Town of Fulton -Minutes
Tuesday, May 13, 2025 @ 6:00 PM
2738 W Fulton Center Dr. Edgerton, WI
Joint Planning & Zoning Comm. & Town Board Meeting

1. Call to Order-Chairman Farrington called the meeting to order at 6:00 pm. Present was all TB members, absent was PZ Stange, all others present, Chief Kunkel, Clerk Siclovan and 7 residents.
2. Confirmation of Meeting Notice-Clerk confirmed posting on 5/8/25 at CKSD, Carl's Shell, TOF website and TOF Town Hall.
3. Approve Meeting Minutes of April 8, 2025-**Motion** (Munz-Prichard, Amundson) to approve PZ meeting Minutes of April 8, 2025. Motion carried **Motion** (Thompson, Comstock) to approve TB meeting Minutes of April 8, 2025. Motion carried
4. Assembly District 43 Representative Brienne Brown-Representative Brown in attendance to present Evan Sayre with an achievement award for his years of dedicated service as the Town Chairman. She also thanks him for continuing his service as Supervisor. Sayre reports it was easy because of the Board members he has the pleasure to work with at the Town. Representative Brown asked for any questions of her, or input from the Board or residents.
5. 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.* No one present to speak
6. Reports
   - Police: Report submitted: Chief Kunkel reports 464 incidents in April, 89 citations, 82 warnings and 1 crash. Chief went over the photos presented in packet. Previous complaints regarding the inappropriate lighting at 747 Mallwood, Edgerton, WI. Chief noted his photos taken at night, clearly show the lights on the units point down, and none of the lighting leaves the property line. Complaint of lights near 743 E. Ellendale, Edgerton, WI are not coming from Wet Bottoms as reported, they are coming from Anchor Inn. Chief will speak to Anchor Inn regarding noted lights.
   - Fire/EMS-submitted - Boat Patrol-ready and out next week -Tourism Commission: No report
   - CKSD: all is fine - Water Utility: no report - Lake District: Nothing to report
7. Correspondence – None submitted
8. Discuss/Action (Combs requested postponement prior to Nov 2024 meeting) Lot Combination/CSM application of James L Oren, PO Box 264, Edgerton. Applicant is seeking a combination of existing lots 40-43, parcel 6-6-1333 and lots 38 & 39, parcel number 1330A of the Watts Springs Park Addition subdivision along the Rock River to create a conforming lot. Area is located within the Extra-Territorial Plat Approval Jurisdiction with the City of Edgerton. Ryan Combs of Combs and Associates present to address Board. Combs reports request is to combine 6 lots to make 1 buildable lot. Shane Oren, 351 E Samuelson Dr, Edgerton, Mel Simmons-realtor, Highway 51, and Jim Oren, 1112 Blain St, Edgerton, WI all present to speak on the application. All desired to know what needs to happen to make this a buildable lot. In response to the questioning was the same answer from TB and PZ. An improved road needs to be constructed to Class B State stat. standards(82.50(1), and then will be considered by the Town for adoption. Alternatives were discussed including making it all a driveway. Other pre-existing, nonconforming structures were addressed and explained to the applicant. **Motion** (Munz-Prichard, Comstock) to deny Lot Combination/CSM application of James L Oren, PO Box 264, Edgerton. Applicant was seeking a combination of existing lots 40-43, parcel 6-6-1333 and lots 38 & 39, parcel number 1330A of the Watts Springs Park Addition subdivision along the Rock River to create a conforming lot. Area is located within the Extra-Territorial Plat Approval Jurisdiction with the City of Edgerton. Motion carried

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9. Application from Michael & Diamond McKenna, 6499 N. Lazy River Rd. Janesville, WI. 53545 for land division/CSM, tax parcel 6-6-403 to create 2 lots. Lot (1) 10 acres and Lot (2) 10.51 acres. Parcel is in shoreland zoning. Currently zoned AG. No zoning change requested. Ryan Combs, Combs and Associates representing land owner. Combs reports owners want to transfer to different entity, intent is to adjoin to property to the east. Munz-Prichard points out what has been submitted is not what is being presented. **Motion** (Munz-Prichard, Amundson) to not approve application from Michael & Diamond McKenna, 6499 N. Lazy River Rd. Janesville, WI. 53545 for land division/CSM, tax parcel 6-6-403 to create 2 lots. Lot (1) 10 acres and Lot (2) 10.51 acres. Parcel is in shoreland zoning. Currently zoned AG. No zoning change requested. Motion carried
10. Application from Thomas W Sr. and Deborah L Hadley Living Trust, 11008 Ridgeway Ave., Chicago, IL 60655. Applicant is seeking a Lot combo/CSM of Lots 78, 79 North Rock River Drive, tax parcel 6-6-1212, Town of Fulton, Section 15. Area is located within the Extra-Territorial plat approval with the City of Edgerton. Zoning will remain R-RS. Ryan Combs of Combs and Associates present to represent the owner. Ryan reports they are here only to ask for combination, not asking if it is buildable. The Hadley's will be looking to the BOA at Rock County Shoreland zoning for multiple variances as the property does not meet the minimum sq footage, or the road frontage requirements. **Motion** (Munz-Prichard, Comstock) to approve application from Thomas W Sr. and Deborah L Hadley Living Trust, 11008 Ridgeway Ave., Chicago, IL 60655. Applicant is seeking a Lot combo/CSM of Lots 78, 79 North Rock River Drive, tax parcel 6-6-1212, Town of Fulton, Section 15. With deed restriction placed on property indicating a NO build unless variances are approved and or Ordinance has changed. With wording of deed restriction vetted by Town attorney. Motion carried.
11. Application from John Kinnett for CUP, parcel 6-6-10.1, 809/811 Mallwood Dr., Edgerton, WI. For business and storage. Previous CUP relinquished in 2021 as noted in 9/14/21 minutes. No noted changes from land owner. Will be used as boat rental storage, office space for property and associated businesses and rental storage for boats/cars/RVs. No zoning change is necessary. Public hearing was held at April 8, 2025 meeting. Mr. Kinnett was present for questioning. The Board reviewed the updated list from Mr. Kinnett regarding current uses. Also reviewed was the direction given by the town attorney as to permitted uses. Permitted uses are the storage of boats and related items, a residence for the owner, and businesses related to permitted uses. Not allowed is the storing of cars, ATV's and construction equipment, unless such equipment is instrumental in the building of town, county or state roads. Currently there is no CUP necessary. Construction equipment must be vacated from premise in 30 days, and conditionally approved by Chairman Farrington.

12. Adjourn Planning & Zoning: **Motion** (Munz-Prichard, Sayre) to adjourn Planning & Zoning at 7:25 p.m. Motion carried.

13. Re-visit, Discuss/ Possible Action Re: Road Use Agreement request from Silha for use of Townline Rd between Newville Rd and Highway 51, as needed. Mr. Dan Silha present to address Board. Previous discussion with Supervisor Sayer included talks of a pay as you go option. The Board was not in favor of that option. Discussion ensued. **Motion** (Hull, Comstock) to have Town attorney review and draft road use agreement using Milton and Harmony Township agreements as guide, 1 yr. contract with 2 yr. bond for $100,000 and video costs incurred for road before and after will be paid for by Silha. Motion carried

14. Property maintenance Ordinance: example from Town of Harmony. Review/possible action. Board reviewed the submitted Ordinance example from Town of Harmony. Chris Munz-Prichard suggested

also incorporating something regarding re-inspections costs. Board directed Clerk to send both documents to the Town attorney for drafting of Ordinance for review at June TB meeting.

15. Temporary Use Application, Freedom Fireworks, 1442 E Geneva St., Delavan, WI for retail sales of fireworks and July 4th novelties at 606 E. Richardson Springs Rd., Edgerton, WI from June 19, 2025- July 6, 2025 from 9am to 9pm. Michael Boss of Freedom Fireworks present for any questioning. Board discussion of repeat applicant and never any issues, always responsible. Dates and times confirmed with Mr. Boss. **Motion** (Hull, Comstock) to approve Temporary Use Application, Freedom Fireworks, 1442 E Geneva St., Delavan, WI for retail sales of fireworks and July 4th novelties at 606 E. Richardson Springs Rd., Edgerton, WI from June 19, 2025- July 6, 2025 from 9am to 9pm. Motion carried

16. Pay bills/Sign checks/Approval of Voucher list & Financial Statements: **Motion** (Thompson, Sayre) to approve to pay bills/Sign checks/Approval of Voucher list & Financial Statements. Motion carried.

17. Adjournment: **Motion** (Sayre, Thompson) to adjourn TB at 7:55 p.m. Motion carried.