000	\$124,000	\$169,000
Percent Change							
2000-2010 CPI	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%
2000-2010 Actual	76.4%	48.5%	43.5%	49.9%	53.5%	36.4%	50.6%

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 15 Housing Value

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	29	6.7	11	2.4	2,560	10.3	1,274	4.9	142,047	10.0	74,890	4.7
\$50,000 to \$99,999	156	35.9	58	12.7	12,101	48.6	7,660	29.2	482,614	33.8	210,950	13.3
\$100,000 to \$149,999	89	20.5	88	19.3	6,013	24.2	7,626	29.1	410,673	28.8	352,973	22.3
\$150,000 to \$199,999	99	22.8	98	21.5	2,402	9.7	4,458	17.0	210,917	14.8	345,355	21.8
\$200,000 to \$299,999	48	11.0	126	27.7	1,300	5.2	3,474	13.2	123,606	8.7	354,131	22.4
\$300,000 or More	14	3.2	74	16.3	498	2.0	1,759	6.7	56,803	4.0	242,309	15.3
Total Units	435		455		24,874		26,251		1,426,660		1,580,608	

Table 16 Household Type

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Family	355	75.7	365	72.1	22,364	68.3	22,367	65.8	1,386,815	66.5	1,468,917	64.4
Husband-Wife Family	307	86.5	327	89.6	18,683	83.5	18,243	81.6	1,108,597	79.9	1,131,344	77.0
Female Headed	27	7.6	21	5.8	2,440	10.9	2,633	11.8	200,300	14.4	233,948	15.9
Total Nonfamily	114	24.3	141	27.9	10,357	31.7	11,646	34.2	697,729	33.5	810,851	35.6
Living Alone	93	81.6	112	79.4	8,784	84.8	9,904	85.0	557,875	80.0	642,507	79.2
Age 65+	28	24.6	25	17.7	4,035	39.0	2,567	22.0	207,206	29.7	128,725	15.9
Total Households	469		506		32,721		34,013		2,084,544		2,279,768	

Source: American Fact Finder

Table 17 Persons Per Household

	Town of Franklin		Manitowoc County		State of Wisconsin	
	No.	Persons per HH	No.	Persons per HH	No.	Persons per HH
1990	420	3.15	30,112	2.62	1,822,118	2.61
2000	469	2.76	32,721	2.49	2,084,544	2.50
2010	506	2.50	34,013	2.36	2,279,768	2.43

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 18 Household Size

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	93	19.8	112	22.1	8,784	26.8	9,904	29.1	557,875	26.8	642,507	28.2
2 Person	163	34.8	216	42.7	11,500	35.1	12,778	37.6	721,452	34.6	817,250	35.8
3 Person	71	15.1	68	13.4	4,832	14.8	4,723	13.9	320,561	15.4	339,536	14.9
4 Person	78	16.6	63	12.5	4,614	14.1	3,956	11.6	290,716	13.9	284,532	12.5
5 Person	42	9.0	31	6.1	1,984	6.1	1,684	5.0	127,921	6.1	124,387	5.5
6 or More Person	22	4.7	16	3.2	1,007	3.1	968	2.8	66,019	3.2	71,556	3.1
Total Households	469		506		32,721		34,013		2,084,544		2,279,768	

Source; American Fact Finder

Table 19 Homeowner Affordability

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
% of Income	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	131	27.9%	245	48.4%	12,796	39.1%	13,561	39.9%	634,277	30.4%	701,610	30.8%
20% to 24.9%	24	5.1%	67	13.2%	2,626	8.0%	3,834	11.3%	173,620	8.3%	242,430	10.6%
25% to 29.9%	11	2.3%	29	5.7%	1,401	4.3%	2,621	7.7%	109,833	5.3%	182,179	8.0%
30% to 34.9%	11	2.3%	31	6.1%	939	2.9%	1,837	5.4%	64,892	3.1%	121,296	5.3%
> 35%	31	6.6%	79	15.6%	1,898	5.8%	4,345	12.8%	135,075	6.5%	327,133	14.3%
Not Computed	0	0.0%	4	0.8%	93	0.3%	53	0.2%	4,770	0.2%	5,960	0.3%
Total Households	208		455		19,753		26,251		1,122,467		1,580,608	
% Not Affordable	9.0%		21.7%		8.7%		18.2%		9.6%		19.7%	

Source; American Fact Finder

Table 20 Renter Affordability

	T. Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
% of Income	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	10	52.6%	17	38.6%	3,707	48.4%	2,730	34.5%	242,345	37.8%	179,632	25.9%
20% to 24.9%	2	10.5%	9	20.5%	963	12.6%	976	12.3%	90,934	14.2%	88,656	12.8%
25% to 29.9%	0	0.0%	15	34.1%	688	9.0%	756	9.5%	67,926	10.6%	77,853	11.2%
30% to 34.9%	1	5.3%	0	0.0%	505	6.6%	814	10.3%	44,573	6.9%	56,857	8.2%
> 35%	3	15.8%	3	6.8%	1,372	17.9%	2,005	25.3%	162,669	25.4%	250,079	36.0%
Not Computed	3	15.8%	0	0.0%	430	5.6%	639	8.1%	33,225	5.2%	40,926	5.9%
Total Households	19		44		7,665		7,920		641,672		694,003	
% Not Affordable	21.1%		6.8%		24.5%		35.6%		32.3%		44.2%	

Source; American Fact Finder

Table 21 Labor Force

				% Change	% Change
	2000	2010	2016	2000 to 2010	2010 to 2016
Manitowoc County					
Labor Force	47,177	44,630	41,835	-5.4%	-6.3%
Employed	45,674	40,202	39,967	-12.0%	-0.6%
Unemployed	1,503	4,428	1,868	194.6%	-57.8%
Unemployment Rate	3.2%	9.9%	4.5%		
State of Wisconsin					
Labor Force	2,996,091	3,081,512	3,120,229	2.9%	1.3%
Employed	2,894,884	2,814,393	2,991,033	-2.8%	6.3%
Unemployed	101,207	267,119	129,196	163.9%	-51.6%
Unemployment Rate	3.4%	8.7%	4.1%		

Source: Wisconsin Department of Workforce Development

Table 22 Employment by Industry

	2000		2010		Change 2000-2010	
	No.	%	No.	%	No.	%
Town of Franklin						
Agriculture, Forestry, Fishing, and Mining	92	12.9%	52	6.9%	-40	-43.5%
Construction	65	9.1%	82	10.9%	17	26.2%
Manufacturing	244	34.3%	248	33.0%	4	1.6%
Transportation and Utilities	31	4.4%	30	4.0%	-1	-3.2%
Wholesale trade	28	3.9%	15	2.0%	-13	-46.4%
Retail trade	56	7.9%	61	8.1%	5	8.9%
Finance, insurance, and real estate	10	1.4%	10	1.3%	0	0.0%
Services	171	24.0%	245	32.6%	74	43.3%
Government	15	2.1%	8	1.1%	-7	-46.7%
All Industries	712		751		39	5.5%
Manitowoc County						
Agriculture, Forestry, Fishing, and Mining	1,814	4.2%	1,903	4.5%	89	4.9%
Construction	2,566	6.0%	1,993	4.8%	-573	-22.3%
Manufacturing	15,123	35.2%	13,270	31.7%	-1,853	-12.3%
Transportation and Utilities	1,910	4.4%	1,938	4.6%	28	1.5%
Wholesale Trade	1,052	2.4%	816	1.9%	-236	-22.4%
Retail Trade	4,287	10.0%	3,848	9.2%	-439	-10.2%
Finance, Insurance, and Real Estate	1,392	3.2%	1,896	4.5%	504	36.2%
Services	13,777	32.1%	15,123	36.1%	1,346	9.8%
Government	1,032	2.4%	1,086	2.6%	54	5.2%
All Industries	42,953		41,873		-1,080	-2.5%
State of Wisconsin						
Agriculture, Forestry, Fishing, and Mining	75,418	2.8%	71,684	2.5%	-3,734	-5.0%
Construction	161,625	5.9%	171,616	6.0%	9,991	6.2%
Manufacturing	606,845	22.2%	536,934	18.7%	-69,911	-11.5%
Transportation and Utilities	123,657	4.5%	130,387	4.5%	6,730	5.4%
Wholesale Trade	87,979	3.2%	86,908	3.0%	-1,071	-1.2%
Retail Trade	317,881	11.6%	329,863	11.5%	11,982	3.8%
Finance, Insurance, and Real Estate	168,060	6.1%	182,526	6.4%	14,466	8.6%
Services	1,097,312	40.1%	1,260,331	43.9%	163,019	14.9%
Government	96,148	3.5%	99,061	3.5%	2,913	3.0%
All Industries	2,734,925		2,869,310		0	4.9%

Table 23 Employment By Occupation

	Town of Franklin		Manitowoc County		State of Wisconsin	
	No.	%	No.	%	No.	%
2000						
Management, professional, and related	170	23.9%	10,448	24.3%	857,205	31.3%
Service	75	10.5%	5,793	13.5%	383,619	14.0%
Sales and office	113	15.9%	8,880	20.7%	690,360	25.2%
Farming, fishing, and forestry	25	3.5%	820	1.9%	25,725	0.9%
Construction, extraction, and maintenance	117	16.4%	4,264	9.9%	237,086	8.7%
Production, transportation, and material moving	212	29.8%	12,748	29.7%	540,930	19.8%
2010						
Management, professional, and related	164	21.8%	10,885	26.0%	947,672	33.0%
Service	103	13.7%	7,038	16.8%	462,097	16.1%
Sales and office	128	17.0%	8,558	20.4%	702,658	24.5%
Natural resources, construction and maintenance	157	20.9%	4,440	10.6%	262,749	9.2%
Production, transportation, and material moving	199	26.5%	10,952	26.2%	494,134	17.2%

Source; American Fact Finder

Table 24 Travel Time to Work

	Town of Franklin				Manitowoc County				State of Wisconsin			
	2000		2010		2000		2010		2000		2010	
Minutes	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 10	81	12.8%	34	4.9%	11,244	27.6%	10,294	26.2%	533,891	20.7%	522,604	19.3%
10 to 14	54	8.5%	62	9.0%	9,170	22.5%	8,079	20.6%	476,569	18.4%	470,581	17.4%
15 to 19	63	9.9%	100	14.5%	6,307	15.5%	5,690	14.5%	440,637	17.0%	445,068	16.5%
20 to 29	234	36.9%	249	36.1%	7,092	17.4%	7,189	18.3%	531,628	20.6%	571,494	21.2%
30 to 44	140	22.1%	156	22.6%	4,251	10.4%	4,933	12.6%	369,375	14.3%	428,679	15.9%
45 to 59	33	5.2%	42	6.1%	1,232	3.0%	1,525	3.9%	120,028	4.6%	141,980	5.3%
60 or more	29	4.6%	46	6.7%	1,435	3.5%	1,540	3.9%	113,181	4.4%	120,491	4.5%
Worked at home:	77	10.8%	54	7.3%	1,675	3.9%	1,721	4.2%	105,395	3.9%	112,512	4.0%
Total:	711		743		42,406		40,971		2,690,704		2,813,409	
Did not work at home:	634	89.2%	689	92.7%	40,731	96.1%	39,250	95.8%	2,585,309	96.1%	2,700,897	96.0%

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Table 25 Average Weekly Wages

			% Change
	2011	2016	2011-2016
Manitowoc County			
Agriculture, Forestry, Fishing & Hunting	S	\$609	~
Mining, Quarrying & Oil & Gas Extraction	S	\$889	~
Utilities	\$2,490	\$2,338	-6.1%
Construction	\$1,026	\$1,087	5.9%
Manufacturing	\$854	\$945	10.7%
Wholesale Trade	\$807	\$875	8.4%
Retail Trade	\$402	\$460	14.4%
Transportation And Warehousing	\$657	\$746	13.5%
Information	S	\$672	~
Finance And Insurance	\$731	\$978	33.8%
Real Estate And Rental And Leasing	\$322	\$413	28.3%
Professional And Technical Services	\$1,158	\$1,078	-6.9%
Management Of Companies And Enterprises	\$1,725	\$2,146	24.4%
Administrative And Waste Services	\$545	\$542	-0.6%
Educational Services	\$757	\$805	6.3%
Health Care And Social Assistance	\$758	\$806	6.3%
Arts, Entertainment, And Recreation	\$264	\$307	16.3%
Accommodation And Food Services	\$202	\$236	16.8%
Other Services, Ex. Public Admin	\$325	\$396	21.8%
Public Administration	\$779	\$813	4.4%
Unclassified	S	S	~

			% Change
	2011	2016	2011-2016
State of Wisconsin			
Agriculture, Forestry, Fishing & Hunting	\$557	\$651	16.9%
Mining, Quarrying & Oil & Gas Extraction	\$1,141	\$1,191	4.4%
Utilities	\$1,643	\$1,711	4.1%
Construction	\$965	\$1,128	16.9%
Manufacturing	\$989	\$1,064	7.6%
Wholesale Trade	\$1,073	\$1,215	13.2%
Retail Trade	\$446	\$499	11.9%
Transportation And Warehousing	\$757	\$818	8.1%
Information	\$1,030	\$1,305	26.7%
Finance And Insurance	\$1,157	\$1,399	20.9%
Real Estate And Rental And Leasing	\$632	\$766	21.2%
Professional And Technical Services	\$1,159	\$1,346	16.1%
Management Of Companies And Enterprises	\$1,623	\$1,843	13.6%
Administrative And Waste Services	\$498	\$571	14.7%
Educational Services	\$836	\$898	7.4%
Health Care And Social Assistance	\$827	\$901	8.9%
Arts, Entertainment, And Recreation	\$503	\$528	5.0%
Accommodation And Food Services	\$244	\$286	17.2%
Other Services, Ex. Public Admin	\$445	\$541	21.6%
Public Administration	\$818	\$879	7.5%
Unclassified	\$860	\$1,008	17.2%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law

Table 26 Per Capita Income

	Per Capita Income		
	2000	2010	% Change
Town of Franklin	\$ 19,602	\$ 24,574	25.4%
Manitowoc County	\$ 20,285	\$ 25,161	24.0%
State of Wisconsin	\$ 21,271	\$ 26,624	25.2%

Source: Census of Population and Housing, WisStat is a service of the University of Wisconsin

Appendix

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Appendix

Owners of Commercial Real Estate

Section 2

Triple J Game Farm

- Joseph Schmatz

M&M Sales of K City

- Michael & Pam Meissner

Section 3

Joe's Clays

Joseph Schmatz

(w/property in Section 2)

Section 4

Iron Buffalo Saloon

- Daniel Kupsh et al

Section 5

Tisler Auto Salvage

- Gary Tisler

Farmhouse Restaurant

(County Road K)

Troubadours Winery

(Highway K)

Countryside Inn

- Dale & Nancy Reindl

Section 6

Custom Truck & Trailer

- Donald Torp

Bubolz Excavating

Slager Road

Section 7

Roffers Construction

- Eric & Roxanne Roffers

Section 8

Stetson Repair

- Bruce Stetson

Big W Logging LLC

- Dean Kanter

Section 9

King Creole Bar & Grill

- Derks Enterprise LLC

Section 11

M&M Tax & Accounting Service

Mike's Auto Body Shop LLC

- Michael & Pam Meissner

Novy's Sandblasting

- Keith Novy

Section 17

Mastercraft Machine

(West Hillcrest Road)

Section 19

Sheahan Industries Inc

- Donald Sheahan (Manufacturing)

Keep It Waggin

- Stanley & Susan Wehausen

Section 21

Robert & Mary Stadler

(w/property in Section 22)

Section 22

Stadler's

- Robert & Mary Stadler

Section 25

Laser Cartridge Sales & Service

- Dennis Musil

Dave Herrmann Trucking

- David Herrmann

Section 26

Ridgeview

- Waste Management Inc

Section 27

Norbert & Gail Braun

Section 28

Sundew LLC (Manufacturing)

HMC

- Mitchell Hansen

Rymar Inc.

(Hwy J)

Section 30

Paul Dvorak

(Telecommunications Tower)

Landmark Building Systems

(Long Road)

Section 36

Jim's Excavating

- James Sauer

Personal Property Assessments w/o Commercial Real Estate Assessments*Dick's Custom Sawing*

- Richard Graupner (Section 4)

Bishop Builders

- Jerome Bishop (Section 5)

Killerrayne Salvage

- Todd Konsela (Section 10)*

Lester Cherney (Section 14)

Steven Brooks (Section 15)

Douglas Olm (Section 15)

Dugan Builders

– John Dugan (Section 22)

Countryside Auto Body

- Daniel Kalies (Section 22)*

GS Auto Body

Gary Sittmann (Section 36)*

* Some of these properties SHOULD have commercial real estate assessments.

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State of Wisconsin Division of Historic Preservation Architecture & History Inventory for Franklin, Wisconsin

AHI#	Location	Historic Name
16394	6623 CT H "G"	Loorigan House
27187	W. REIFS MILL RD	Branch River Bridge
65047	CT H "NN" AND SLAGER RD	
65049	INTERSECTION OF CT H "K" AND CT H "NN"	
65050	CT H "K", 1/2 MI. WEST OF CT H "A"	
65054	CT H "K", 1/2 MI. WEST OF CT H "A"	
65056	CT H "K", 1/10 MI. WEST OF CT H "A"	
65067	COUNTY HIGHWAY "K," AT COUNTY HIGHWAY "H"	
65071	HILLCREST RD AND MADISON RD	Stradall Housebarn
65072	HAAS RD, 1/4 MI. EAST OF CT H "A"	
65074	CT H "A", 1/4 MI. SOUTH OF HAAS RD	
65075	INTERSECTION OF TAUS RD (CT H "GG") AND CT H "G"	
65078	INTERSECTION OF TAUS RD (CT H "GG") AND CT H "G"	
65081	INTERSECTION OF TAUS RD (COUNTY HIGHWAY "GG") AND COUNTY HIGHWAY "G"	
65082	INTERSECTION OF TAUS RD (CT H "GG") AND CT H "G"	
65084	TAUS RD AND CT H "A"	
65085	TAUS RD AND NORTHEAST CORNER OF CT H "A"	
65086	TAUS RD, AT INTERSECTION OF DECKER RD	
65088	HILLCREST RD, 1/4 MI. EAST OF	
65090	HILLCREST RD	
65091	COUNTY HIGHWAY "H" AND SHIMON RD	
65093	COUNTY HIGHWAY "H" AND SHIMON RD	
65094	PRESTON RD AT INTERSECTION OF SUNNY SLOPE RD	
65095	REIFS MILLS RD, 1/10 MI. WEST OF TAUS RD	
65096	SUNNY SLOPE RD, 2/10 MI. WEST OF LEDVINA RD	
65097	CT H "A" AND REIFS MILLS RD	
65100	GRIMMS RD AND SUNNY SLOPE RD	
65102	SANS RD, 2/10 MI. EAST OF CT H "A"	
65103	PRESTON RD AT INTERSECTION OF SUNY SLOPE RD	
65942	INTERSECTION OF COUNTY HIGHWAY K AND COUNTY HIGHWAY NN	
65954	GRIMMS RD AND TAUS RD	
65956	PRESTON RD AT INTERSECTION OF SUNNY SLOPE RD	
109479	GRIMMS RD	

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