Town of Fulton-Minutes
Tuesday, August 12, 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. All TB and PZ members were present. Also in attendance was Chief Kunkel, Clerk Siclovan and 13 residents.
2. Confirmation of Meeting Notice-Clerk Siclovan confirmed posting at CKSD, Carl's Shell, TOF Town Hall and TOF website on 8/7/25. Published in Edgerton Reporter on 7/24/25.
3. Approve Meeting Minutes of July 8, 2025 -**Motion** (Munz-Pritchard, Sayre) to approve PZ meeting minutes of July 8, 2025. Motion carried. **Motion** (Thompson, Comstock) to approve TB meeting minutes of July 8, 2025. Motion carried.
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.* No one present to speak
5. Discussion regarding $8.5 million-dollar (@ $20 million with interest) Fire Stations 1 & 2 in Newville and Edgerton. Chairman Farrington reported site plan approval for Stations 1, 3 and 4 at last Fire District Meeting. Station #2(Edgerton) was left open for possible changes. At current building costs the annual cost for Town of Fulton would be $507,000/year for 40 years. Supervisor Sayre asked how this would affect budget. Chief Pickering stated, not in operating budget but noted the DOR may rule differently. Pickering stated a joint municipality letter to the DOR is to be submitted next week and noted, if rejected by DOR to keep out of operating expenses, the Municipalities cannot move forward. If the DOR responds negatively the intent is to go to the State legislature. Pickering stated costs rise by $1.2 million/yr or $100,000 per month with delays. Pickering stated they have 3 options to lower costs on Edgerton building and a meeting to present is pending. Supervisor Thompson is concerned the $507,000/yr for 40 years is more than the Town of Fulton can afford. Thompson stated he has run some numbers and with 20-year loan, the annual amount due is more but the savings with lesser year loan would be about $5 million. Supervisor Sayre voiced concern regarding wants vs needs in the building process, Supervisor Comstock raised concern regarding staff salaries and future equipment needs if all monies go into new building. Chairman Farrington explained the voting process at the Fire District Board. Whole District (East and West) have 11 voting members and Western District (Town of Fulton District) has 5 voting members. Fulton gets one vote. Discussion ensued detailing how financing should be secured prior to any more voting, or monies spent on redesign. All Board members recite their support for Fire/EMS and the need to make improvements, but within a budget that does not bankrupt the municipalities. Appreciation to the Fire District Committee for looking at other options was noted by Supervisor Thompson.
6. Reports
   - Police: Submitted. Chief Kunkel reported 400 incidents, 85 citations, 41 warnings, 21 salvage inspections and two crashes in July. Rock County officer present. Resident requests patrol on HWY 51 by hill and Crystal Drive for speeders.
   - Fire/EMS-Submitted by Chief Pickering at meeting - Boat Patrol: lower traffic than normal -Tourism Commission: Marketing to target IL to enhance opportunities in the area. New grant program in 2026 which will be available 1/1/26 CKSD: running smooth. A Commissioner resigned -to be addressed later in agenda. - Water Utility: No report - Lake District: Audit complete, Annual meeting at Ft. Atkinson High School this weekend
7. Correspondence –Submitted and Clerk read aloud correspondence from ATV Club regarding payment and request for payment plan and from GFL acknowledging our garbage contract will end

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October 31, 2025 (was originally to end 12/31/25) and that GFL will not bill the Town the remainder of the contract. Both of which came in after the packet was released.

8. Due to Clerk (WMCA Annual Conference) training the Town Hall will be closed Thursday August 21, 2025. Deputy at WMCA Aug 19-22, Clerk at WMCA Aug 21-22 in La Crosse.
9. Annual Review of Conditional Use Permits:
   Pursuant to Sec. 425-4-3F (5) of the Zoning Ordinance the following conditional use permits will be reviewed: list submitted. PZ and TB reviewed spreadsheet. Clerk advised that Lee Swan, for Culver's sign did submit paperwork after packet was released and returned paperwork for continuance with CUP. Also noted was Mark Steward for Dicks Refrigeration returned paperwork that CUP was no longer needed. And, Mulders Dairy-James Thorp to allow Special Purpose District for the extraction of sand and gravel paperwork had not been received. **Motion** (Munz-Pritchard, Stange) to recommend approval of submitted CUPs to TB. Motion carried. **Motion** (Comstock, Thompson) to accept PZ recommendation and approve all CUP renewals submitted. The Town will hold open the review of Moulder Dairy Farms to allow Special Purpose District for the extraction of sand and gravel, pending paperwork submission. Motion carried.
10. Adjourn Planning & Zoning **Motion** (Munz-Pritchard, Stange) to adjourn PZ at 6:46 pm. Motion carried
11. Review/Action application of Sam & Mindy Bilhorn d/b/a Kosh Lake and Land, LLC 5611N Harvest Ridge Dr., Milton, WI. For short term rental located at 10966 N Gladys Drive E., Edgerton, WI. Application was reviewed and confirmed submission of all necessary paperwork by Board. **Motion** (Thompson, Sayre) to approve application of Sam & Mindy Bilhorn d/b/a Kosh Lake and Land, LLC 5611N Harvest Ridge Dr., Milton, WI. For short term rental located at 10966 N Gladys Drive E., Edgerton, WI. Motion carried.
12. Review/Action application of Curt Piazza d/b/a Windward Holdings, LLC 28722 N Washington Ave., Wauconda, IL. for short term rental located at 10482 N East Riverview Dr. Edgerton, WI. Application was reviewed and confirmed submission of all necessary paperwork by Board. **Motion** (Comstock, Hull) to approve application of Curt Piazza d/b/a Windward Holdings, LLC 28722 N Washington Ave., Wauconda, IL. for short term rental located at 10482 N East Riverview Dr. Edgerton, WI. Motion carried
13. Review/action application Mike Johnson of Tired Iron CC, 7241 N Eagle Rd., Janesville, WI. for large gather permit at the Thresheree, 51 E Cox Rd. Edgerton, WI on September 20, 2025 from 8am-11:30 pm for Atomic Rockabilly Meltdown Car Show. Board confirmed with Chief Kunkel that last year's event went off without issue and ran smooth. **Motion** (Hull, Thompson) to approve application from Mike Johnson of Tired Iron CC, 7241 N Eagle Rd., Janesville, WI. for large gather permit at the Thresheree, 51 E Cox Rd. Edgerton, WI on September 20, 2025 from 8am-11:30 pm for Atomic Rockabilly Meltdown Car Show. Motion carried.
14. Review/Action application Mike Johnson of Tired Iron CC, 7241 N Eagle Rd., Janesville, WI. for a temporary Class "B" beer license at the Thresheree, 51 E Cox Rd. Edgerton, WI on September 20, 2025 from 12pm-11pm for Atomic Rockabilly Meltdown Car Show. Board confirmed last year also had Class "B" license and ran without incident with Chief Kunkel. **Motion** (Hull, Thompson) to approve application from Mike Johnson of Tired Iron CC, 7241 N Eagle Rd., Janesville, WI. for a temporary Class "B" beer license at the Thresheree, 51 E Cox Rd. Edgerton, WI on September 20, 2025 from 12pm-11pm for Atomic Rockabilly Meltdown Car Show. Motion carried

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15. Review/Action: Nick Balis as floater for CKSD with term ending 2028. He is replacing Randy Langer and the extent of his term. Discussion ensued. Nick is owner of damParadise, and has other business ventures. Should be a great fit. **Motion** (Thompson, Comstock) to approve Nick Balis as floater for CKSD with term ending 2028. Motion carried
16. Review/Action on legal services agreement with Murphy Desmond S.C. Murphy Desmond handles the court cases for Town and renewal of contract to be considered. **Motion** (Hull, Thompson) to approve continuation of legal services agreement with Murphy Desmond S.C. Motion carried.
17. Review/Possible Action regarding Impact fees for Fire and Rescue for new home builds. Board discussed the potential for growth long term and future potential impact. The assessment required must be validated by an engineering firm. Town Engineer firm, MSA would be able to complete assessment as confirmed by Clerk Siclovan. Discussion of possible other municipalities who are considering same to share cost the engineering. **Motion** (Comstock, Hull) to approve Clerk to contact MSA for price quote of completing required assessment. Motion carried.
18. Pay bills/Sign checks/Approval of Voucher list & Financial Statements. Board reviewed voucher list and financial statements, and checks were signed. **Motion** (Thompson, Hull) to approve to Pay bills/Sign checks/Approval of Voucher list & Financial Statements. Motion carried.
19. Adjournment: **Motion** (Hull, Comstock) to adjourn TB at 7:07pm. Motion carried

Respectfully submitted by:
Laura Siclovan, Clerk/Treasurer

Minutes are considered unofficial until approved by the Town Board

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