

Town of Fulton Agenda
Tuesday, August 4, 2026 @ 6:00 PM
2738 W Fulton Center Dr. Edgerton, WI
Town Board Meeting

1. Call to Order
2. Confirmation of Meeting Notice
3. Approve Meeting Minutes of July 14, 2026
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
 - a. Police: submitted -Fire/EMS - Boat Patrol -Tourism Commission
 - b. CKSD - Water Utility - Lake District -Board Chairman
6. Correspondence –
7. Town Hall will be closed Aug 18-20 for WMCA Conference
8. Update on 4Town Joint Solar (**NOT a public hearing**): The entire project is over 100 MW, therefore, is under PSC (Public Service Commission) jurisdiction, NOT under the jurisdiction of the Towns. The project does not show up on the PSC website. It has not been assigned a file number. The Towns are working on agreements for the small scope in which they have input, such as: binding Joint Development Agreement-JDAs, Developer Contract w Builder, Road Repair Bonds, Local Routing Preferences, Vegetative Screening, Construction Traffic Management). A committee is in place with 2 representatives from each Town who is working on drafting above contracts, etc. There is an allocated project coordinator from Town of Dunkirk, Becky Dakin. Becky is charged with all agendas, notices and notes from all meetings. The committee is trying to find a central location (website, etc.) in which all information will be available. Once decided it will be noted publicly. *The Town of Fulton website (on main page) has been dedicated as the central information location, and information is under tab, “4 Town Joint Solar Project” *
9. Review/Approve annual renewal for Bright mobile home
10. Review/possible action Addendum to Stipulation of Facts, Assignment of Claims and Cooperation Agreement
11. Review draft Ordinance for Moratorium on Data Centers. If Board requests no changes-refer to Planning Commission for recommendation to TB and public hearing at next PZ/TB meeting.
12. 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
13. Pay bills/Sign checks/Approval of Voucher list & Financial Statements
14. Next month meeting: *Reminder ATV/UTV sunset clause will be on September 8, 2026 agenda*
15. Consideration of a motion to convene into Closed Session pursuant to WI State Statute Section 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employees over which the governmental body has jurisdiction or exercises responsibility. Re: Clerk/Treasurer, Deputy Clerk/Treasurer, -yearly reviews and salaries.
16. Reconvene into open session, announce any decisions made in closed session, or make any motions relating to the closed session.
17. 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.

Posted at: CKSD, Carl's Shell, Fulton Town Hall, & www.townoffulton.wi.gov on 7/30/2026

Town of Fulton Minutes
Tuesday, July 14, 2026 @ 6:00 PM
2738 W Fulton Center Dr. Edgerton, WI
Town Board Meeting

1. Call to Order-Chairman Farrington called the meeting to order at 6:00 pm. All TB members were present. Also in attendance was Chief Kunkel, Clerk Siclovan, Rep. Brown and 4 residents,
2. Confirmation of Meeting Notice -Clerk confirmed meeting noticed at CKSD, Carl's Shell, Fulton Store, TOF website and Hall on July 9, 2026
3. Approve Meeting Minutes of June 9, 2026 **Motion** (Comstock, Thompson) to approve meeting minutes of June 9, 2026. 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.* Laura Wollslair, 720 E Maple Beach Dr., Edgerton, WI asked the Board to consider allowing the keeping of chickens in RGS zoning and with a lowered requirement in lot size. Also suggested a lower flock size on the smaller parcels. Adam Pritchard, 8588 N Black Oak Drive, Edgerton, WI. voiced concern over the planned paving project on Black Oak Dr. and the longevity of roadway with application being used.
5. Reports
 - Police: Chief Kunkel reported 83 citations, 45 warnings and 3 crashes in June. Welcomed Officer Schronk to the Department on June 10, 2026. Officers Halverson, Reif, Schronk and Chief Kunkel worked the Rock Cty Pork Producers dinner at Thresherman's Park Fire/EMS -Chief Pickering emailed June report, copies made available at the meeting - Boat Patrol: Water low, not a lot of activity -Tourism Commission-meeting next week, will have report in August
 - CKSD: all is good - Water Utility: no report - Lake District: all is well -Board Chairman: Washington Rd project underway-barricades are up in spots. Full start in a week or two. Town paving has started, may be complete next week. Rock Road was low bid on the Newville Rd., multi municipal, paving project. MSA to review bids to confirm all requirements met for funding. \$1.75 million project amongst 4 municipalities, with 50/50 split funding. Having attorney look in to drafting an Ordinance for moratorium on Data Centers until further information is available.
6. Correspondence – AllPaid- We will be switching from ACI. ACI formerly no monthly fee-notice states will now be \$1995/mo. AllPaid has no monthly fees. (On-line payment hosts) Humane society reported no animal intakes for June
7. Clerk and Deputy Clerk will be attending the WMCA Conference-Town Hall Closed 8/18-8/20/26
8. Pay bills/Sign checks/Approval of Voucher list & Financial Statements-**Motion** (Comstock, Thompson) to pay bills/Sign checks/Approval of Voucher list & Financial Statements. Motion carried.
9. Next month meetings: Reminder-TB/PZ moved to 8/4/26 due to 8/11/26 Partisan Primary election
10. Adjournment **Motion** (Comstock, Hull) to adjourn at 6:18 pm. Motion carried

Respectfully Submitted
Laura Siclovan, Clerk/Treasurer

Application for Renewal of a Manufactured Home Park License

Name of Park: Bright Mobil Home park
Address of Park: 79B W. Co. Rd M.
Edgerton, WI 53534
Phone Number: 6089318643

- Has there been a change of ownership in the last year? If yes, attach details.
- Has the location and/or legal description of the park changed in the last year? If yes, attach details.
- Do you use the Township sewer disposal system or septic system? Yes or No (circle one)
Or if another option please specify. _____
- Who is your garbage hauler? John S
- Who supplies the water to the park? Owner's
- Does Alliant Energy/Rock Electric Co-op supply electricity and/or natural gas to the park? If not, explain. Yes or No (circle one)

Owner/Contact Person: Floyd / Dorothy Dornay
Date: 7-20-26
Address: 4020 N. Hall Rd
Whitewater WI
Phone: 6089318643
Email: doradornay 9822@gmail.com



RECEIVED
JUL 20 2026
TOWN OF FULTON

STATE OF WISCONSIN

CIRCUIT COURT

ROCK COUNTY

ROBERT D. PIFER and
BARBARA J. PIFER,

Plaintiffs,

and

TOWN OF FULTON,

Case No. 2025 CV 1560

Involuntary Plaintiff

Case Code No.: 30301

v.

JAMES L. OREN and
DOE 1,

Defendants.

**ADDENDUM TO STIPULATION OF FACTS, ASSIGNMENT OF CLAIMS,
AND COOPERATION AGREEMENT**

This Addendum to Stipulation of Facts, Assignment of Claims, and Cooperation Agreement ("Addendum") is entered into by and between the Town of Fulton, a Wisconsin town, municipal corporation, and body politic organized and existing under the laws of the State of Wisconsin ("Town"), and Robert D. Pifer and Barbara J. Pifer (collectively, the "Pifers").

RECITALS

A. On or about May 24, 2026, the Town and the Pifers entered into a Stipulation of Facts, Assignment of Claims, and Cooperation Agreement ("Original Agreement").

B. A true and correct copy of the Original Agreement, together with its exhibits, is attached to this Addendum as Exhibit A.

C. The parties intend this Addendum to supplement the Original Agreement without amending, modifying, superseding, replacing, withdrawing, or restating any term of the Original Agreement except to the limited extent expressly stated in this Addendum.

D. The Original Agreement assigned to the Pifers, to the fullest extent legally assignable, claims held by the Town arising out of the cutting, removal, or damaging of trees or vegetation within the Town's right-of-way, including the right-of-way of Ridgeway Drive, also referenced in pertinent communications as East Watts Springs Road.

E. Exhibit 7 to the Original Agreement is an email dated September 12, 2025, from Town Attorney Mark Schroeder to Michael Davis, counsel for James L. Oren ("Oren"). In pertinent part, the email states:

Related to this matter, a citizen spoke to the town board regarding actions being taken by Mr. Oren in relation to the right-of-way of E. Watts Springs Road. He stated that Mr. Oren approached him on September 5 and informed the citizen that he intended to remove 12 trees and expand the existing gravel surface an additional 4 feet on either side all within the E. Watts Springs Road right-of-way. Mr. Oren does not have the permission to take such actions from either the Town of Fulton nor from Rock County, which is involved due to the area being within jurisdiction of the shoreland zoning ordinance. It is requested that you inform Mr. Oren that he not take any further actions regarding the removal of trees within the road right-of-way, nor make any modifications to road without getting the appropriate permissions from the town and county.

F. The September 12, 2025, email therefore expressly advised Oren's counsel that Oren lacked permission both to remove trees within the right-of-way and to modify the road, including by expanding the existing gravel surface, without obtaining appropriate permission from the Town and Rock County.

G. When the parties entered into the Original Agreement, the Pifers did not seek an assignment of the Town's claims arising from unauthorized placement of gravel, roadway modification, grading, filling, excavation, obstruction, or other non-tree-related work within the right-of-way because the Pifers did not then possess information indicating that Oren or anyone acting on his behalf was engaging in such conduct.

H. Since execution of the Original Agreement, the Pifers have observed large deliveries of gravel at or near the Oren property. A photograph depicting one of those deliveries is attached as Exhibit B.

I. The Pifers have also observed several areas within the Ridgeway Drive right-of-way where gravel has recently been spread or placed. Photographs depicting those areas are attached as Exhibit C.

J. Based on the volume and location of the gravel deliveries and the recent placement of gravel within the right-of-way, the Pifers reasonably believe that Oren, persons acting on his behalf, and/or other presently unidentified persons or entities have placed or caused gravel to be placed within the right-of-way, and the Town has no information to suggest anyone other than Oren caused gravel to be placed within the right-of-way.

K. The Town and the Pifers desire to supplement the Original Agreement to address unauthorized placement of gravel and other unauthorized obstruction, excavation, filling, alteration, disturbance, or modification of the right-of-way.

NOW, THEREFORE, in consideration of the mutual promises and agreements stated below, the parties agree as follows:

1. Incorporation and Preservation of Original Agreement.

- 1.1. The recitals above are incorporated into this Addendum.
- 1.2. The Original Agreement remains in full force and effect.
- 1.3. Except for the additional assignment and related provisions expressly stated in this Addendum, nothing in this Addendum alters, withdraws, limits, supersedes, replaces, restates, or otherwise modifies any stipulation, assignment, representation, obligation, right, remedy, or other term contained in the Original Agreement.
- 1.4. This Addendum and the Original Agreement shall be construed together as complementary instruments.
- 1.5. In the event of a conflict between this Addendum and the Original Agreement, the Original Agreement shall control except solely with respect to the additional claims and remedies expressly assigned by this Addendum.
2. **Applicable Town Ordinances.** The Town and the Pifers acknowledge that certain provisions of Chapter 376 of the Town of Fulton Code of Ordinances state as follows.
 - 2.1. Section 376-4 — Obstructions or Excavations. No person shall cause, allow or permit any person to obstruct or excavate beyond the lot line of that person's land or within any public highway, road, street or alley right-of-way in the Town of Fulton without a permit issued by the Town Board of the Town of Fulton or its designee. The persons applying for the permit shall comply fully with §§ 66.0425 and 86.07, Wis. Stats., and this chapter. No permit shall be issued or reissued by the Town Board unless the person agrees to and fully complies with §§ 66.0425 and 86.07, Wis. Stats., and this chapter. The Town Board or its designee shall inspect the premises prior to issuance or reissuance of the permit. The Town of Fulton designates the Chief of Police as the highway authority to establish any rules and regulations regarding the conditions for the permit and compliance with the permit.
 - 2.2. Section 376-7 — Alteration of Grades. No person shall cause, allow or permit any person to alter the grade of any public highway, road, street or alley in the Town of Fulton without written approval by the Town Board of the Town of Fulton.
 - 2.3. Section 376-15 — Applicability. Every person, pursuant to §§ 348.05, 348.06, 348.07, 348.08, 348.09, 348.10, 348.16, 348.17, 348.25, 348.26, 348.27 and 349.16, Wis. Stats., and this article, in the Town of Fulton who operates on Town of Fulton roads any vehicle shall seek and obtain a weight permit from the Town of Fulton if such vehicle exceeds the maximum limitation of size, weight or projection of load by state law and this article. Every person, pursuant to §§ 66.0425 and 86.07, Wis. Stats., and this article, in the Town of Fulton who desires to make any obstruction, excavation or fill or install any culvert or make any alteration, including any Town road, or disturb in any manner any Town of Fulton road or bridge or any private property or public property beyond his or her lot line shall seek and obtain a road permit from the Town of Fulton. The permit fees shall be established by the Town Board of the Town of Fulton. The permits shall be issued for time certain, but, pursuant to § 66.0425, Wis. Stats., no Town of Fulton obstruction permit shall be issued for more than three months. The permits shall be issued by the Town Clerk/Treasurer of the Town of Fulton prior to any person commencing any travel on the

roads established with weight limits or prior to any person commencing any obstruction, excavation or alteration in the Town of Fulton beyond the lot line of any person or within the Town of Fulton.

- 2.4. Section 376-19 — Permit Required. (A) Permit to be obtained: No person, partnership or corporation or his or its agents or employees or contractors shall make or cause to be made any opening or excavation in any Town road within the Town of Fulton without a permit therefor from the Town Clerk/Treasurer. (B) Emergency excavation. In the event of an emergency excavation for the protection of property, life, health or safety, and as authorized in § [376-35](#), the application for the street opening permit must be filed with the Town Clerk-Treasurer within two regular business days of the excavation.
 - 2.5. Section 376-20 — Application for Permit. The application for a permit shall be in writing and signed by the applicant or his agent. The applicant shall submit to the Town Clerk/Treasurer, at the time the permit is applied for, sufficient information relating to the work to be done, including the general location and nature of the work and the method the applicant proposes to use in doing the work. The Town Clerk/Treasurer shall determine if sufficient information is submitted.
 - 2.6. Section 376-21 — Town Work Excluded. The provisions of this article shall not apply to excavation work under the direction of the Town or to contractors performing work under contract with the Town necessitating openings or excavations in Town roads.
 - 2.7. Section 376-24 — Town standards. All road work shall be performed in accordance with the current standard specifications for road openings specifically found in §§ 376-30 through 376-37. Any damage to grass-covered areas shall be restored to the condition prior to damage.
 - 2.8. Section 376-37 — Violations and Penalties. Any person who violates any provision of this article shall be subject to a forfeiture as provided in Chapter 1, § 1-4 and Chapter 20, Citations, of this Code. Each day a violation exists shall constitute a separate violation. In addition, the court costs and costs of prosecution shall be assessed for each violation
- 3. Town Confirmation Regarding Permits and Permission.**
- 3.1. As of the effective date of this Addendum, neither Oren nor any person or entity acting for, through, under, or on behalf of Oren has applied for or obtained from the Town any road permit, obstruction permit, excavation permit, written Town Board approval, or other authorization to:
 - 3.1.1. place or spread gravel within the Ridgeway Drive right-of-way;
 - 3.1.2. expand an existing gravel surface within the right-of-way;
 - 3.1.3. alter the grade of Ridgeway Drive;
 - 3.1.4. obstruct, excavate, fill, alter, disturb, improve, or modify Ridgeway Drive or its right-of-way; or

- 3.1.5. perform other road or right-of-way work described in Chapter 376.
- 3.2. The Town has not directed Oren or any person or entity acting for or on behalf of Oren to perform such work.
- 3.3. Oren and persons acting for or on his behalf are not contractors performing work under a contract with the Town.
- 3.4. The Town has not waived the permit or approval requirements applicable to the work described above.
- 3.5. Nothing in this Section constitutes a determination that any identified person performed the observed work. The purpose of this Section is to confirm the absence of a Town-issued permit, approval, direction, or contract authorizing the work.

4. Supplemental Assignment.

- 4.1. In addition to, and without limiting, the assignment contained in the Original Agreement, the Town hereby assigns, transfers, and conveys to the Pifers, to the fullest extent legally assignable, any and all civil claims, causes of action, rights, demands, and remedies the Town has or may have against anyone who is determined to have performed, directed, authorized, assisted with, paid for, or caused unauthorized work within the Ridgeway Drive right-of-way between September 1, 2025, and the present, arising out of or relating to any unauthorized obstruction, excavation, filling, placement or spreading of gravel, grading, alteration, disturbance, construction, improvement, repair, or modification of Ridgeway Drive or its right-of-way, including, but not limited to:
 - 4.1.1. Oren;
 - 4.1.2. any person or entity acting for, through, under, at the direction of, or on behalf of Oren; and
 - 4.1.3. any other person or entity later determined to have acted in concert with the persons named herein.
- 4.2. The supplemental assignment includes, to the fullest extent legally assignable:
 - 4.2.1. claims for trespass to Town property;
 - 4.2.2. claims for damage to Town property;
 - 4.2.3. claims for unauthorized alteration or disturbance of Town property;
 - 4.2.4. claims for restoration, remediation, removal, repair, and abatement costs;
 - 4.2.5. claims for compensatory damages, statutory damages, costs, disbursements, and other available monetary relief;
 - 4.2.6. claims for declaratory and injunctive relief;

- 4.2.7. claims seeking removal or abatement of unauthorized conditions;
 - 4.2.8. claims arising under Chapter 376 and other applicable Town ordinances, subject to the limitations in Section 6; and
 - 4.2.9. claims arising from violations of applicable Wisconsin statutes or common law.
- 4.3. The supplemental assignment applies to unauthorized work occurring before or after execution of the Original Agreement, whether presently known or later discovered, provided the work relates to Ridgeway Drive or its right-of-way.

5. Authority to Pursue Supplemental Claims.

5.1. The Pifers may pursue the supplemental claims:

- 5.1.1. in the pending action involving Oren and other responsible persons or entities, through an amended or supplemental pleading if permitted by the Court;
- 5.1.2. in a separate action if the Court does not permit the supplemental claims to be added to the pending action; or
- 5.1.3. through any other legally available proceeding.

5.2. The Pifers may pursue the supplemental claims in their names as assignees of the Town, or, if legally necessary, in the Town's name or with the Town joined as a nominal party.

5.3. The Pifers shall have the authority, subject to the limitations of this Addendum, to investigate, prosecute, try, settle, appeal, compromise, dismiss, or otherwise resolve the supplemental claims.

5.4. If a court determines that a particular claim or remedy may be pursued only in the Town's name, the Town agrees, subject to applicable law, to permit the Pifers to prosecute that claim in the Town's name at the Pifers' expense and through counsel acceptable to the Town, with the Town retaining control over any exercise of non-assignable governmental authority.

5.5. The Town shall provide reasonable cooperation consistent with the Original Agreement, including authentication of Town records, confirmation of the absence of permits, and testimony regarding the Town's permitting requirements.

6. Limits on Assignment and Ordinance Enforcement.

6.1. Nothing in this Addendum assigns or delegates the Town's legislative authority, police powers, regulatory discretion, prosecutorial discretion, citation authority, permitting authority, or other governmental power that is non-assignable as a matter of law.

6.2. The Pifers are not authorized by this Addendum to:

- 6.2.1. issue a municipal citation;

- 6.2.2. grant, deny, condition, suspend, or revoke a permit;
 - 6.2.3. exercise the Town's inspection or regulatory authority;
 - 6.2.4. collect a municipal forfeiture in their own names; or
 - 6.2.5. bind the Town concerning a future permit application.
- 6.3. Any action seeking a municipal forfeiture for violation of a Town ordinance shall be brought in the Town's name as required by applicable Wisconsin law, and any forfeiture recovered shall be paid to the Town.
- 6.4. To the extent legally permitted and separately authorized by the Town, the Pifers may bear the expense of prosecuting an ordinance-forfeiture action in the Town's name. Nothing in this Addendum itself constitutes the appointment of the Pifers or their counsel as municipal prosecutors or citation officers.
- 6.5. The limitations in this Section do not prevent the Pifers from relying on ordinance violations as:
- 6.5.1. evidence that the conduct was unauthorized or unlawful;
 - 6.5.2. a basis for declaratory or injunctive relief;
 - 6.5.3. a basis for abatement or restoration;
 - 6.5.4. evidence supporting common-law or statutory civil claims; or
 - 6.5.5. grounds for requesting that the Town exercise its retained enforcement authority.

7. Town's Retained Permitting Authority.

- 7.1. The Town retains the sole and continuing authority to receive, review, investigate, approve, condition, deny, suspend, or revoke any application for a permit or approval relating to Ridgeway Drive or its right-of-way.
- 7.2. Nothing in the Original Agreement or this Addendum:
- 7.2.1. prejudices any future permit application;
 - 7.2.2. requires the Town to grant or deny any permit;
 - 7.2.3. restricts the Town's discretion under its ordinances and applicable law;
 - 7.2.4. prevents the Town from imposing conditions on any permit;
 - 7.2.5. authorizes the Pifers to act on the Town's behalf in connection with permitting decisions; or

- 7.2.6. prevents the Town from independently investigating or enforcing any ordinance violation.
- 7.3. If the Town later issues a permit or approval for future work, that permit or approval shall not retroactively authorize, excuse, release, or ratify work performed before the effective date of the permit unless the Town expressly states otherwise in writing.
- 7.4. Nothing in this Addendum limits the Pifers' right to challenge the validity, interpretation, or effect of a future permit to the extent otherwise permitted by law.
8. **No Release of Responsible Persons.** Nothing in this Addendum releases Oren or any other person or entity from liability arising from unauthorized work within the right-of-way.
9. **Board Approval and Effective Date.**
- 9.1. This Addendum is contingent upon approval by the Town Board at a duly noticed meeting.
- 9.2. This Addendum shall become effective upon Town Board approval and execution by all parties.
10. **Entire Supplemental Agreement.** This Addendum constitutes the parties' entire supplemental agreement regarding the additional subject matter addressed herein. Except as expressly supplemented by this Addendum, the Original Agreement remains unchanged and fully enforceable.
11. **Counterparts and Electronic Signatures.** This Addendum may be executed in counterparts, each of which shall be deemed an original. Electronic and PDF signatures shall be treated as originals.
12. **Authority to Execute.** Each individual executing this Addendum on behalf of the Town or the Pifers represents and warrants that he or she is duly authorized to execute and deliver this Addendum on behalf of the party for whom he or she signs and to bind such party to its terms.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURES FOLLOW ON THE NEXT PAGE**

TOWN OF FULTON

Dated: _____

By: _____
Name: _____
Title: _____

DILLON | GRUBE

Dated: _____

Electronically signed by

/s/Duffy Dillon

Duffy Dillon [1036112]

Katharine M. Grafft [1116124]

DILLON GRUBE, LLC

Attorneys for Plaintiffs

Mailing address:

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Janesville, WI, 53545

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kgrafft@dillongrubelaw.com

ORDINANCE NO. 2026 - _____

**AN ORDINANCE ESTABLISHING A MORATORIUM
ON DATA CENTERS WITHIN THE TOWN OF FULTON**

WHEREAS, the Town of Fulton's existing Zoning Code does not contain use classifications, siting criteria, operational standards, or infrastructure requirements for data center development; and

WHEREAS, the Town Board of the Town of Fulton recognizes that data centers represent a rapidly evolving land use with the potential to significantly impact water and electrical systems, land use patterns, environmental resources, road systems and other public resources and services; and

WHEREAS, the Town Board of the Town of Fulton has received input from the community regarding concerns about the potential impact of data centers on noise, air quality, water quality, sufficiency of water, community character, and other factors affecting public health, safety, and welfare; and

WHEREAS, the Town Board of the Town of Fulton acknowledges the ongoing community debate surrounding data centers; and

WHEREAS, a moratorium on data centers would allow the Town of Fulton to explore, analyze, research and evaluate the potential environmental, economic, health and safety impacts of data centers and determine whether amendments to the Town's zoning code, comprehensive plan, or other Town regulations may be warranted; and

WHEREAS, the Town Board of the Town of Fulton believes it is appropriate to impose a temporary moratorium on the development of data centers.

NOW, THEREFORE, the Town Board of the Town of Fulton hereby ordains as follows:

Section I: Definition

"Data Center" means a facility, building, campus, or portion thereof primarily used for the storage, processing, management, transmission, or hosting of digital data, servers, cloud computing systems, artificial intelligence computing systems, or network infrastructure, together with all associated components, including but not limited to cooling systems, backup generators and utility infrastructure, and accessory uses necessary to monitor and manage sustained operations of the Data Center. "Data Center" shall not include ordinary office computer systems, telecommunications equipment serving a principal permitted use, or customer business server rooms accessory to another permitted use.

Section II: Moratorium

A. Notwithstanding any other provision of the Town of Fulton Code of Ordinances, there shall be a moratorium on the acceptance, processing, and approval of any application for development of a data center, including applications for rezoning approvals for Data Centers as a principal and primary use, along with a moratorium on the issuance of permits, licenses, conditional use permits, or other development approvals for data center developments within the Town of Fulton.

B. The purpose of the moratorium is to allow the Town of Fulton to research the possible impacts of data centers, to develop consistent zoning and regulatory standards to be applied to data centers in the Town, and to allow the Town Plan

Commission to conduct hearings and make recommendations to the Town Board regarding amendment to the Town of Fulton Zoning Ordinances along with consideration and adoption of any amendments to the Town's comprehensive plan and any other applicable Town regulations with respect to data centers

C. The moratorium shall be in effect for a period of 12 months from the date this ordinance is published or until the Town Board amends or rescinds this ordinance prior to its expiration.

D. The Town Board may extend the moratorium by subsequent action should additional time be determined necessary to complete the review process and implement appropriate regulations.

E. The moratorium enacted hereunder is not intended to be, and does not constitute a "development moratorium" as that term is defined in Wis. Stat § 66.1002(1)(b).

Section III: This Ordinance will take effect and be in force after passage and publication as required by law.

Approved by the Town Board of the Town of Fulton this _____ day of _____, 2026.

TOWN OF FULTON

By: _____
Scott Farrington, Chair

ATTEST

By: _____
Laura Siclovan, Clerk/Treasurer

Date Passed: _____
Date Published: _____
Date Posted: _____

Parcel #	Name	Address for CUP	Mailing Address (if different)	Date Cup Issued	Comments	Current Zoning	Still Need CUP	Date Cup Renewed
6-6-329	New Radio Group (NRG) Media, LLC. Magnum Communications	Michael Galhagen-414-331-3988 Farm returned by Chris Tarr 8690 Hurd Rd.	PO Box 400, Portage, WI 53901	11/10/98 & revised 11/10/04	radio tower. Chris Tarr <chris@magnum-media.com>@chonus.net/EMAILED	A-G	yes	
6-6-23.3.1	Boyles	11433 N Kenlyn Rd. (608) 201-11433 N Kenlyn Rd.	11714 N Eastman	5/12/05-Kennel	issued for a boarding kennel to allow additional storage building to the property- the property is zoned M1- (mini-warehouse)	I-L		
6-6-23.3.2A1	Boyer	371 Hennepin Ln.	11714 N Eastman Edgerton	5/12/2005		C-H		
6-6-353	Mulder Dairy Farms % James Thoop	970 E. Cly Rd. M. Edgerton Hwy 59	PO Box 2000, Janesville WI 53547-2000	5/29/1995	to allow Special Purpose District for the extracation of sand and gravel	S-U		
6-6-23.2C	Karl	807 E Harbor Rd	383 E Samuelson Dr	5/22/1997	construction of a tree standing telecommunications tower on premise ground sign in CHI. 425.3-2(L) gqunet@theharboratnewville.com	R-RS	yes	
6-6-107.1	Harbor Holdings LLC	807 E Harbor Rd	807 E Harbor Rd. Milton EMAILED	12/10/98(42)	ground signs.	R-L	yes	
6-6-110.02	Newville Mobil - Manjil	581 E Richardson Springs Rd., Edgerton (608) 884-9310	581 E Richardson Springs Rd. msjil11@hotmail.com	12/10/98(42)	issued 12/10/98 for two on -premise ground signs in CHI zoning. Additional CUP ground signs.	C-H		
6-6-145 & 6-6-146	Silva	108 Hurd Road, Edgerton Hwy 51	348 US 14, Janesville, WI 53546	10/8/1998 amended Jan 2012	issued 6/14/01 to put a 50' Mobil sign on the property at the Newville Mobil, 425.3-2(L)	S-U	yes	
6-6-18	M.R. Olson Acres LLC		34 Hwy 51 N., Edgerton	10/14/1999	Special Purpose District for sand and gravel extraction. CUP conditions are: Meet NR 135 Reclamation code. Bonding to be for \$125,000 to Rock Co.; Hours of Operation M-Sat. 5 am-9pm, if they work at night, must contact Town 2 weeks prior. No crushing at night, meet the fencing requirement in old 425-44d(7)(e). Additional Condition added 9/14/21: that they are in compliance with all applicable state and federal rules, which are governed by Dept. of Safety and Professional Service (DPS)	A-G		
6-6-50.1, 6-6-50.2, 6-6-50.4 and portion of 6-6-50 (new piece of land purchased from Oberdicks- no parcel # yet)	Morrison	Bill	6307 STH 59 W, Edgerton	11/9/2000	CUP for auto salvage yard while following conditions for the CUP- An 8' fence is placed along the road and that a 100' of fencing be put up along the east side of said property and after 100' of fencing the east side be screened with vegetation of at least 5' to 6' in height. If said property is sold, an access road shall be provided to Hwy. 59	6-6-50.1 R-RS, 50.2 S-U, 50.4 R-RL	yes	
6-6-380	Farrington	Scott	8665 N CTH F, Edgerton	10/10/2002	to allow US Cellular to erect a wireless communication tower 180' tall plus either a radio cabinet or a 12x20 radio shelter. Undersliffed use permit to all the sale of used vehicles, trucks, SUV's and accessories in M1 zoning. Conditions set on permit: 25 vehicle limit (old address was 607 E State Rd 59, previous owner was M. Bittick)	A-E	yes	
6-6-23.3C	Mellon	Kyle	11323 N Kenlyn Rd, Edgerton	10/10/2002		I-L		
6-6-7.2A2	Mellon LLC	Kyle	11323 N Kenlyn Rd oldie Carl's Shop-EMAILED	8/9/2001	single pole, single face advertising sign (off premise) 300 sq. feet, 425.3-2(L)(8)	I-L	yes	
6-6-291, 6-6-298.4, 6-6-298.3, 6-6-298.2, 6-6-298.1, 6-6-298	Stevan	Bernadine Miller	6001 W. Cly M. Edgerton	11/19/2003	to allow for a 70' pole and a 10x to sign on property	C-H		
6-6-110.01	Swan	Lae	571 E Richardson Springs Rd (6	8/12/2008	to allow for a shooting preserve and dog boarding (limit 12 dogs). Several conditions placed on the CUP, see original CUP application for conditions	C-H	yes	
6-6-392.5	Long, Sharon	Michael	7812 Longview Ct, Edgerton	9/9/2004	to allow 70' on premise sign for Culver's restaurant and a 30' off premise sign for the Culver's restaurant with the conditions that Mellon be the owner of the property, that the conditions by the County be met and if a variance is not granted to Rock River Marina, a second business will be able to advertise off of this off premise sign	R-RL	yes	
6-6-87.01	Rock Materials	EMAILED	5189 Aurora Road, Hartford, WI 53027	8/12/2008	to allow a dog grooming business at home. Added on 5/12/09 dog boarding for a total of 12 dogs combined (owned & boarded)	S-U	yes	
6-6-23.1	Rock County	EMAILED	3715 Newville Rd., Duane Jorgensen@co.rock.wi.us	8/12/2008	to allow a wireless communications tower on a 100'x100' section which was rezoned to M1	I-L	yes	
6-6-114	Hidden Valley Campground	Jim Kersten	877 E State Rd. 59	original campground grandfathered, opened prior to zoning ord. HOWEVER amended on 9/11/12 which requires review FOR SALES OF TRAILERS	travel trailer park/campground opened before zoning. CUP for RV sales, with the condition there be no visible trailers/sales from Hwy. 59	C-R	yes	
6-6-36D	Eckert	Wm. & M	2004 W Manogue Rd., Janesville	8/10/2010 & 9/10/10	Whimpy- wmeckert@gmail.com	A-G	yes	
6-6-4A	Boyes	Kent	11714 N Eastman Rd	11/12/2013	Kennel & semi truck storage box	R-RL	yes	
6-6-6.2	Fox LLC		11301 N Goode Rd	11/12/2013	to allow storage warehouse per Ordinance # 425-36C(3)	C-H	yes	
6-6-10.1A & 6-6-10.2	Hillside Terrace Mobile Home Park (608) 289-2403		11026, 11028, 11030, 11032, 11034, 11036 N Hillside Rd. (Storage bldg- 11038 N Hillside)	7/11/2017	relocated to SU for lot combination. CUP for mobile home park. (Variance granted on 7/12/17 for lesser lot size of 1.26 acres, and also near yard setback for 11038 N Hillside of 5')	S-U	yes	

6-6-126.2 Conway Eric B Mony 9441 N Pine Rd, Milton, WI 53563

5/12/2026

RIS

Yes

1. No more than 10 dogs/cats shall be kept on the property at any one time. For the purposes of this condition, "dogs/cats" refers to animals six months of age or older, consistent with the Town Code definition of a kennel. 2. The kennel operation shall be limited to the raising, confinement, and keeping of dogs for the purposes of sale, boarding, breeding, or training only, consistent with the Town Code definition of a kennel. 3. Upon sale or transfer of the property, the CUP shall be subject to review by the Planning and Zoning Commission prior to consummation of the kennel use by any new owner. 4. The operation shall not create noise, odor, or other nuisances detectable beyond the property line that would unreasonably disturb adjacent property owners. All animals shall be housed indoors between the hours of 10:00 pm and 7:00 am. 5. No commercial signage advertising the kennel shall be visible from the public right-of-way. Customer visits shall be limited to pre-scheduled appointments only, with no more than 2 customer vehicles on-site at any one time, so as not to generate noticeable traffic impacts. Consider existing sign as pre-existing non-conforming.

Not Renewed

6-6-23.3.2A	Steward Mark	Richard Batly	348 E Hennemey Ln, Edge	Dick's Refrigeration (808) 884-3338 347 E Hennemey	1/9/2003	CUP to allow for storage units in CH zoning. Conditions: no outside storage; no building which produces wastewater to be erected on newly created lots until public sewer is available.	CH		Per return 8/2025- no longer need
NON CONFORMING (previously had CUP's)									

6-6-1032	Alberwin	Allen	Village of Fulton	9109 N County Rd. H	Aug. 93	for an auto and farm equipment service in a B-1 district	R-SS	no-letter mailed
6-6-33	Hazeltine	Doug	Dallman Rd.	11499 N Dallman Rd.	2/9/1995	issued to allow existing outbuildings to be used as storage rental units	A-E	no-letter mailed
6-6-5.2	Eastman	Doug	Eastman Road	11759 N Eastman Rd.	4/13/1995	Split off farm buildings. CUP to remain A1, but to conform to regulations set in A3	R-SS	no-letter mailed
6-6-386	Saxe	Tom	Pomeroey Rd.	5911 W Pomeroey Road	11/14/1996	for a semi trailer box on A1 zoning for the storage of tools and garden equipment	A-E	no-letter mailed
6-6-128A	CKSD	Rick/Pygg	Parcel across from 9712 N Kiddle Rd.	3128 E Ellendale Rd.	4/12/2001	to keep a semi box trailer on said property for the purpose of providing shelter for horses	A-E	no-letter mailed
6-6-361.11	Gael	Y	13 E Curtharpen	11 E Curtharpen	11/8/2001	to operate a family day care with no more than 18 children at one time	R-SS	no-letter mailed
6-6-76.1	Conillard	Cal	7138 Kiddle Rd.	3672 Ridge Road Deerfield	6/13/2002	to build an addition to previously approved UP use for Compares Inc. (M1 zoning Section 30b)(c)	L-1	no-letter mailed
6-6-358.3	Becker	Doris	9854 Kiddle Rd.	9854 Kiddle Road	4/9/1998	business in home	R-SS	no-letter mailed
6-6-358.2	Rick Co. Electric	Susan	8208 Hwy H	8208 Hwy H	5/13/1999	issued for auto repair shop in R1 zoning	R-SS	no-letter mailed
6-6-303.1	Thompson	Rick	536 E CTH M	536 E CTH M	late 1980-early 1970's	non-metallic mining - gravel pit	S-U	no-letter mailed
6-6-349	Frank Income Trust	Jill	7811 Consolidated School Rd.	7811 Consolidated School Rd.	4/13/2000	for three accessory buildings in A3 zoning	R-RL	no-letter mailed
6-6-369.1B	Lee	Ryan	11316 N Washington Rd.	11316 N Washington Rd.	Per ord. 425-52, 1	to allow farm dwellings and related farm structures to be separated from the farm plot prox R-RL		no-letter mailed
6-6-415	Mass	Charles	4121 W Miles Rd.	4121 W Miles Rd.	10/9/2007	adding an additional storage bldg.	R-RL	no-letter mailed
6-6-421.1	Rick County		327 N Sherman Rd.	327 N Sherman Rd.	9/7/8	split down storage shed (storage warehouse - permitted use)	L-1	no-letter mailed
6-6-101.1A	Geithy's Campground		10957 N Glucks Dr.	10957 N Glucks Dr.	grandfathered	to allow a travel trailer park/campground	C-R	no-letter mailed
6-6-365.1	Cunningham	Roger	7319 Hwy. 51	7319 Hwy. 51	9/8/2009	to allow more than 2 permitted accessory buildings.	R-RL	no-letter mailed
6-6-373.1	Amundson	Roger	3563 W Stone Farm Rd.	3563 W Stone Farm Rd.	Per ord. 425-52	split off house and lot for son of owner. (4.8 acres) remain A-1 zoning conform to all regulations set forth in A-3	R-RL	no-letter mailed
6-6-70.2	Becker	George	10411 N Dallman Rd.	10411 N Dallman Rd.	5/11/2010	to allow a home occupation of woodworking	R-SS	no-letter mailed
6-6-371.2A	Nass	Phillip	3562 W Stone Farm Rd.	3562 W Stone Farm Rd.	Per ord. 425-52	split off 3.1 acres including existing bldgs. From a 20 acre parcel remain A-2 zoning	R-RL	no-letter mailed
6-6-42	Rowley	Charles	11817 Washington Rd.	11777 Lundie Cir. Stoughton, WI 53589	4/10/2012	allow to build an ac. Accessory building in C-3 District	A-E	no-letter mailed
6-6-422.3	Thompson	Glen	3129 W Cox Rd.	3129 W Cox Rd.	10/9/2012	allow more than 2 permitted accessory buildings (already existing bldgs. due to land division)	R-RL	no-letter mailed
6-6-27	Olson	Marlin	4205 N CTH N	4205 N CTH N	Per ord. 425-52 no need to review/renew; issued 2/12/2013	separating existing farm dwellings and related farm structures. CUP - A1 to conform to A3	R-RL	no-letter mailed