Town of Fulton Agenda
Tuesday, February 11, 2025 @ 6:00 PM
2738 W Fulton Center Dr. Edgerton, WI
Joint Planning & Zoning Comm. & Town Board Meeting

1. Call to Order
2. Confirmation of Meeting Notice
3. Approve Meeting Minutes of January 14, 2025
4. Citizen Comment – *No formal action will be taken during this meeting, although issues raised may become part of a future agenda. Participants are allotted a 3-minute speaking period for citizen comment.*
5. Reports
   - Police: Submitted
   - Fire/EMS - Boat Patrol -Tourism Commission
   - CKSD - Water Utility - Lake District
6. Correspondence
7. Application of Steven McLenachen, 499 E Mall Court, Edgerton, WI, tax parcels 6-6-782 & 6-6-132 for a CSM, transfer to adjoining owner 16649 SF and adjust lot line to construct accessory structure. Zoning will remain RRS.
8. An application has been filed by Frogg, LLC-Robert Morrison, Jr., 6307 W State Road 59, Edgerton, requesting an amendment to the land use plan map adopted as part of the Town Comprehensive Plan. The application requests that the land use plan map be amended to change the land use designation from Rural- Residential Sensity Small(R-RS) to Special Use (SU)for a portion of Tax Parcel 012 01304/012 013043/Parcel 6-6-50.1&6-6-50.4 (29.4 & 7.6 acres), located on W State Road 59. A land division/lot combination and rezone of the property to create 2 separate parcels: *Lot 1 (30.76 +/- acres) will include parcel 6-6-50.1, 6-6-50.2 and most of 6-6-50.4. Parcel 6-6-50.1 (2.68+/- acres) contains a residence along W State Road 59 associated with the business, is currently zoned Residential Rural Small (RRS) and will be rezoned to Special Use (SU). Lot 2 includes all of Parcel 6-6-50.3 and part of Parcel 6-6-50.4 (0.37+/- acres) currently zoned as SU will be rezoned as Residential-Rural Density Large (R-RL) and combined with Parcel 6-6-50.3. Lot 2 (8.49+/- acres) will be zoned R-RL.*
   A.) Public Hearing-Comp Plan amendment; Ordinance 2025-01
   B.) Discussion/Action by PZ (recommendation for TB Ordinance 2025-01
   C.) Discussion/Action by TB Ordinance 2025-01

   A.) Public Hearing-Rezone; Ordinance 2025-02
   B.) Discussion/Action by PZ (recommendation for TB) Ordinance 2025-02
   C.) Discussion/Action by TB Ordinance 2025-02

   A.) Public Hearing-CUP
   B.) Discussion/ Action by PZ re: CUP
   C.) Discussion/Action by TB for CUP
9. Discuss/Action re Resolution 2025-02 recommending amendment to the Town of Fulton Comprehensive Plan 2040. Ordinance to follow on agenda

10. Discuss/Action regarding application filed by John Petersen, Etal., 740 E Knudsen Rd, Edgerton, requesting an amendment to the land use plan map adopted as part of the Town Comprehensive Plan. The application requests that the land use plan map be amended to change the land use designation from Rural-Residential

Note: The Town Board and Planning & Zoning Committee may discuss and/or take action on any item listed on the agenda.

Posted at: CKSD, Carl's Shell, Fulton Town Hall, & www.townoffulton.wi.gov on *2/06/25*

Published: Edgerton Reporter on 12/18/24, 01/07/25, 01/23/25, 01/30/25, 02/07/25

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Large (R-RL) to Ag-General (AG) for a portion of Tax Parcel 012 032040010 /Parcel 6-6-122A (10.7acres), located on E Kundsen Rd. A rezoning of the property, to enlarge an existing parcel (10.7+/-acres) to be rezoned to Ag-General has also been requested and will be considered at the public hearing.

A.) Public Hearing-Comp Plan Amendment; Ordinance 2025-03
B.) Discussion/Action by PZ (recommendation for TB) Ordinance 2025-03
C.) Discussion/Action by TB Ordinance 2025-03

A.) Public Hearing-Rezone; Ordinance 2025-04
B.) Discussion/Action by PZ (recommendation for TB) Ordinance 2025-04
C.) Discussion/Action by TB Ordinance 2025-04

11. Discuss/Action regarding an application for a conditional use permit (CUP) pursuant to Ordinance 425-3-2(F)(1)(a) from Kim Stratton on behalf of American Transmission Company, LLC, for parcels:
    6-6-367, located 7021 N Consolidated School Rd., Janesville, WI.
    6-6-436, located 6738 N. Consolidated School Rd., Janesville, WI.
    6-6-425.1, located 6827 N Consolidated School Rd., Janesville, WI.
    6-6-436.4, located 2221 W. Manogue Rd., Janesville, WI.
    6-6-436.01, located 2237 W. Manogue Rd., Janesville, WI.

    They are requesting ATC to install a transmission line structure on an existing electric transmission line to support the building of a new 0.3-mile 138kV-transission line. The new 0.3-mile line will connect the newly built Rock Energy Cooperative substation (located on the Michigan Wisconsin Pipeline Co parcel 6-6-425.1) to the electric grid via existing 138 kV transmission line that crosses W. Manogue Road to the east. The new 0.3-mile line will follow Manogue Rd. on the south side with the structures located on private property. The easement for the new structures has been obtained.
    A.) Public Hearing
    B.) Discussion/Action by PZ (recommendation for TB)
    C.) Discussion/Action by TB
12. Adjourn Planning & Zoning
13. Discuss/Action ERSA Case Appeal
14. Discuss/Possible Action Ordinance 2025-05 Short Term Rentals
15. Discuss/Possible Action Ordinance 2025-06 ATV
16. JP Land Development multiple ordinance violations of 334-6- Dangerous Openings and Excavations. Letters sent 1/10/25 via certified mail, received 1/21/25 by Josh Petry.
17. Pay bills/Sign checks/Approval of Voucher list & Financial Statements
18. Adjournment

*****THIS MEETING WILL BE AVAILABLE THROUGH A TELECONFERENCE CALL**** 1(701)802-5336 Is the Call in number; 2655586 is the access code. Anyone can use this number and access code to "attend/listen" to the meeting.*

Note: The Town Board and Planning & Zoning Committee may discuss and/or take action on any item listed on the agenda.

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