Town of Fulton Agenda
Tuesday, September 8, 2026 @ 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 August 4, 2026 TB. And minutes of June 9, 2026 PZ (did not call to order July/Aug 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
   - Police: submitted -Fire/EMS - Boat Patrol -Tourism Commission
   - CKSD - Water Utility - Lake District -Board Chairman
6. Correspondence – Johns Disposal .75 cent increase for 2027, GEC report
7. Discuss/Action by PZ for application of Robert Fischbeck, 8531 N Stone Farm Rd., Edgerton, WI for a lot combination with CSM, of tax parcels 012 17809 and 012 17810, SW ¼ of NW 1/4, Section 20, Town of Fulton to combine two adjacent water lots into one parcel. No zoning change requested.
8. Discuss/possible recommendation to TB Re: Ordinance 2026-01 An Ordinance Establishing a Moratorium on Data Centers within the Town of Fulton
   A) Public Hearing Ordinance 2026-01
   B) Discussion/Action by PZ (recommendation for TB) Ordinance 2026-01
   C) Discussion/Action by TB Ordinance 2026-01
9. Discuss/Action re: Resolution 2026-04 Re: amendment to the Town of Fulton Comprehensive Plan 2040.
   A.) Public Hearing-Comp Plan amendment; Resolution 2026-04
   B.) Discussion/Action by PZ (recommendation for TB) Resolution 2026-04- Conditioned on approval of #10
   C.) Discussion/Action by TB Resolution 2026-04

   A.) Public Hearing-Rezone; Ordinance 2026-02-an Ordinance to amend the Town of Fulton Comprehensive Plan
   B.) Discussion/Action by PZ (recommendation for TB) Ordinance 2026-02-Conditioned on approval of #10
   C.) Discussion/Action by TB Ordinance 2025-02
10. Discuss/action re application of Josh Biddick, 1135 Summerhill Dr. Janesville, WI 53546, representing Crazy Acres, LLC, 720 Hillside Rd., Edgerton, WI 53534 for a land division of parcel 6-6-319, NE ¼ of SW ¼, Section 21, CTH F, Edgerton, WI. Applicant is seeking to re-zone new parcel from A-E to RRL with a land division of 4.41 acres from the 120-acre parent parcel. Parent parcel will remain A-E and is part of the Base Farm Tracts (#54) which has 5 of allowable 5 splits available. Rezone Ordinance 2026-03
    A.) Public Hearing-Land division and Rezone Ordinance 2026-03
    B.) Discussion/Action by PZ (recommendation to TB) Land division and Rezone Ordinance 2026-03
    C.) Discussion/Action by TB Land Division and Rezone Ordinance 2026-03
11. Discuss/Action re Annual CUP reviews of late submissions-list submitted
12. Adjourn Planning & Zoning
13. Discuss/Action re application for large gather permit from Tired Iron CC, Mike Johnson, 7241 N Eagle Rd. Janesville, WI 53548 for Rock A Billy Bash at Thresheree, 51 E Cox Rd. Edgerton, WI 53534 on 10/3/26 from Noon to 11:30 pm.

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 8/5/26, 8/24/26, 9/3/26

Published: Edgerton Reporter on 7/22/26, 7/29/26, 8/20/26, 8/27/26

Town of Fulton Agenda
Tuesday, September 8, 2026 @ 6:00 PM
2738 W Fulton Center Dr. Edgerton, WI
Joint Planning & Zoning Comm. & Town Board Meeting

14. Discuss/Action re application for a Temporary Class "B" liquor license, Tired Iron CC, Mike Johnson. 7241 N Eagle Rd. Janesville, WI 53548 for Tired Iron Rockabilly Bash at Thresheree, 51 E Cox Rd., Edgerton, WI 53534 on October 3, 2026.
15. Review/Action (Renewal)Application for alcohol beverage operator's license for Patrick Allen
16. Set Special town elector meeting for purposes of having electors approve the levy. Roll Call Vote:
17. Discuss/Action Re Petition for Annexation to FKSD Sanitary District No. 2, Town of Fulton by Joop LLC, 2886 Waubesa Ave., Madison, WI 53711, Joseph VanRuyven, for parcel 6-6-925, Section 21, Town of Fulton
    A.) Public Hearing
    B). Decision/Action by Town Board for petition for Joop, LLC (6-6-925) to annex into Koshkonong Sanitary District No. 2 and the Decision and Order.
18. Consideration/Approval for (annual) Resolution 2026-02, a resolution authorizing a signatory municipality to exceed the levy limit for Lakeside Fire-Rescue. Roll Call Vote:
19. Discuss/Action Re CTV-100 application (Cigarette, Tobacco, and Electronic Vaping Device License Application) for Wisconsin Canna Crew, LLC, N4977 Popp Rd., Jefferson, WI 53549. dba Lake Wellness, 581 E Richardson Springs Rd. Edgerton, WI.
20. Discuss/Action Re CTV-102(Cigarette, Tobacco, and Electronic Vaping Device Appointment of Agent) for Scott Anderson, 1326 E Rd 9, Edgerton, WI 53534 as agent for Wisconsin Canna Crew LLC, dba Lake Wellness, 581 E Richardson Springs Rd. Edgerton, WI 53534
21. Review/Approve Joint Resolution of the Towns of Albion, Dunkirk, Fulton, and Porter-a Joint Resolution supporting Wisconsin Legislation providing Local approval of large-scale solar energy.
22. Review ATV Ordinance-Sunset Clause (Signs up and routes opened on August 19, 2025)
23. Review/Approve Washington Rd-PayApp1, PayApp2 and Change Order 1
24. Pay bills/Sign checks/Approval of Voucher list & Financial Statements
25. Next month meeting: Budget workshops 10/21, 10/28 5pm
26. 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 8/5/26, 8/24/26, 9/3/26

Published: Edgerton Reporter on 7/22/26, 7/29/26, 8/20/26, 8/27/26

Town of Fulton-Minutes
Tuesday, August 4, 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. All TB members were present (Sayre arriving at 6:10pm) Also in attendance was Clerk Siclovan and 3 residents.
2. Confirmation of Meeting Notice-Clerk confirmed posting at Carl's Shell, CKSD, Fulton Store, TOF website and Town Hall on 7/30/26.
3. Approve Meeting Minutes of July 14, 2026 **Motion** (Staff, Thompson) to approve Meeting Minutes of July 14, 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.* Geralyn Kettermann, 7611 N Tocoho Trail, Edgerton, WI. Wanted to know about any future plans the board had regarding data centers. Chairman directed her to agenda item #11.

5. Reports
    a. Police: Clerk read Chiefs submitted July report as follows: 84 citations, 63 warnings, no crashes, 1 parking citation and 22 salvage inspections. Officer Halversen and Chief Kunkel worked the Big Hat Rodeo at Thresherman's Park-all went smooth. Saturday crowd a little larger than Sunday. Officer Halversen worked the Tobacco Town Showdown Truck and Tractor pulls-no issues reported and was a good crowd. Officer Welch left the PD to go back to Wisconsin State Patrol. TBD if he will be able to work part time here. Officer Kowalski will be leaving the PD mid-August as he took a position with the Village of Lakewoods, IL PD. Unknown if he will be able to stay on part time. Chief is currently accepting applications for new hires position. -Fire/EMS: Chief Pickering present to address Board. Proud of district average response time of 6 min 48 seconds. Newville area had 32 incidents, Fulton 31 calls for service. 4 current employees enrolled in Paramedic training to start Mid-August. Chief also presented a Medicare paying for ambulance services sheet which outlined emergency vs non-emergency transport fees and write-offs. - Boat Patrol: No report -Tourism Commission: meet quarterly. A branding exercise costing $12k-funded by room tax, will be under way. Target areas Chicago, Milwaukee and Rockford. Over 20% tourism comes from Chicago area. Also use social media to promote area. Tourism commission, Edgerton Chamber and City of Edgerton involved. CKSD-no report. Water Utility-water main break issue potentially found. Water operator working on issues. - Lake District-Nothing new -Board Chairman: no report

6. Correspondence – None
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

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

main page) has been dedicated as the central information location, and information is under tab, "4 Town Joint Solar Project" * Potential future dates are August 19 and September 2 at 6:30. Locations have not been determined. 4Town Solar Committee will release confirmed dates, times and locations when available.

9. Review/Approve annual renewal for Bright mobile home **Motion** (Hull, Sayre) to approve annual renewal for Bright mobile home. Motion carried

10.Review/possible action Addendum to Stipulation of Facts, Assignment of Claims and Cooperation Agreement. Attorney for Pifer, Duffy Dylan, present to answer questions. Explained this is an addendum to an already approved stipulation to extend to include ROW improvement. **Motion** (Sayre, Thompson) to approve Addendum to Stipulation of Facts, Assignment of Claims and Cooperation Agreement. Motion carried

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. Thompson in favor of getting ahead of any future requests. No changes requested by Board - 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. Clerk reported Boyles, Mulder Dairy Farm and Tillman have not returned their paperwork. Newville Mobil, MR Olson Acres, Melton and Armstrong paperwork received after deadline. Verbal from Stolen CUP no longer needed, paperwork in the mail. **Motion** (Staff, Hull) to approve annual CUP permits, minus not submitted by deadline, hold those over for approval to next month meeting. Motion carried.

13. Pay bills/Sign checks/Approval of Voucher list & Financial Statements **Motion** (Staff, Thompson) to pay bills/Sign checks/Approval of Voucher list & Financial Statements. Motion carried.

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. **Motion** (Staff, Thompson) 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. Roll call vote: Farrington-aye, Hull-aye, Sayre-aye, Thomspon-aye, Staff-aye. Motion carried

16. Reconvene into open session, announce any decisions made in closed session, or make any motions relating to the closed session. **Motion** (Thompson, Hull) to reconvene into open session, announce any decisions made in closed session, or make any motions relating to the closed session. Roll Call Vote: Farrington-aye, Hull-aye, Sayre-aye, Thompson-aye, Staff-aye. Motion carried. Thompson noted salaries based on comparison to average wages. **Motion** (Thompson, Sayre) up salary of Clerk to $63,000 and Deputy/Clerk to $46,000 for 2027. Motion carried

17. Adjournment **Motion** (Staff, Hull) to adjourn at 7:49 pm. Motion carried

Respectfully Submitted by:
Laura Siclovan, Clerk/Treasurer

Town of Fulton Agenda
Tuesday, June 9, 2026 @ 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 Town Board members were in attendance. Planning zoning in attendance was Stange, Kendellen and Amundson, absent Munz-Pritchard and Sayre. Also present was Chief Kunkel, Clerk Siclovan and 7 residents.
2. Confirmation of Meeting Notice-Clerk confirmed postings at Carl's Shell, CKSD, Fulton Store, Town website and TOF Town Hall on 6/4/26. Published 5/28/26 in Edgerton Reporter.
3. Approve Meeting Minutes of May 12, 2026 **Motion** (Stange, Amundson) to approve PZ meeting minutes of 5/12/26. Motion carried. **Motion** (Hull, Staff) to approve TB minutes of 5/12/26. 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.* Matt McGuire, 3213 W CTH M, Edgerton, WI. Would like the Board to grant him an emergency declaration under State Statute 323 so he can stay in his trailer on his property. Board to take it under advisement and asked Clerk to reach out to counsel. Gary Luiting, 8219 N Stone Farm Rd., Edgerton, WI., reporting to Board poor condition of Stone Farm Rd. Chairman told Mr. Luiting that Stone Farm Rd is slotted this summer for a 2" lift. Luiting requested potholes be filled. Clerk will have DPW check out. Warren Randall, 6809 N Hwy 51, Edgerton WI. Received a letter from the Town regarding Mt. Olive Cemetery. Mr. Randall stated it wasn't illegally mowed; it was illegally not mowed.
5. Reports
   - Police: Chief Kunkel reported 65 citations issued, 36 warnings, no crashes and 22 vehicle inspections for May 2026. - Water Utility: No report - Boat Patrol: Boat in water & patrolling -Tourism Commission: meeting in July, no report. – CKSD: running smooth, new hire going well - Lake District: pleased with the control of water during the flood, and dam is working well Fire/EMS-Chief Pickering reported May 2026 2nd busiest month in history. Numbers are in the red and will remain there until monies recouped involving insurance companies. Stated attorneys have had promising conversations with DOR regarding new builds. Also showed comparisons of costs per person charges. Lakeside $76/person and closest comparison for fire charges was $162/person.
6. Correspondence – In packet: GEC May numbers, DPW May numbers and a letter from Jessica Feggestad.
7. Application for lot combination, Jonathan Lack, 9155 N Arrowhead Shores Rd. Edgerton, WI 53534-tax parcels 6-6-522 and 6-6-523. No zoning change was requested. Current zoning is RRS and application states will remain RRS. **Motion** (Staff, Stange) to approve application for lot combination, Jonathan Lack, 9155 N Arrowhead Shores Rd. Edgerton, WI 53534-tax parcels 6-6-522 and 6-6-523 on the condition that Rock County approves his requested variance. Motion carried.
8. Adjourn Planning & Zoning **Motion** (Staff, Stange) to adjourn PZ at 6:30 pm. Motion carried.
9. Consideration/Approval of Applications for New & Renewal of Liquor Licenses & Agents

"Class B" Combination Liquor & Beer

Kinnett's Anchor Inn, Inc. – 718 E Hwy. 59 – Agent John Kinnett
Jens Anchor LLC d/b/a The Showboat – 3516 W CTH M-Agent Jennifer Halverson
Yetti's – 11190 N Goede Rd.-Agent Adam Patterson
TBK of Newville, LLC d/b/a Wet Bottoms – 723 E Ellendale Rd. – Agent Brandon Kinnett
Tobacco City Enterprises LLC. d/b/a-The Fulton Store, 9413 N CTH H – Agent Erik Thompson

Class "A" Beer License

Dam Paradise – 3506 W CTH M-Agent Raquel Bratzke-Balis

"Class A" combination liquor & beer

Sunkor Inc d/b/a Carl's Shell – 11180 N Goede Rd.-Agent Aimee Rutz

PSR Gill, LLC d/b/a Newville Travel Center-581 E Richardson Springs Rd – Agent Manjit Singh. Clerk confirmed good standing of all liquor license requestees. **Motion** (Hull, Staff) to approve all liquor licenses and agents listed above. Motion carried.

9. Consideration/Approval of Applications for Renewal /New Operator's Licenses -List submitted Chief confirmed all on submitted list passed back ground checks. **Motion** (Staff, Thompson) to approve all applications for Renewal /New Operator's Licenses as submitted in packet. Motion carried.

11. Consideration/Approval of Applications for Renewal of Game and "Juke" box Licenses-List submitted **Motion** (Thompson, Hull) to approve all applications for Renewal of Game and "Juke" box Licenses on submitted list. Motion carried.

12. Consideration/Approval of Applications for renewal of cigarette licenses-List submitted. **Motion** (Thompson, Staff) to approve all renewal of smokes licenses as listed. Motion carried

13. Discuss/Action Application for large gathering permit-Rock River Thresheree, 51 E Cox Rd, Edgerton WI for Tobacco Town Showdown Tractor Pull, July 25, 2026 10am-10pm. Chief confirmed no previous issues. **Motion** (Hull, Thompson) to approve application for large gathering permit-Rock River Thresheree, 51 E Cox Rd, Edgerton WI for Tobacco Town Showdown Tractor Pull, July 25, 2026 10am-10pm. Motion carried

14. Discuss/Action application for temporary Class "B"/"Class B" retailers license-Rock River Thresheree, 51 E Cox Rd, Edgerton, WI. July 25, 2026 from 10am-10pm. **Motion** (Thompson, Staff) to approve application for temporary Class "B"/"Class B" retailers license-Rock River Thresheree, 51 E Cox Rd, Edgerton, WI. July 25, 2026 from 10am-10pm. Motion carried.

15. Discuss/Action large gathering permit, Rock River Thresheree, 51 E Cox Rd, Edgerton, WI from September 4-September 7, 2026 from 8 am- 5pm each day for Annual Labor Day Reunion. No previous complains confirmed by Chief. **Motion** (Sayre, Thompson) to approve large gathering permit, Rock River Thresheree, 51 E Cox Rd, Edgerton, WI from September 4-September 7, 2026 from 8 am- 5pm each day for Annual Labor Day Reunion. Motion carried.

16. Discuss/Action application for temporary Class "B"/"Class B" retailers license-Rock River Thresheree, 51 E Cox Rd, Edgerton, WI. July 17-18, 2026: 5pm-10pm and July 19, 2026 from noon-5:30pm for Great Western Pro Rodeo. **Motion** (Thompson, Staff) to approve application for temporary Class "B"/"Class B" retailers license-Rock River Thresheree, 51 E Cox Rd, Edgerton, WI. July 17-18, 2026: 5pm-10pm and July 19, 2026 from noon-5:30pm for Great Western Pro Rodeo. Motion carried.

17. Discuss/Approve **amended** large gather permit, Big Hat Rodeo, 16209 Green Rd. Harvard, IL 60033, at Thresheree for Big Hat Rodeo-amended dates July17- July 18, 2026 5pm-10pm-July 20, 2026 Noon-5:30pm (previously submitted and approved July 18-20) times remain same. Clerk explained Big Hat Rodeo submitted wrong dates on initial application, this is a correction to those dates. **Motion** (Sayre, Staff) to approve amended large gather permit, Big Hat Rodeo, 16209 Green Rd. Harvard, IL 60033, at Thresheree for Big Hat Rodeo-amended dates July17- July 18, 2026 5pm-10pm-July 20, 2026 Noon-5:30pm. Motion carried

18. Review/Approve Mobile Home Applications-Joane McGuire-Pirate's Cove, 8985 N First Street, Edgerton, WI and Douglas Sherman-Sherman Cove, 10936 N Hillside Rd. Edgerton, WI. Clerk and Chief confirmed good standing. **Motion** (Hull, Thompson) to approve Mobile Home Applications-

Joane McGuire-Pirate's Cove, 8985 N First Street, Edgerton, WI and Douglas Sherman-Sherman Cove, 10936 N Hillside Rd. Edgerton, WI. Motion carried

19. Review/possible action for new Short Term Rental Application of Nate Kalas, 2614 County Rd B, Stoughton, WI. For property address 8059 N Stone Farm Rd., Edgerton, WI parcel 6-6-1070.57 dba River House B&B. All necessary documents submitted. **Motion** (Thompson, Sayre) to approve Short Term Rental Application of Nate Kalas, 2614 County Rd B, Stoughton, WI. For property address 8059 N Stone Farm Rd., Edgerton, WI parcel 6-6-1070.57 dba River House B&B. Motion carried
20. Review/possible action for new(owner) Short term rental application of Eric Paczwa, 881 Katie Ln, Oregon, WI. For property address 10622 N Watts Springs Park Rd, Edgerton, WI parcel 6-6-1310, dba Koshkonong Vacations. Clerk explained this is a new owner, not STR-previous owner was also using as STR. **Motion** (Thompson, Hull) to approve short term rental application of Eric Paczwa, 881 Katie Ln, Oregon, WI. For property address 10622 N Watts Springs Park Rd, Edgerton, WI parcel 6-6-1310, dba Koshkonong Vacations. Motion carried.
21. Review/possible action for new Short Term Rental Application of Daniel & Lori Khoury, 187 Wellington Dr. Bloomington, IL 60108. For property address 9460 N Rock River Dr. Edgerton, WI., parcel 6-6-1135, dba Rock River Escape. All paperwork in order. **Motion** (Sayre, Thompson) to approve Short Term Rental Application of Daniel & Lori Khoury, 187 Wellington Dr. Bloomington, IL 60108. For property address 9460 N Rock River Dr. Edgerton, WI., parcel 6-6-1135, dba Rock River Escape. Motion carried.
22. Review/Approve Crack Filling Service proposal. Farrington presented proposal from his ride along. **Motion** (Sayre, Thompson) to approve Crack Filling Service proposal, not to exceed $24,999. Motion carried.
23. Approve reimbursement of garbage charges on tax bills for John Kinnett, 6-6-9.2.3, 6-6-9.2.6, 6-6-9.2.7-all are in the Newville Garage Condominium-maintains a dumpster. Clerk explained that Newville Garage Condominium supplies a dumpster and these charges are in error. Motion (Hull, Thompson) to approve reimbursement of garbage charges on tax bills for John Kinnett, 6-6-9.2.3, 6-6-9.2.6, 6-6-9.2.7. Motion carried.
24. Pay bills/Sign checks/Approval of Voucher list & Financial Statements **Motion** (Thompson, Staff) to pay bills/Sign checks/Approval of Voucher list & Financial Statements. Motion carried
25. Next month meetings: N/A
26. Adjournment: **Motion** (Thompson, Hull) to adjourn at 6:49 pm. Motion carried

Respectfully Submitted by:
Laura Siclovan Clerk/Treasurer

TOWN OF FULTON POLICE DEPARTMENT

MONTHLY REPORT

From 8/1/2026 To 8/31/2026

Type	Description	Event Address or Location	Count
ANM	ANIMAL COMPLAINT	8908 N MAIN ST	1
		Total for Above Incident:	**1**
AVR	ABANDONED VEHICLE	10007 N ELLENDALE RD	1
	ABANDONED VEHICLE	9901 N ELLENDALE RD	1
		Total for Above Incident:	**2**
BCK	BUSINESS CHECK	11180 N GOEDE RD	8
	BUSINESS CHECK	11190 N GOEDE RD	1
	BUSINESS CHECK	2004 W MANOGUE RD	1
	BUSINESS CHECK	279 E HEMENWAY LA	1
	BUSINESS CHECK	571 E RICHARDSON SPRINGS RD	1
	BUSINESS CHECK	581 E RICHARDSON SPRINGS RD	2
	BUSINESS CHECK	6307 W HY 59	1
	BUSINESS CHECK	723 E ELLENDALE RD	2
	BUSINESS CHECK	9413 N CTY TK H	1
		Total for Above Incident:	**18**
CD	CIVIL DISPUTE	607 E HY 59	1
		Total for Above Incident:	**1**
FAST	ASSIST FIRE OR EMS	409 E ELLENDALE RD	1
	ASSIST FIRE OR EMS	530 E ELLENDALE RD	1
	ASSIST FIRE OR EMS	60 E COX RD	1
	ASSIST FIRE OR EMS	755 E HARBOR RD	1
		Total for Above Incident:	**4**
FOL	FOLLOWUP	2738 W FULTON CENTER DR	1
	FOLLOWUP	N NEWVILLE RD / E MANOGUE RD	1
		Total for Above Incident:	**2**
HAR	HARASSMENT	487 E MALL CT	1
		Total for Above Incident:	**1**
HAZC	HAZARDOUS CONDITION	E FULTON ST / BROADWAY ST	1
	HAZARDOUS CONDITION	N CTY TK H / W GIBBS LAKE RD	1
	HAZARDOUS CONDITION	N HY 51 / E COX RD	1
	HAZARDOUS CONDITION	N KIDDER RD / E CTY TK M	1
		Total for Above Incident:	**4**
HR	HIT & RUN	9619 N BLACKHAWK DR	1
		Total for Above Incident:	**1**
LOUD	LOUD NOISE	9302 N RITCH CIR	1
		Total for Above Incident:	**1**
OJUR	ASSIST OTHER JURISDICTION	2150 E CARLY CT	1
	ASSIST OTHER JURISDICTION	607 E HY 59	1
	ASSIST OTHER JURISDICTION	707 BLAINE ST	1
	ASSIST OTHER JURISDICTION	BLANCHARD ST / N MAIN ST	1
	ASSIST OTHER JURISDICTION	E HY 59 / N SHERMAN RD	1
	ASSIST OTHER JURISDICTION	S MAIN ST / HAIN RD	1
		Total for Above Incident:	**6**
ORD	ORDINANCE VIOLATION	9403 N ARROWHEAD SHORES RD	2
	ORDINANCE VIOLATION	9689 N ARROWHEAD SHORES RD	1
		Total for Above Incident:	**3**
OWS	OUT WITH SUBJECT	9901 N ELLENDALE RD	1

TOWN OF FULTON POLICE DEPARTMENT

MONTHLY REPORT

From 8/1/2026 To 8/31/2026

Type	Description	Event Address or Location	Count
	OUT WITH SUBJECT	N NEWVILLE RD / E MANOGUE RD	1
		Total for Above Incident:	**2**
PWU	PUBLIC WORKS/UTILITY	7518 N CONSOLIDATED SCHOOL RD	1
		Total for Above Incident:	**1**
SECK	SECURITY CHECK	103 E MANOGUE RD	4
	SECURITY CHECK	11067 N GOEDE RD	7
	SECURITY CHECK	11102 N GOEDE RD	1
	SECURITY CHECK	11190 N GOEDE RD	1
	SECURITY CHECK	11228 N SHERMAN RD	1
	SECURITY CHECK	2004 W MANOGUE RD	2
	SECURITY CHECK	239 E MANOGUE RD	2
	SECURITY CHECK	279 E HEMENWAY LA	1
	SECURITY CHECK	328 E ELLENDALE RD	2
	SECURITY CHECK	3516 W CTY TK M	2
	SECURITY CHECK	3600 W CTY TK M	8
	SECURITY CHECK	3895 W RIVERSIDE DR	2
	SECURITY CHECK	51 E COX RD	5
	SECURITY CHECK	520 E RICHARDSON SPRINGS RD	1
	SECURITY CHECK	5229 W POMEROY RD	1
	SECURITY CHECK	530 E ELLENDALE RD	1
	SECURITY CHECK	5538 W HY 59	2
	SECURITY CHECK	571 E RICHARDSON SPRINGS RD	1
	SECURITY CHECK	6827 N CONSOLIDATED SCHOOL RD	3
	SECURITY CHECK	7812 N LONGVIEW CT	3
	SECURITY CHECK	807 E HARBOR RD	2
	SECURITY CHECK	8104 N CTY TK H	2
	SECURITY CHECK	872 E HY 59	2
	SECURITY CHECK	8901 N CTY TK F	2
	SECURITY CHECK	9209 N FULTON ST	6
	SECURITY CHECK	9413 N CTY TK H	2
	SECURITY CHECK	9536 N CTY TK H	6
	SECURITY CHECK	9901 N ELLENDALE RD	5
	SECURITY CHECK	9929 N ELLENDALE RD	2
		Total for Above Incident:	**79**
SPAS	SPECIAL ASSIGNMENT	3530 NEWVILLE RD	1
	SPECIAL ASSIGNMENT	N HILLSIDE RD / E MAPLE BEACH DR	1
	SPECIAL ASSIGNMENT	N KIDDER RD / E INDIAN LA	1
	SPECIAL ASSIGNMENT	N RIVER RD / W MILES RD	1
	SPECIAL ASSIGNMENT	W MILES RD / N RIVER RD	2
		Total for Above Incident:	**6**
STALLD	STALLED VEHICLE	5206 W CTY TK M	1
	STALLED VEHICLE	E CTY TK M / N KIDDER RD	1
	STALLED VEHICLE	N HY 51 / E CTY TK M	1
		Total for Above Incident:	**3**
SUSP	SUSPICIOUS	11180 N GOEDE RD	1
		Total for Above Incident:	**1**
T	TRAFFIC STOP	10000(BLK) N KIDDER RD	1

TOWN OF FULTON POLICE DEPARTMENT

MONTHLY REPORT

From 8/1/2026 To 8/31/2026

Type	Description	Event Address or Location	Count
	TRAFFIC STOP	10101 N KIDDER RD	1
	TRAFFIC STOP	10400 N KIDDER RD	1
	TRAFFIC STOP	16200 I 90 WB	1
	TRAFFIC STOP	16206 I 90 WB	2
	TRAFFIC STOP	3222 HUMES RD	1
	TRAFFIC STOP	381 E RIVERDALE DR	1
	TRAFFIC STOP	400 (BLK)E ELLENDALE RD	2
	TRAFFIC STOP	400 E ELLENDALE RD	1
	TRAFFIC STOP	507 E MANOGUE RD	1
	TRAFFIC STOP	530 E ELLENDALE RD	1
	TRAFFIC STOP	E COX RD / N HY 51	2
	TRAFFIC STOP	E CTY TK M / N HY 51	2
	TRAFFIC STOP	E CTY TK M / N KIDDER RD	1
	TRAFFIC STOP	E CTY TK M / N NEWVILLE RD	2
	TRAFFIC STOP	E ELLENDALE RD / N KIDDER RD	1
	TRAFFIC STOP	E HY 59 / E ELLENDALE RD	1
	TRAFFIC STOP	E HY 59 / E VINCENT RD	2
	TRAFFIC STOP	E HY 59 / I 90 EB	2
	TRAFFIC STOP	E HY 59 / I 90 WB	1
	TRAFFIC STOP	E HY 59 / N GOEDE RD	1
	TRAFFIC STOP	E HY 59 / N KENLYN RD	1
	TRAFFIC STOP	E HY 59 / N SHERMAN RD	1
	TRAFFIC STOP	I 90 EB / E HY 59	2
	TRAFFIC STOP	I 90 WB / E HY 59	7
	TRAFFIC STOP	N CTY TK H / W CTY TK M	1
	TRAFFIC STOP	N HILLSIDE RD / E HY 59	1
	TRAFFIC STOP	N HILLSIDE RD / E MALLWOOD DR	1
	TRAFFIC STOP	N HY 51 / E CTY TK M	1
	TRAFFIC STOP	N HY 51 / E DEER RUN PARK RD	1
	TRAFFIC STOP	N HY 51 / E HURD RD	1
	TRAFFIC STOP	N HY 51 / N ARROWHEAD SHORES RD	1
	TRAFFIC STOP	N HY 51 / N BLACK OAK DR	5
	TRAFFIC STOP	N HY 51 / N CONSOLIDATED SCHOOL RD	1
	TRAFFIC STOP	N HY 51 / N KIDDER RD	2
	TRAFFIC STOP	N HY 51 / W FULTON CENTER DR	2
	TRAFFIC STOP	N HY 51 / W INVERNESS DR	1
	TRAFFIC STOP	N HY 51 / W MANOGUE RD	1
	TRAFFIC STOP	N KIDDER RD / E ELLENDALE RD	2
	TRAFFIC STOP	N KIDDER RD / E INDIAN LA	3
	TRAFFIC STOP	N NEWVILLE RD / E ELLENDALE RD	2
		Total for Above Incident:	**65**
TC	TRAFFIC COMPLAINT	11148 N WASH RD	1
	TRAFFIC COMPLAINT	E HY 59 / E HARBOR RD	1
	TRAFFIC COMPLAINT	E JASON DR / N HILLSIDE RD	1
	TRAFFIC COMPLAINT	E MALLWOOD DR / N HILLSIDE RD	1
	TRAFFIC COMPLAINT	N HILLSIDE RD / E MASON DR	1
	TRAFFIC COMPLAINT	N HY 51 / E RUSSELL RD	1

TOWN OF FULTON POLICE DEPARTMENT

MONTHLY REPORT

From 8/1/2026 To 8/31/2026

Type	Description	Event Address or Location	Count
	TRAFFIC COMPLAINT	N HY 51 / N BLACK OAK DR	1
	TRAFFIC COMPLAINT	W ABERDEEN DR / N ST ANDREWS DR	1
		Total for Above Incident:	**8**
WELF	WELFARE CHECK	11448 N GOEDE RD	1
	WELFARE CHECK	5564 W RIVER OAKS RD	1
		Total for Above Incident:	**2**
		Total Incidents:	**211**

CITATIONS ISSUED: 48
WARNINGS ISSUED: 22
CRASHES: 3
SALVAGE INSPECTIONS: 0

DEPARTMENT ACTIVITY:
OFFICER KOWALSKI HAS LEFT TFPD TO START HIS NEW POSITION WITH LAKEWOODS, ILL.
WE WISH HIM WELL ON HIS DEPARTMENT.
OFFICER HALVORSEN AND SHROCK ATTENDED NATIONAL NIGHT OUT IN EDGERTON
WHICH WAS WELL ATTENDED

Correspondence

JOHNS
DISPOSAL SERVICE, INC.

P.O. BOX 329
WHITEWATER, WI 53190
262-473-4700 • Fax: 262-473-6775
www.johnsdisposal.com
email: office@johnsdisposal.com

August 26, 2026

The Town of Fulton
Attn: Laura Siclovan, Clerk / Treasurer
2738 W. Fulton Center Drive
Edgerton, WI 53534

RECEIVED
AUG 27 2026
Town of Fulton

Re: 2027 Rates

Dear Laura & Town Board,

As a family-owned company, Johns Disposal is truly grateful for the trust and continued partnership of the communities we serve. We remain committed to providing reliable, responsive service and the level of care and professionalism residents and municipal leaders deserve. We have had an excellent first year of collection in the Town and are looking forward to another great year of servicing your residents.

SERVICE	2026	2027	INCREASE
GARBAGE	$11.75	$12.20	$0.45
RECYCLE	$6.30	$6.54	$0.24
BULK	$1.70	$1.76	$0.06
TOTAL	$19.75	$20.50	$0.75

Please do not hesitate to reach out to me directly at 262-473-4700 ext. 224 if you have any questions or would like to schedule a meeting.

Sincerely,

Nate Austin
Municipal Accounts Manager

Correspondence

	06/25/2026	26-0061-53-012	279 Oak Lane	Susan Huber	$1,100.00	Resin Shed	$75.00	$83.00
	06/26/2026	26-0062-53-012	11428 N Newville Trails Dr	Michael Sall	$26,000.00	48x17 Deck	$489.60	$538.56
	06/26/2026	26-0063-53-012	10247 N Kidder Rd	James Reilly	$2,000.00	Temp Electric	$155.00	$171.00
						Total Month Permit Fees June	$3,104.60	$3,420.56
July	07/06/2026	26-0064-53-012	530 E Ellendale Rd #388	Julie Wegner	$2,000.00	Electric	$155.00	$171.00
	07/06/2026	26-0065-53-012	530 E Ellendale Rd # 507	Dean Erwin	$2,500.00	Electric	$155.00	$171.00
	07/07/2026	26-0066-53-012	9325 N Rock River Drive	Thomas Hadley	$430,580.00	New Single Family	$1,408.20	$1,531.02
	07/08/2026	26-0067-53-012	959 E Meadow Circle	Jacqueline Monegato	$3,500.00	Shed	$125.00	$138.00
	07/14/2026	26-0068-53-012	9317 N Arrowhead Shores Rd	Colin Koratko	$100,000.00	Foundation/Remodel/Addition	$1,194.30	$1,309.73
						Total Month Permit Fees July	$3,037.50	$3,320.75
August	08/01/2026	26-0069-53-012	924 E Mallwood Dr	Eldon Homes	$300,000.00	New Single Family	$1,934.40	$2,124.84
	08/03/2026	26-0070-53-012	11340 N Ricky rd	Austin Coulter	$200.00	Garage Heater	$105.00	$116.00
	08/10/2026	26-0071-53-012	11329 N Lake Woods Dr.	Kelsey Doyle	$60,000.00	Basement Finish	$760.00	$837.00
	08/12/2026	26-0072-53-012	8961 N 2nd Ave	Vivian Stuhr	$22,160.00	Shower to Shower Conversion	$310.00	$336.00
	08/13/2026	26-0073-53-012	530 E Ellendale Rd #329	Dan Houtz	$2,500.00	Electric	$155.00	$171.00
	08/15/2026	26-0074-53-012	816 E Mason Dr	Sue Vanden Noven	$35,430.00	241 Sq Ft Deck	$225.00	$248.00
	08/19/2026	26-0075-53-012	3213 W County Rd M	Matt McGuire	$610,000.00	New Single Family	$2,539.80	$2,830.38
	08/26/2026	26-0076-53-012	11130 N Mason Dr	Brian Skanron	$25,000.00	3 Seasons Room	$405.00	$446.00
						Total Month Permit Fees August	$6,434.20	$7,109.22
Sept								
						Total Month Permit Fees September	$0.00	$0.00
Oct								
						Total Month Permit Fees October	$0.00	$0.00

TOWN OF FULTON
2738 W. FULTON CENTER DR.
EDGERTON, WI 53534

TELEPHONE: (608) 868-4103
FAX: (608) 868-4104
EMAIL: FULTONCLERK@TOWNOFFULTON.WI.GOV
WEB: WWW.TOWNOFFULTON.WI.GOV

RECEIVED
AUG 27 2026
TOWN OF FULTON

TOWN OF FULTON
ROCK COUNTY

PAID
148393 8-27-26

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

☐ **Major Land Division** — Subdivision Plat Required
☐ **Minor Land Division** — CSM for lots 35 acres or less; Plat of Survey for lots greater than 35 acres
☐ **Transfer to Adjoining Owner** — Plat of Survey or CSM
☑ **Lot Combination** — CSM Required

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ☑ **Yes** ☐ **No**

2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ☑ **Yes** ☐ **No**

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: ☐ **Yes** ☑ **No**
If you answered **Yes**, proceed to **4.** If you answered **No**, proceed to **5.**

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☑ **Not Applicable** ☐ **Yes** ☐ **No**

5. Land division will require a zoning change: ☐ **Yes** ☐ **No**

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Robert Fischbeck			Telephone:	608-217-7204		
Address:	8531 N Stone Farm Rd	City:	Edgerton	State:	WI	Zip:	53534
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Combs & Associates, Inc			Telephone:	68-752-0575		
Address:	109 W Milwaukee St	City:	Janesville	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

8. Identify the individual from **6.** or **7.** that will serve as the primary contact: ☐ **6a.** ☐ **6b.** ☑ **7a.** ☐ **7b.**

PROPERTY INFORMATION

9.Reason for application: ☐ **Sale/ownership transfer** ☐ **Farm consolidation** ☐ **Create Conforming Lot** ☑ **Adjust Lot Line**

Wants to combine two adjacent waterfront lots into one parcel.

Include an explanation of the proposal along with any other considerations not included on the application form

10. Land division area location:	**Town of** Fulton	SW **1/4 of** NW **1/4**
	Section 20	**Tax parcel number(s) -** 012 17809 & 012 17810

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
☐ **Yes** ☑ **No** If **Yes**, identify: **City(s)/Village of**

12. Land division area is located adjacent to (check all that apply):
☑ **Local/Town road** ☐ **County highway** ☐ **State highway** ☐ **U.S. highway**

13. Landowner's contiguous property area (Square feet or acres): 2.18 AC	**14.** Land division area (Square feet or acres):	**15.** Current zoning of land division area: RRS
16. Number of new/additional lots created by land division: 1	**17.** Future zoning of new/additional lot(s) created by land division: RRS	**18.** Future zoning of parent lot: RRS

19. Covenants or restrictions will be placed on the land division area: ☐ **Yes** ☑ **No**
If **Yes**, identify covenants or restrictions:

20. A residential building is currently located in the land division area: ☑ **Yes** ☐ **No**
If **Yes,** the building utilizes a: ☑ **Private onsite wastewater treatment system** ☐ **Public sanitary sewer system**

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):	**22.** Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Ashley Combs **DATE:** 8.21.26

APPLICATION CHECKLIST

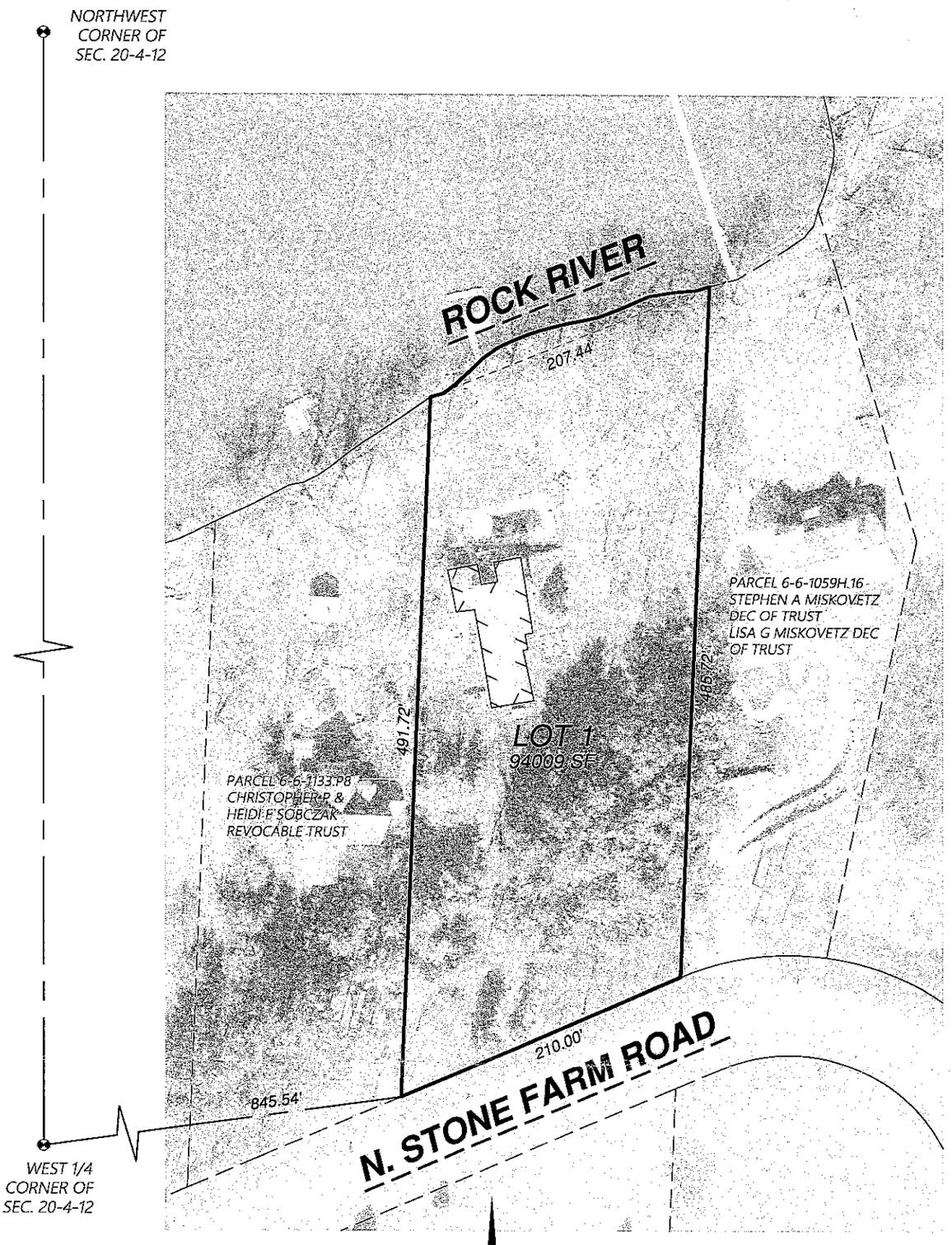
	Yes	No	Comment
1. Have you included a map clearly marked "*PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT*", identifying the land division area and containing all of the following information?	☑	☐	
a. Location of the land division area by section, township, and range:	☑	☐	
b. Approximate location and dimension of all **EXISTING** streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☑	☐	
c. **EXISTING/PROPOSED** County, Town, and City/Village (if applicable) zoning designations of all **EXISTING/PROPOSED** lot(s) and outlot(s), in and adjacent to the land division area:	☑	☐	
d. Approximate location and dimension of all **PROPOSED** lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☑	☐	
e. Indication of all **PROPOSED** lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☑	☐	
f. Distance from all **PROPOSED** lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☑	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether **EXISTING** or **PROPOSED**, in the land division area:	☑	☐	
(1) Buildings:	☑	☐	
(2) Streets, alleys, and public ways:	☑	☐	
(3) Driveways:	☑	☐	
(4) Rail lines:	☐	☑	
(5) Private water wells or water supply systems:	☐	☑	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐	☑	
(7) Any other public utilities:	☐	☑	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐	☑	
(9) Vegetative land cover type:	☐	☑	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐	☑	
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☑	
(12) Surface water features:	☐	☑	
(13) Drainageways:	☐	☑	
(14) Detention or retention areas:	☐	☑	
(15) Cemeteries:	☐	☑	
(16) Bridges/culverts:	☐	☑	
(17) Rock outcroppings:	☐	☑	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	☐	☑	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	☐	☑	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☑	
k. Scale, north arrow, and date of creation:	☑	☐	
l. Any other information required by the Agency:	☑	☐	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	☑	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☑	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☑	☐	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	☑	☐	

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

TOWN OF FULTON
2738 W. FULTON CENTER DR
EDGERTON, WI 53534

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 9 AND LOT 10 OF RIVER PINES SUBDIVISION SITUATED IN GOVERNMENT LOT 4 OF SECTION 20, T.4N., R.12E., OF THE 4TH PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 100'

0 50' 100' 150'

Project No. 126 - 367
For: FISCHBECK

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

tel: 608-752-0575
fax: 608-752-0534

MEMORANDUM

To: Laura Siclovan - Clerk - Town of Fulton
Andrew Baker – Planning Director – Rock County
Combs & Associates – Surveyor

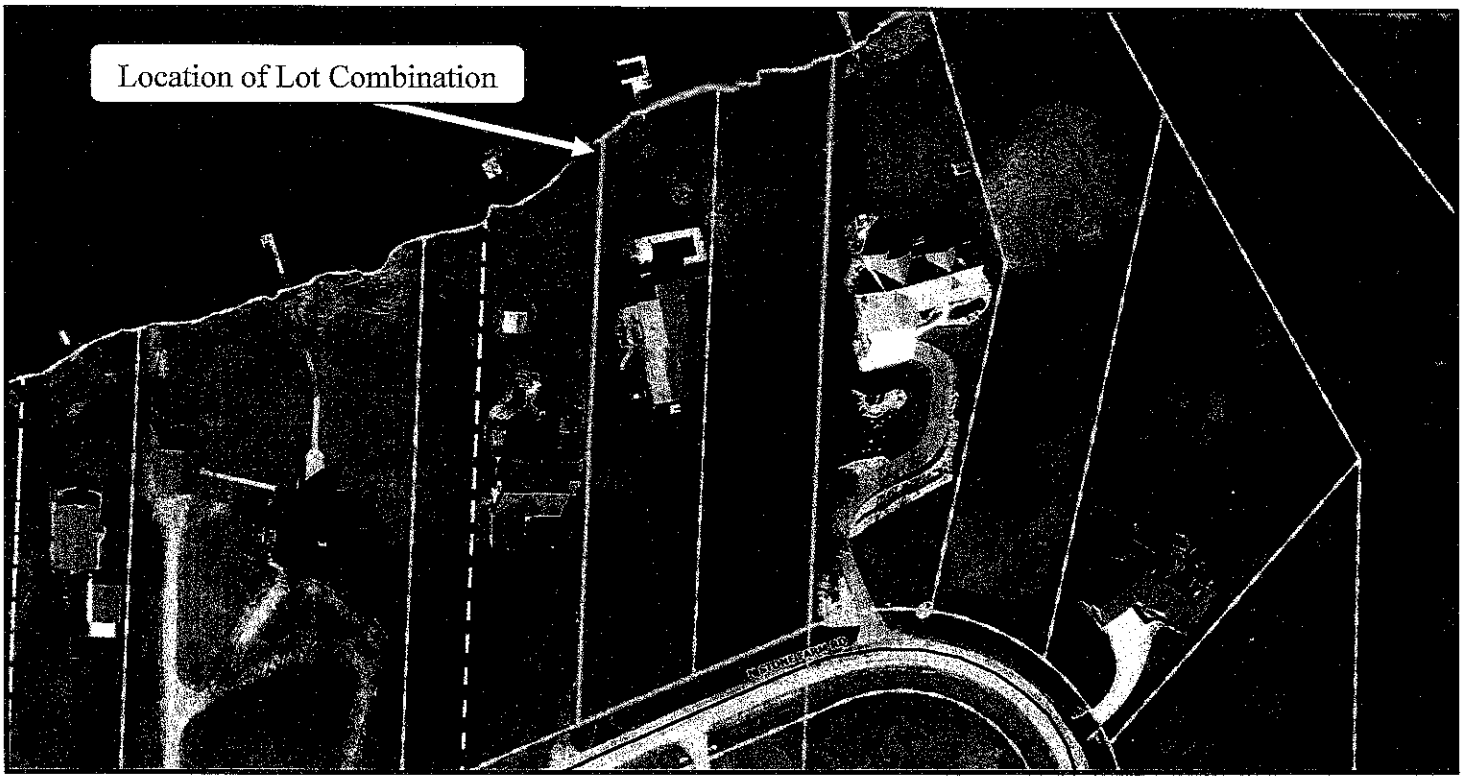
ROCK COUNTY
WISCONSIN

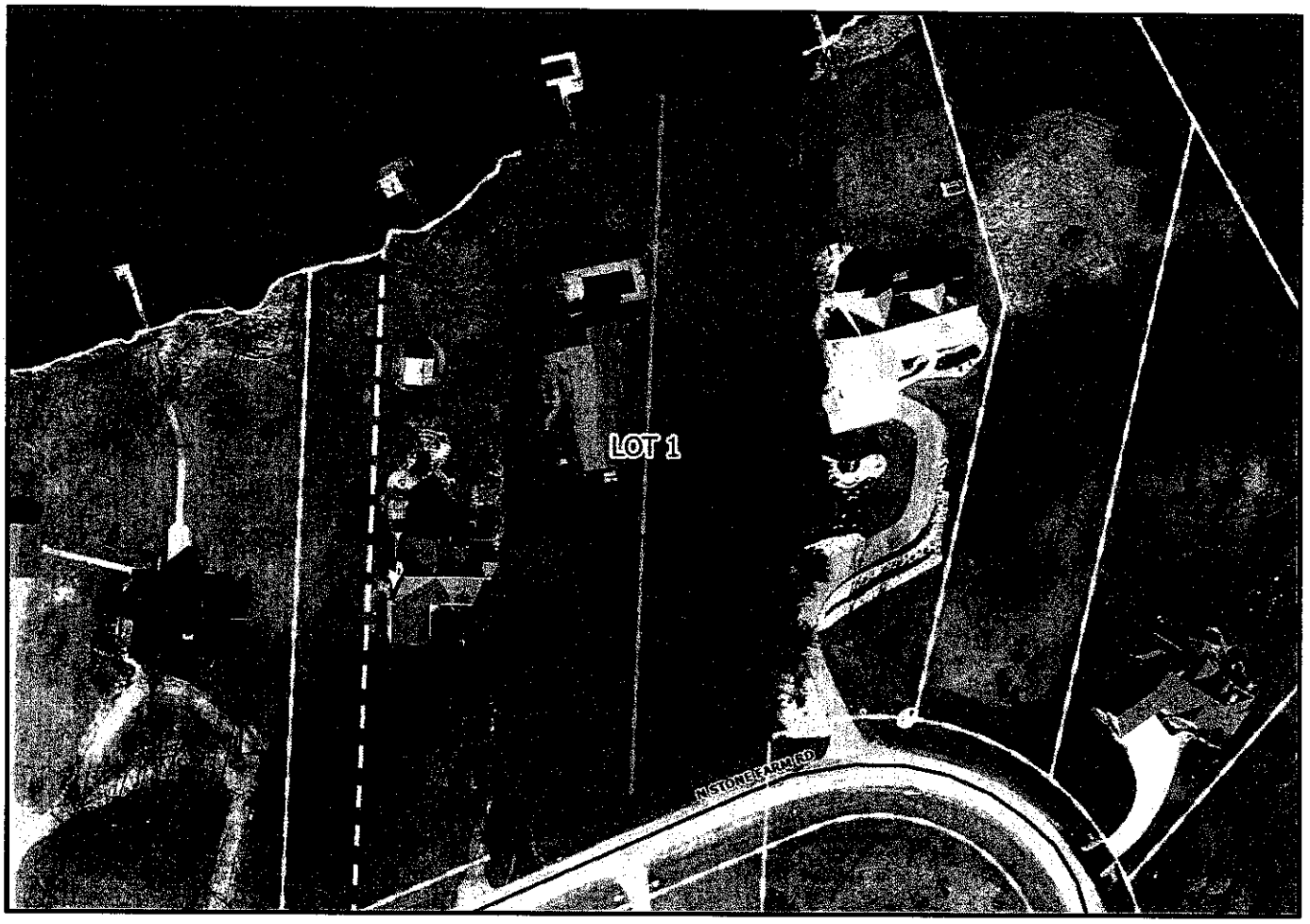
From: Steve Godding – Senior Planner – Rock County
Date: September 3rd, 2026
Subject: Land Division Application Review

Rock County Land Division: LD 2026 054

Summary of Request			
Requested Approval:	Rock County Land Division – LD 2026 054 (Lot Combination)		
Address:	8531 N Stone Farm Rd. – Edgerton, WI 53534		
Town:	Fulton		
Tax ID:	012 17809 012 17810	**Parcel Number:**	6-6-1133.P9 6-6-1133.P10
Current Zoning:	Rock County Shoreland Zoning Overlay District & Residential -Rural Density Small (R-RS)		
Surveyor Project Number:	126-367		

Proposed is a lot combination located in the Town of Fulton that is combining lots 9 and 10 of the River Pines Subdivision that was platted in 1997. Proposed Lot 1 is to be 2.18 acres ±.





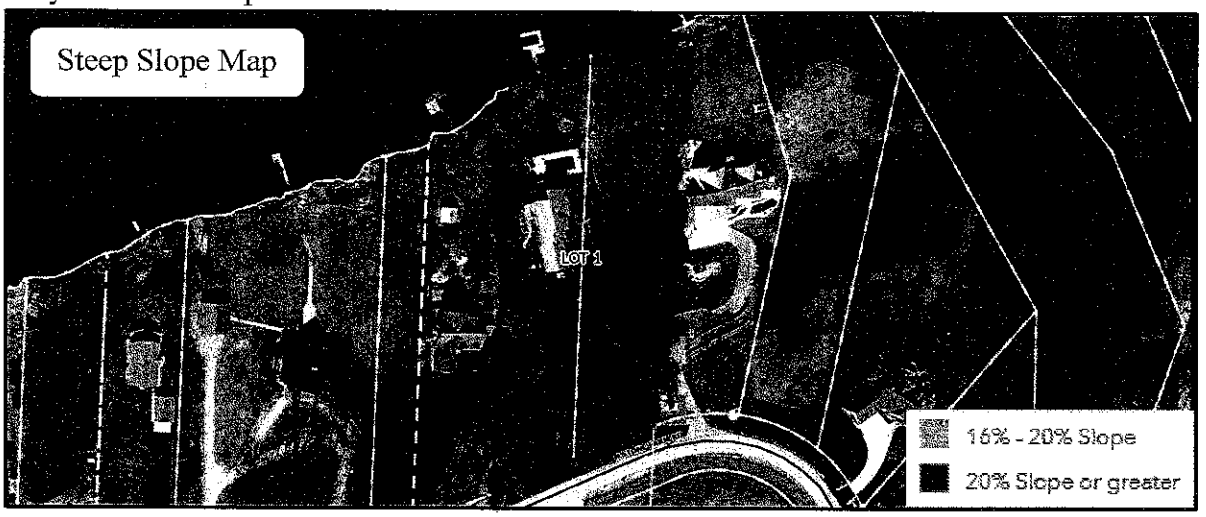
Recommendations:

The following conditions are subject to approval of the lot combination in the Town of Fulton.

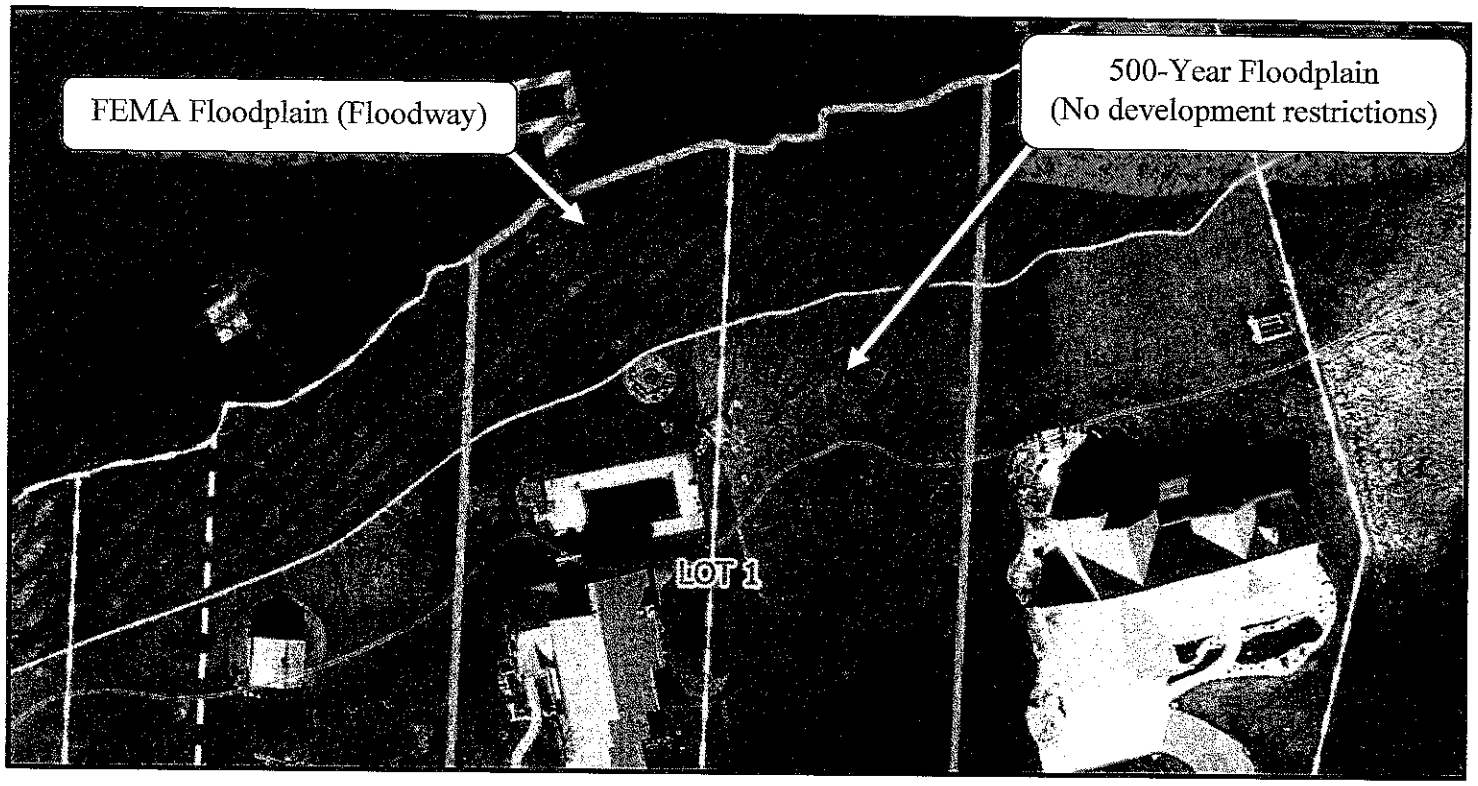
1. Zoning for the proposed lot(s) should be verified by the Town.

   Proposed Lot 1 is to remain in the Residential-Rural Density Small (R-RS) zoning district.

2. Steep slopes are located near the front of the property which may include other requirements/restrictions for any future development in these areas.



3. FEMA floodplain (floodway) is located along the river side of the proposed lot and encroaches approximately 70-feet ±. Development in these areas is highly restrictive and is reserved for open space uses with low flood damage potential.



4. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by utility companies (where applicable).

5. Note on Final CSM:
    a. Lots contains existing buildings which utilize an existing private sewage system at the time of this survey. However, soils on the lot may be restrictive to the replacement of the existing systems. Proposed lot lines must include the system area with the building which utilizes the system.

6. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

7. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

8. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

Applicable Ordinances

Town of Fulton Zoning Ordinance - Residential -Rural Density Small (R-RS) - § 425-3-3D(5)(b) & (c)

(b) Building:

[1] Minimum size:

[a] Residence. (A basement shall not count as square footage. Any residence constructed without a full-height basement shall require an additional 200 square feet above the number identified in Subsection D(5)(b)[1][a][i] and [ii])

[i] Single-family, living area: 1,200 square feet;

[ii] Two-family, living area: 1,600 square feet.

[b] Any building other than a residence: none.

[2] Maximum size: none, but not to exceed the requirement of Subsection D(5)(b)[6], Maximum lot cover;

[3] Maximum height: 35 feet;

[4] Minimum width:

[a] Residence: 24 feet;

[b] Any building other than a residence: none.

[5] Maximum number per lot:

[a] Residence (single-family or two-family): one.

[b] Any building other than a residence: none, but not to exceed the requirement of Subsection D(5)(b)[6], Maximum lot cover.

[6] Maximum lot cover:[Amended 3-8-2022 by Ord. No. 2022-04]

[a] Buildings and other structures: 20%.

[b] Any other constructed surface that prevents rainwater from reaching the ground (driveways, sidewalks, etc.): 15%.

[c] Maximum lot coverage may be increased by the Town Board with an engineering-approved stormwater management plan.

(c) Building setback line:

[1] Road-yard: See § 425-3-2G(1) of this chapter;

[2] Rear-yard:

[a] Principal building: 25 feet;

[b] Accessory building: 10 feet;

[3] Side-yard:

[a] Principal building: 15 feet;

[b] Accessory building: 10 feet;

Rock County Shoreland Zoning Ordinance – 4.205 Minimum Lot Size and Setbacks

(3) Unsewered Lots

(A) Minimum Area and Width for Each New Lot. The minimum lot area shall be 20,000 sq. ft. and the minimum average lot width shall be 100 feet.

1. The width shall be calculated by averaging measurements at the following 4 locations:

(a) The ordinary high water mark.

(b) The building setback line.

(c) One other location on the lot within 300 feet of the ordinary highwater mark.

(d) The rear lot line

(B) Setbacks (Applicable to New and Existing Lots)

1. There shall be a side yard for each principal structure or building. The minimum width of one side yard shall be 15 feet. The minimum combined width of both principal side yards shall be 40 feet. There shall be a side yard of 5 feet for accessory structures.

2. The rear yard setback for structures shall be 25 feet.

a. Accessory structures 800 square feet or less, rear yard setback of 10 feet.

3. The front yard setback for all structures shall be 50 feet, except as described in (C) below.

(C) Front Yard Setback Standard Applicable to Accessory Structures on Existing Substandard Unsewered Lots

An owner of a property that does not have a garage, carport or other accessory structure may request a reduction to a 25-foot front yard setback for the purpose of constructing a detached accessory structure not to exceed 720 square feet if all of the following requirements are met:

1. The lot(s) was platted prior to the adoption of the Shoreland Zoning Ordinance (1971)

2. The property can meet all other County Ordinance standards for Shoreland Zoning and Floodplain Zoning, including, but not limited to, other setbacks and impervious surface standards.

3. An area for a replacement private onsite wastewater treatment system (POWTS) is documented by a certified professional.

4. The lot fronts on a local, Town, road with a speed limit of 35 mph or less

5. Existing lots under common ownership must be combined via Certified Survey Map if the new accessory structure will cross the common lot line. Existing lots combined for the purpose of constructing an accessory structure as per the standards of this section may be approved without meeting the current minimum lots size and width standards required for new lots.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

AGENCY USE ONLY

Application Number: _____

Received By – Date (MM/DD/YYYY): _____

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

☐ **Major Land Division** – Subdivision Plat Required
☐ **Minor Land Division** – CSM for lots 35 acres or less; Plat of Survey for lots greater than 35 acres
☐ **Transfer to Adjoining Owner** – Plat of Survey or CSM
☑ **Lot Combination** – CSM Required

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ☑ Yes ☐ No

2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ☑ Yes ☐ No

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: ☐ Yes ☑ No
If you answered **Yes**, proceed to **4.** If you answered **No**, proceed to **5.**

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☑ Not Applicable ☐ Yes ☐ No

5. Land division will require a zoning change: ☐ Yes ☑ No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Robert Fischbeck			Telephone:	608-217-7204		
Address:	8531 N Stone Farm Rd	City:	Edgerton	State:	WI	Zip:	53534
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	608-752-0575		
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

8. Identify the individual from **6.** or **7.** that will serve as the primary contact: ☐ 6a. ☐ 6b. ☑ 7a. ☐ 7b.

PROPERTY INFORMATION

9. **Reason for application:** ☑ **Sale/ownership transfer** ☐ **Farm consolidation** ☐ **Create Conforming Lot** ☐ **Adjust Lot Line**

Wants to combine two adjacent waterfront lots into one parcel.

Include an explanation of the proposal along with any other considerations not included on the application form.

10. Land division area location:	**Town of** Fulton	**1/4 of** **1/4**
	Section 20	**Tax parcel number(s) -** 012 17809 & 012 17810

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village: ☐ Yes ☑ No If **Yes**, identify: **City(s)/Village of**

12. Land division area is located adjacent to (check all that apply): ☑ **Local/Town road** ☐ **County highway** ☐ **State highway** ☐ **U.S. highway**

13. Landowner's contiguous property area (Square feet or acres): 2.18 AC	14. Land division area (Square feet or acres):	15. Current zoning of land division area: RRS
16. Number of new/additional lots created by land division: 1	17. Future zoning of new/additional lot(s) created by land division: RRS	18. Future zoning of parent lot: RRS

19. Covenants or restrictions will be placed on the land division area: ☐ Yes ☑ No
If **Yes**, identify covenants or restrictions:

20. A residential building is currently located in the land division area: ☑ Yes ☐ No
If **Yes**, the building utilizes a: ☑ **Private onsite wastewater treatment system** ☐ **Public sanitary sewer system**

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):	22. Public improvement construction will begin on (mm/dd/yyyy):

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Ashley Combs **DATE:** 8-21-26

APPLICATION CHECKLIST

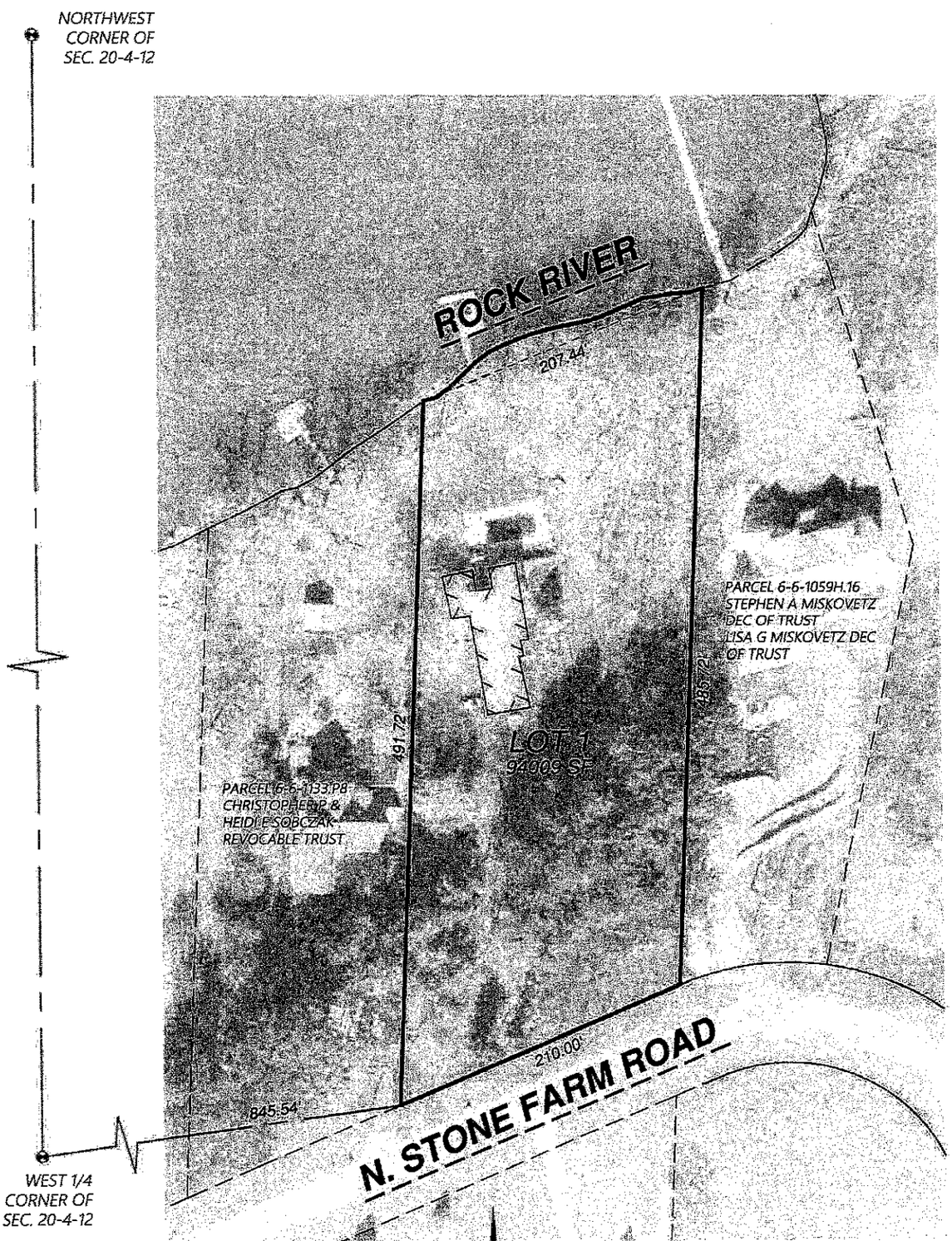
	Yes	No	Comment
1. Have you included a map clearly marked "*PRELIMINARY PLAT OF SURVEY, CERTIFIED SURVEY MAP OR SUBDIVISION PLAT*", identifying the land division area and containing all of the following information?	☑	☐	
a. Location of the land division area by section, township, and range:	☑	☐	
b. Approximate location and dimension of all **EXISTING** streets and property lines, including name and ownership (if applicable), in and adjacent to the land division area:	☑	☐	
c. **EXISTING/PROPOSED** County, Town, and City/Village (if applicable) zoning designations of all **EXISTING/PROPOSED** lot(s) and outlot(s), in and adjacent to the land division area:	☑	☐	
d. Approximate location and dimension of all **PROPOSED** lot(s), outlot(s) and blocks(s), numbered for reference, in the land division area:	☑	☐	
e. Indication of all **PROPOSED** lot(s) and outlot(s) use if other than single-family residential, in the land division area:	☑	☐	
f. Distance from all **PROPOSED** lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☑	☐	
g. Approximate location, dimension (if applicable), and name (if applicable) of all of the following, whether **EXISTING** or **PROPOSED**, in the land division area:	☑	☐	
(1) Buildings:	☑	☐	
(2) Streets, alleys, and public ways:	☑	☐	
(3) Driveways:	☑	☐	
(4) Rail lines:	☐	☑	
(5) Private water wells or water supply systems:	☐	☑	
(6) Private onsite wastewater treatment systems or public sanitary sewer systems:	☐	☑	
(7) Any other public utilities:	☐	☑	
(8) Easements (Utility, drainageway, pedestrian way, etc.):	☐	☑	
(9) Vegetative land cover type:	☐	☑	
(10) Environmentally sensitive areas (Floodplain, steep slope, etc.):	☐	☑	
(11) Productive agricultural soils, cultural resources, and woodlands:	☐	☑	
(12) Surface water features:	☐	☑	
(13) Drainageways:	☐	☑	
(14) Detention or retention areas:	☐	☑	
(15) Cemeteries:	☐	☑	
(16) Bridges/culverts:	☐	☑	
(17) Rock outcroppings:	☐	☑	
h. Approximate location, dimension, name (if applicable), and purpose of all dedicated public parks or outdoor recreation lands, or any other public or private reservation, including any conditions, in the land division area:	☐	☑	
i. Preliminary concept for connection with existing public sanitary sewer and water supply system or an alternative means of providing water supply and treatment and disposal of sewage, in the land division area:	☐	☑	
j. Preliminary concept for collecting and discharging stormwater, in the land division area:	☐	☑	
k. Scale, north arrow, and date of creation:	☑	☐	
l. Any other information required by the Agency:	☑	☐	
2. Has the map been prepared at a scale not to exceed two hundred (200) feet to the inch, with the map pages numbered in sequence if more than one (1) page is required, and total map pages identified on each page?	☑	☐	
3. Has the map been prepared by a land surveyor licensed in Wisconsin?	☑	☐	
4. Have you provided all required application form information and has the required party signed this application form?	☑	☐	
5. Have you included a hard copy of this application form and the map, an electronic copy of the map in a format compatible with the Agency's Geographic Information System (GIS), and the application fee?	☑	☐	

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, THIS FORM,
A HARD COPY AND ELECTRONIC COPY OF THE PRELIMINARY MAP, AND THE APPLICATION FEE TO:

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 N. MAIN ST.
JANESVILLE, WI 53545

PRELIMINARY CERTIFIED SURVEY MAP

OF LOT 9 AND LOT 10 OF RIVER PINES SUBDIVISION SITUATED IN GOVERNMENT LOT 4 OF SECTION 20, T.4N., R.12E., OF THE 4TH PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 100'

0 50' 100' 150'

Project No. 126 - 367
For: FISCHBECK

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

tel: 608-752-0575
fax: 608-752-0534

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; an

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: _____

RESOLUTION NO. 2026 - 04
RESOLUTION RECOMMENDING AMENDMENT
TO THE TOWN OF FULTON COMPREHENSIVE PLAN 2040

WHEREAS, pursuant to Sections 62.23, 61.35 and 60.22 (3) of the Wisconsin Statutes, the Town of Fulton has adopted village powers and has created a Town Plan Commission; and

WHEREAS, on March 13, 2018, the Town Board of the Town of Fulton adopted the Town of Fulton Comprehensive Plan 2040 (hereinafter "Plan"), as the Town's comprehensive plan under Section 66.1001 (4) of the Wisconsin Statutes, with said Plan including procedures for annual consideration of amendments to same; and

WHEREAS, Section 66.1001 (4) of the Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the Town of Fulton Plan Commission has authority to recommend amendments to the Plan to the Town Board under Section 66.1001 (4) (b) of the Wisconsin Statutes; and

WHEREAS, following the procedures in Section 66.1001 (4) (b) of the Wisconsin Statutes, and the public participation procedures for comprehensive plan amendments adopted by the Town Board, the Plan Commission having reviewed proposed amendments to the Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the Town of Fulton hereby recommends that, following a public hearing, the Town Board of the Town of Fulton adopt an ordinance to constitute official town approval of the amendment to the Town of Fulton Comprehensive Plan 2040 as follows:

I. Amend the Future Land Use Map contained in Section III, Map III. 1., by amending the designation of the property described below from Exclusive, General Agriculture and Limited Residential to Residential:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, T.4N., R.12E., OF THE 4TH/ PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

Commencing at the West Quarter corner of said Section 21; Thence S47°00'24"W. 1771.30 feet more or less to the point of beginning for the land to be herein described; Thence N87°09'53"E. 157.87 feet more or less; Thence N01°50'13"W. 162.96 feet more or less; Thence N87°29'23"E. 316.85 feet more or less; Thence N02°34'28"W. 306.39 feet more or less; Thence N88°22'05"E. 220.40 feet more or less; Thence S06°21'01"E. 321.80 feet more or less; Thence S10°48'15"W. 197.18 feet more or less; Thence S87°09'53"W. 675.36 feet more or less; Thence N00°23'44"E. 50.00 feet more or less to the point of beginning.

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

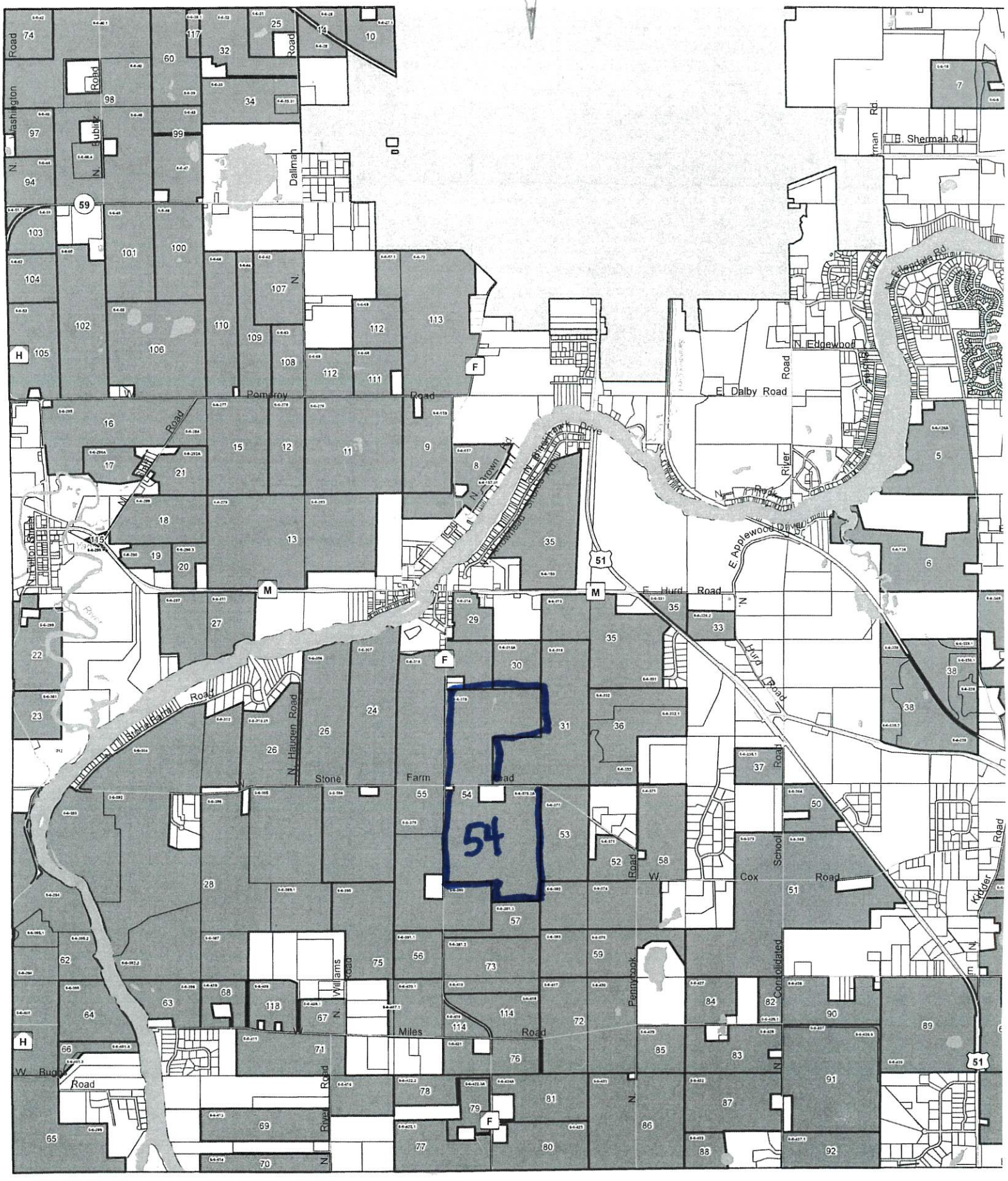
TOWN OF FULTON

By:_____
Scott Farrington, Chairperson

ATTEST:

By:_____
Laura Siclovan, Clerk/Treasurer

Date of Public Hearing: _____
Date Published/Posted: _____


54
Stone Farm Road
E. Hurd Road
E. Dalby Road
N. Edgewood
E. Applewood Drive
N. Haugen Road
Pomeroy Road
Miles Road
W. Cox Road
Hurd Road
E. Sherman Rd.
Dallman
Williams road
Pennycook
Consolidated
School
Kidder Road
W. Buggy Road
River
59
51
M
F
H

ORDINANCE 2026 – 02

AN ORDINANCE TO AMEND THE TOWN OF FULTON COMPREHENSIVE PLAN 2040

WHEREAS, pursuant to Sections 62.23, 61.35 and 60.22 (3) of the Wisconsin Statutes, the Town of Fulton has prepared and adopted the Town of Fulton Comprehensive Plan 2040 (Plan) as defined in Section 66.1001 (1) (a) and Section 66.1001 (2) of the Wisconsin Statutes; and

WHEREAS, the Town Board of the Town of Fulton has adopted and followed written procedures designed to foster public participation in every stage of the preparation or amendment of the Plan as required by Section 66.1001 (4) (a) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission of the Town of Fulton, by majority vote of the entire commission recorded in the minutes, has adopted a resolution recommending to the town board the adoption of the following amendment to the Town of Fulton Comprehensive Plan 2040:

> Amend the Future Land Use Map contained in Section III., Map III. 1., by amending the designation of the property described in Section I. below from Exclusive, General Agriculture and Limited Residential to Residential; and

WHEREAS, the Town of Fulton Town Board has held at least one public hearing on this ordinance in compliance with the requirements of Section 66.1001 (4) (d) of the Wisconsin Statutes, and provided other opportunities for public involvement per its adopted participation strategy and procedures.

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

Section I. The Future Land Use Map contained in Section III., Map III. 1., of the Town of Fulton Comprehensive Plan 2040 is hereby amended by revising the designation of the property described below from to Exclusive, General Agriculture and Limited Residential to Residential:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, T.4N., R.12E., OF THE 4TH/ PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

Commencing at the West Quarter corner of said Section 21; Thence S47°00'24"W. 1771.30 feet more or less to the point of beginning for the land to be herein described; Thence N87°09'53"E. 157.87 feet more or less; Thence N01°50'13"W. 162.96 feet more or less; Thence N87°29'23"E. 316.85 feet more or less; Thence N02°34'28"W. 306.39 feet more or less; Thence N88°22'05"E. 220.40 feet more or less; Thence S06°21'01"E. 321.80 feet more or less; Thence S10°48'15"W. 197.18 feet more or less; Thence S87°09'53"W. 675.36 feet more or less; Thence N00°23'44"E. 50.00 feet more or less to the point of beginning.

Section II. This ordinance shall take effect upon passage by a majority vote of the members elect of the town board and publication/posting as required by law.

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

TOWN OF FULTON

By:_____
Scott Farrington, Town Chairperson

ATTEST:

By:_____
Laura Siclovan, Clerk/Treasurer

Date Passed: _____

Date Published/Posted: _____

TOWN OF FULTON
2738 W. FULTON CENTER DR.
EDGERTON, WI 53534

TELEPHONE: (608) 868-4103
FAX: (608) 868-4104
EMAIL: FULTONCLERK@TOWNOFFULTON.COM
WEB: WWW.TOWNOFFULTON.COM

TOWN OF FULTON

ROCK COUNTY

TOWN USE ONLY

RECEIVED

Application Number: JUL 02 2026

Received By – Date (MM/DD/YYYY): TOWN OF FULTON

ZONING, CONDITIONAL USE, VARIANCE, AND LAND USE CHANGE – APPLICATION FORM

****PLEASE DO NOT COMPLETE THIS APPLICATION UNTIL YOU HAVE READ THE *APPLICATION FORM REQUIREMENTS, TERMS AND CONCEPTS ON PAGE 3*. PLEASE COMPLETE ALL PAGES OF THIS FORM AND INCLUDE A MAP, CONTAINING ALL INFORMATION AS IDENTIFED ON PAGES 2-4 OF THIS FORM.****

FEE SCHEDULE

ALL FEES ARE DUE AT THE TIME THE APPLICATION IS SUBMITTED. APPLICATIONS WILL NOT BE CONSIDERED FOR APPROVAL UNTIL FEES ARE PAID. ALSO INCLUDE A COPY OF THE SIGNED "AGREEMENT FOR REIMBURSABLE SERVICES' FOUND AT THE END OF THIS APPLICATION.

PAID 148319 7-2-26

1. **RE-ZONE, CONDITIONAL USE PERMIT, VARIANCE, OR LAND USE CHANGE: $460**

1. Type of request (please check only one):	✓	**Re-zone**		**Conditional use permit**		**Variance**		**Land Use**
2. Request is consistent with Town's Comprehensive Plan – Future Land Use Map:	✓	**Yes**		**No**				
3. The property is in a State-certified Farmland Preservation zoning district:	✓	**Yes**		**No**				
4. Proposed change meets all Town Base Farm requirements:	✓	**Yes**		**No**				
5. A land division will be required as a component of the request:	✓	**Yes**		**No**				

If you answered **Yes,** you will need to complete the Town's application for subdivisions and the Rock County Land Division process. Please contact the Rock County Planning, Economic & Community Development Agency before completing and submitting this form. The Agency can be reached at 608.757.5587, planning@co.rock.wi.us, or 51 S. Main St., Janesville, WI 53545.

6. The property is adjacent to a Rock County highway, or in the Rock County Floodplain, Shoreland Overlay, or Airport Overlay zoning district: ✓ **Yes** ☐ **No** ☐ **Unsure**

If you answered **Yes** or **Unsure** and you plan to undertake any development activity (building construction/location or earth-moving activities) in the zoning/land use change property, you will/may need to obtain a Rock County Building Site Permit. Please contact the Rock County Planning, Economic & Community Development Agency before completing and submitting this form to the Town. The Agency can be reached at 608.757.5587, planning@co.rock.wi.us, or 51 S. Main St., Janesville, WI 53545.

APPLICANT INFORMATION

7. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	JOSH BIDDICK						
Telephone:	608-444-2834	Email:	JOSHBIDDICK678@GMAIL.COM				
Address:	1135 SUMMERHILL DRIVE	City:	JANESVILLE	State:	WI	Zip:	53546
b. Name:				Telephone:			
Telephone:		Email:					
Address:		City:		State:		Zip:	

8. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS AND ASSOCIATES						
Telephone:	608-752-0575	Email:	RMCOMBS@COMBSSURVEY.COM				
Address:	109 W. MILWAUKEE STREET	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Telephone:		Email:					
Address:		City:		State:		Zip:	

9. Please identify the individual from **7.** or **8.** that will serve as the primary contact: **7a.** ☐ **7b.** ☐ **8a.** ✓ **8b.** ☐

ZONING/CONDITIONAL USE/VARIANCE/LAND USE CHANGE INFORMATION

10. Current zoning of property: AE	**11.** Current use of property: AGRICULTURAL

12. Current water service on property: ☐ **Municipal** ☐ **Private**

13. Current sewer service on property: ☐ **Municipal** ☐ **Private**

14. Reason for zoning/land use change: ☑ **Sale/ownership transfer** ☐ **Farm consolidation** ☐ **Refinance** ☐ **Other:**

~~DIVIDIND OFF ONE LOT FOR RESIDENTIAL USE~~

15. If you answered **Re-zone** to **1.**, indicate proposed zoning of property: RRL

16. Proposed use of property (Please also include a site plan/map as identified on the following page, under "Application Checklist"): RESIDENTIAL

17. If proposed residential use, identify (if applicable): **Number of dwelling units**: 1 **Number of parking stalls**: 1

18. If proposed commercial use, identify (if applicable): **Hours of Operation**: **Floor Area**:

Number of Employees: **Number of Parking Stalls**:

19. Proposed development timeline (if applicable):

20. Property location:	**Town of Fulton**	NE **1/4 of** SW **1/4**
	Section 21	**Tax parcel number(s)** - 6-6-319

21. Subject area is located adjacent to (check all that apply): ☐ **Local/Town road** ☑ **Rock County highway** ☐ **State highway** ☐ **U.S. highway**

22. Landowner's contiguous property area (Square feet or acres): 120 ACRES

23. Subject area (Square feet or acres): 4.41 ACRES

24. Please attach a legal description of the subject area.

25. Please attach a list of landowners within five hundred (500) or one thousand (1,000) feet of the subject area, where applicable*. A notice of the date and time of the hearing will be mailed to all property owners within 500' of the lot identified in the application.

**1,000 feet for zoning district change if in the A-E, A-G or R-RL zoning districts, CUPs and appeals*

**500 feet for zoning district change if in district other than A-E, A-G or R-RL and variances*

ADDITIONAL INFORMATION REQUIRED FOR VARIANCES (§425-4-1(I))

25. Please attach responses to the following:

- If you answered Variance to **1.**, describe the variance request and attach a sketch if applicable.
- To qualify for a variance, an applicant has the burden of proof to demonstrate that they meet all of the following variance standards. Please attach three statements explaining how your request meets these standards:
  - **Unnecessary hardship**-unnecessary hardship is present when compliance with the ordinance would either: 1) unreasonably prevent the owner from using the property for a permitted use (e.g. if a lot is zoned residential, would complying with the ordinance prevent the lot from being used for a home), or 2) be unnecessarily burdensome in view of ordinance purposes.
  - **Conditions unique to the property**-conditions unique to the property such as steep slopes or wetlands must prevent compliance with the ordinance. If an alternative location exists on the property that would not require a variance, this standard is not met. Not every small or steep property meets this standard.
  - **No harm to the public interests**-a variance granted may not harm public interests. "Public interests" are the purpose and intent of the ordinance that were adopted by the elected officials representing the community.

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a zoning/land use change in the Town of Fulton in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of the Town of Fulton, its agents, employees, and officials. I, as the undersigned, further understand that the Town of Fulton may require additional information, not identified herein, to supplement this application. ALSO – READ & SIGN AGREEMENT FOR REIMBURSABLE SERVICES on page 4.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Ryan Vang **DATE:** 6/29/2026

APPLICATION CHECKLIST

	Yes	No	Comment
1. Have you included a site plan/map clearly marked "*ZONING/LAND USE CHANGE*", identifying the zoning/land use change area and containing all of the following information?	☑	☐	
a. Location of the zoning/land use change area by section, township, and range:	☑	☐	
b. Approximate location and dimension of **EXISTING/PROPOSED** property lines, including ownership, in the zoning/land use change area:	☑	☐	

c. Approximate location and dimension of all **EXISTING/PROPOSED** streets, including name, in and adjacent to the zoning/land use change area:	☑	☐	
d. Approximate location and dimension of all **EXISTING** property lines, including ownership name and zoning designation, within one thousand (1,000) feet of the zoning/land use change area:	☑	☐	
e. Approximate location of all existing structures and the proposed construction.	☑	☐	
f. Scale, north arrow, and date of creation:	☑	☐	
2. Has the site plan/map been prepared at a convenient scale not to exceed two hundred (200) feet to the inch, with the site plan/map pages numbered in sequence if more than one (1) page is required, and total site plan/map pages identified on each page?	☑	☐	
3. Have you provided all required application form information and has the required party signed the application form?	☑	☐	
4. Have you included a copy of the map, the application fee?	☑	☐	

APPLICATION FORM REQUIREMENTS, TERMS, AND CONCEPTS

THE FOLLOWING PROVIDES INFORMATION ON *ZONING CHANGE OR CONDITIONAL USE PERMIT. APPLICATION FORM* REQUIREMENTS, TERMS, AND CONCEPTS.

PLEASE CONSULT WITH THE FULTON ZONING ADMINISTRATOR FOR FURTHER CLARIFICATION OR INFORMATION.

THE NUMBERS BELOW CORRESPOND TO THOSE QUESTION NUMBERS FOUND IN THE APPLICATION FORM ON PAGE 1.

1. A Re-zone allows for a change in a lot's zoning district, thereby changing the permitted and conditional land uses on the lot.

A Conditional use permit (CUP) allows for land uses on a lot subject to conditions stated in the permit and different than those normally permitted.

Two types of Variances exist: 1) an area variance which provides an increment of relief (normally small) from a physical dimensional restriction such as a building height or setback, and 2) a use variance which permits a landowner to put a property to an otherwise prohibited use. Use variances are prohibited in shoreland zoning.

2. All local government units (Towns, Counties Cities, and Villages) in the State of Wisconsin are required to prepare and adopt Comprehensive Plans, covering all aspects of planning and development in the local government unit. All land use activities in a local government unit must be consistent with the Future Land Use Map as contained in their Comprehensive Plan.

Please view the Town's Comprehensive Plan and Future Land Use Map at townoffulton.com/comprehensive-plan/

3. A State-certified Farmland Preservation zoning district is a zoning district certified by the State of Wisconsin for agricultural use. Landowners in this district may be eligible for a State farmland preservation tax credit and lands in this district are subject to development restrictions.

In Fulton this zoning district is the Agricultural Exclusive (A-E) district.

4. All Towns in Rock County have State-certified Farmland Preservation zoning districts, certified by the State of Wisconsin for agricultural use. Various land use activities in **Base Farm Tracts** within these and other zoning districts are subject to certain restrictions.

Please consult with the Town Zoning Administrator to ensure the proposed change meets all Town Base Farm Tract requirements. Fulton's Base Farm Tract Ordinance is found in Section 425-4-3(H) of its ordinances. You can view the Town's Base Farm Tract Map and current ordinances at townoffulton.com/zoning-information/

5. Land division is the act or process of dividing an existing lot into two (2) or more lots, generally for the purpose of sale/ownership transfer or building construction or location.

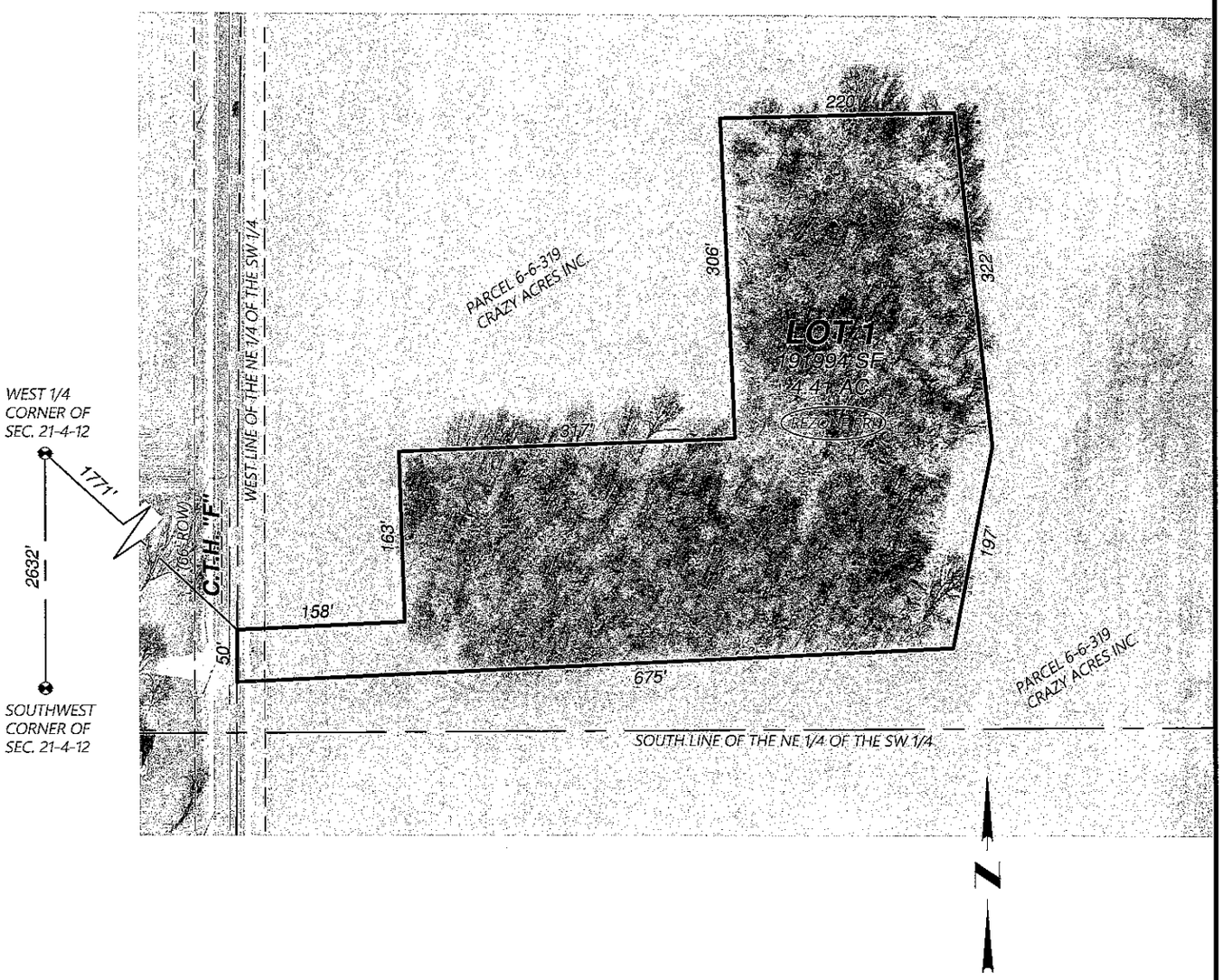
6. The Rock County Floodplain zoning district is a zoning district administered by Rock County and containing lands identified as floodplain by the Federal Emergency Management Agency (FEMA), as delineated per the most current FEMA floodplain maps adopted by the Rock County Board of Supervisors. Lands in this district are subject to development restrictions.

The Rock County Shoreland Overlay zoning district is a zoning district administered by Rock County and containing lands within one thousand (1,000) feet of the ordinary high water mark of a navigable lake, flowage or pond, or within three hundred (300) feet of the ordinary high water mark of a navigable river, stream, or creek. Lands in this district are subject to development restrictions.

The Rock County Airport Overlay zoning district is a zoning district administered by Rock County and containing lands adjacent to and in close proximity to the Southern Wisconsin Regional Airport. Lands in this district are subject to development restrictions.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, T.4N., R.12E., OF THE 4TH PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 150'

0 75 150 225

Project No. 126 - 266
For: BIDDICK

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

tel: 608-752-0575
fax: 608-752-0534

TOWN OF FULTON
Application

Agreement for Reimbursable Services by Petitioner/Applicant/Property Owner

The Town may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Planning & Zoning Commission. The Town reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Town with an executed copy of this agreement as a prerequisite to the processing of the application. The submittal of an application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Town may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property.

Josh Biddick, the applicant/petitioner/property owner(s) for
[Name(s)]
Rezone, dated Aug 17th, 2026, agrees,
(Nature of application/petition)

to reimburse the Town of Fulton for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Town for other administrative staff review if, in the judgment of the Town Board, such reimbursement is warranted. If professional consultant fees are beyond the retainer amount, the Town will invoice applicant/petitioner for the difference.

Dated this 17th day of August, 2026.

(Signature of Applicant/Petitioner)

Kurt W Biddick
(Signature of Property Owner, if Different from Applicant/Petitioner

THANK YOU FOR COMPLETING THE APPLICATION.

PLEASE SEND VIA POSTAL MAIL, OR HAND-DELIVER, FOUR (4) COPIES OF THIS APPLICATION FORM, FOUR (4) COPIES OF THE ZONING/LAND USE CHANGE MAP, THE APPLICATION FEE, AND RETAINER TO:

TOWN OF FULTON
2738 W. FULTON CENTER DR.
EDGERTON, WI 53534

MEMORANDUM

To: Laura Siclovan - Clerk - Town of Fulton
Andrew Baker – Planning Director – Rock County
Combs & Associates – Surveyor

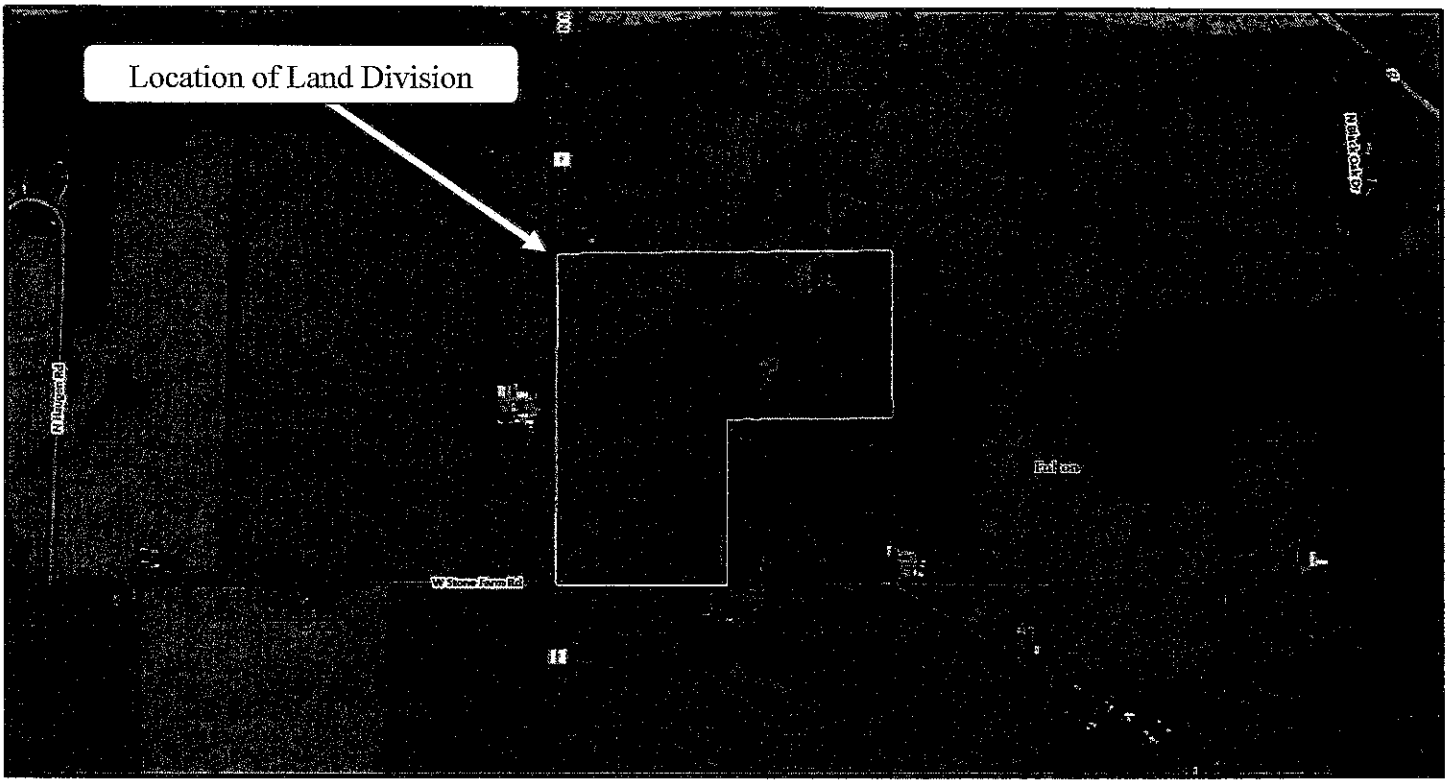
ROCK COUNTY
WISCONSIN

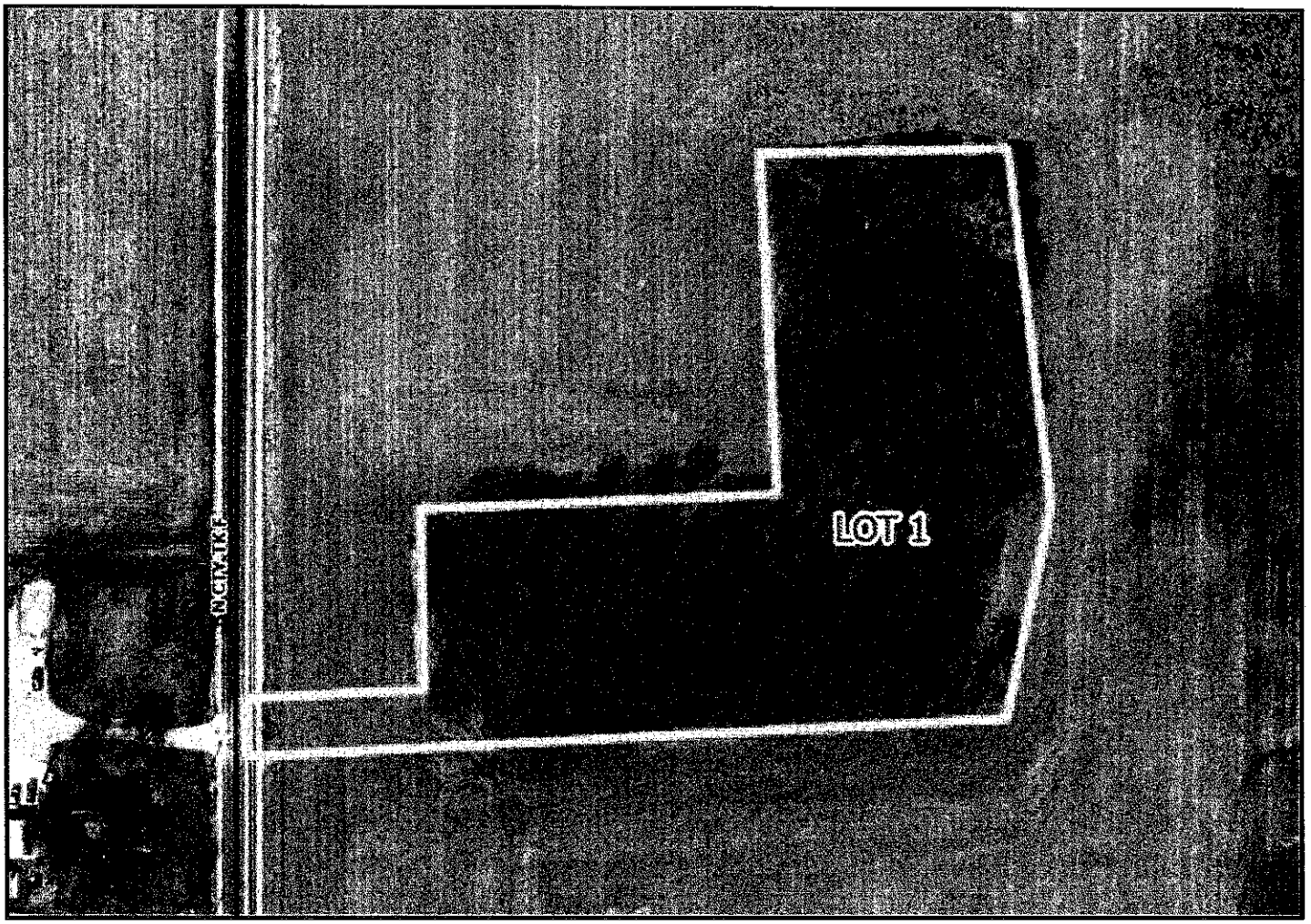
From: Steve Godding – Senior Planner – Rock County
Date: August, 18th, 2026
Subject: Land Division Application Review

Rock County Land Division: LD 2026 043

Summary of Request			
Requested Approval:	Rock County Land Division – LD 2026 043 (Minor) (1 Lot)		
Address:	No Current Address		
Town:	Fulton		
Tax ID:	012 05907	**Parcel Number:**	6-6-319
Current Zoning:	Agricultural Exclusive (A-E)		
Surveyor Project Number:	126-266		

Proposed is a 1-lot minor land division located in the Town of Fulton. Proposed Lot 1 is to be 4.41 acres ± and is being separated to create a new buildable lot.





Recommendations:

The following conditions are subject to approval of the 1-lot minor land division in the Town of Fulton.

1. Zoning for the proposed lot should be verified by the Town.

   Proposed Lot 1 is to be rezoned to R-RL.

   Per Wisconsin Statute 91.48 and the Town of Fulton's ordinance, there are requirements for rezoning parcels out of a Farmland Preservation Zoning district. Findings under this section are reported to DATCP and are key to maintaining certification for the Farmland Preservation Program. Failure to maintain certification will result in other landowners being unable to claim tax credits.

   Please see more information on zoning district change and new lot creation in the A-E zoning district at the end of this report.

2. Per Town of Fulton's Base Farm Map, the exisitng parent parcel is Base Farm # 54.

   BASE FARM
   All contiguous land that is part of a single farm in the Agricultural-Exclusive (A-E) Zoning District on July 14, 2015, regardless of any subsequent changes in farm size or composition, including

ownership transfer or land division, indicating a fixed geographical area that remains constant over time.

- Only the owner of the parent base farm lot is allowed to create a new residential lot, unless the right to create one or more additional lots has been transferred to another owner for use in the same base farm and recorded as such with the Rock County Register of Deeds;
- Each base farm shall be allowed to create no more than five new residential lots.
- No more than 10% of the base farm's total acreage shall be converted to residential lots. The Town maintains a record of the acreage of each base farm available for new residential lot creation
- New residential lots may be no smaller than three acres and no larger than 10 acres and shall be rezoned to the R-RL Zoning District.

3. The proposed lot configuration is considered a flag lot. Flag lots may only be allowed in circumstances when various factors render creation of a more proportionate lot, in length and width, is unachievable.

   Looking at the property as it stands today, it is clear that the intent of the proposed lot layout is to preserve productive agricultural land.

   The "pole" of a flag lot shall not exceed 250-feet in length. The proposed "pole" length is 157-feet ±.

   Rock County requires a minimum of 50-feet of public road frontage in the case of flaglots and this proposal meets that requirement. However, the Town of Fulton requires a minimum of 100-feet of road frontage for the creation of new lots in the Residential-Rural Density Large zoning district (§ 425-3-3C(5)(a)[3][a]).

4. Existing easements shall be shown, and proposed utility easements(s) shall be placed on the lots as requested by utility companies (where applicable).

5. If land disturbance associated with the construction of a driveway exceeds 100 feet, then a Rock County Construction Site Erosion Control Permit is required. Please contact Rock County Land Conservation Department to obtain a Construction Site Erosion Control Permit.

6. Note on Final CSM:
   a. "No buildings which produce wastewater are allowed on lots until acceptable means of wastewater disposal is approved by the necessary governmental agencies".

7. Dedicate a 33-foot half road right-of-way along the roadway at the discretion of the Town.

8. Final CSM shall be submitted to and approved by the Agency within one year after preliminary approval.

9. Final CSM shall be recorded with the Rock Co. Register of Deeds within 6 months of final approval.

10. The CSM needs to meet the minimum requirements of 4.112 of the County ordinance.

Applicable Ordinances

Rock County Land Division Ordinance – 4.116(2)(e)

(e) Flag lots may be allowed in circumstances when various factors render creation of a more proportionate lot, in length and width, unachievable. The "pole" of a flag lot shall not exceed two hundred fifty (250) feet in length unless the Committee determines additional length is needed to either avoid significant degradation or depletion of ESA, cultural resources, productive agricultural soils, and/or woodlands, or disruption of efficient agricultural operations. When reviewing a proposed flag lot, consideration shall be made for emergency access. The Committee may require driveways be constructed with periodic areas of additional width for vehicles to pass, grading of steep slopes and additional address signs where joint driveways are utilized. The "pole" shall be used exclusively for vehicular access with specified improvements including landscaping, fencing, utilities, mailboxes, and signs also permitted on the "pole". The "pole" shall maintain a minimum width of fifty (50) feet for the entire length.

Town of Fulton Zoning Ordinance – Residential-Rural Density Large - § 425-3-3C(5)(b)

(b) Building:

[1] Minimum size:

[a] Residence. (A basement shall not count as square footage. Any residence constructed without a full-height basement shall require an additional 200 square feet above the number identified in Subsection C(5)(b)[1][a][i] and [ii])

[i] Single-family: living area, 1,000 square feet;

[ii] Two-family: living area, 1,600 square feet.

[b] Any building other than a residence: none.

[2] Maximum size: none, but not to exceed the requirement of Subsection C(5)(b)[6], Maximum lot cover;

[3] Maximum height:

[a] Residence: 35 feet;

[b] Any building other than a residence: none.

[4] Minimum width:

[a] Residence: 24 feet;

[b] Any building other than a residence: none.

[5] Maximum number:

[a] Residence (single-family or two-family): one;

[b] Any building other than a residence: none, but not to exceed the requirement of Subsection C(5)(b)[6], Maximum lot cover.

[6] Maximum lot cover:[Amended 3-8-2022 by Ord. No. 2022-04]

[a] Buildings and other structures: 20%.

[b] Any other constructed surface that prevents rainwater from reaching the ground (driveways, sidewalks, etc.): 15%.

[c] Maximum lot coverage may be increased by the Town Board with an engineering-approved stormwater management plan.

(c) Building setback line:

[1] Road-yard: See § 425-3-2G(1) of this chapter;

[2] Rear-yard: 50 feet;

[3] Side-yard:

[a] Principal building: 20 feet;

[b] Accessory building: 10 feet.

Town of Fulton Zoning Ordinance – Zoning District Change and New Lot Creation in A-E Zoning District - § 425-4-3H

H. Zoning district change and new lot creation in A-E Zoning District. The Board may, by ordinance, change the zoning district designation of a lot/outlot as initiated by the Board, the Commission, or by a zoning district change application submitted by the lot/outlot owner(s), subject to review and approval by the Town, in accordance with the following procedures: [Amended 6-8-2021 by Ord. No. 2021-06]

(1) Application submittal. An applicant shall submit to the Town Clerk a Town of Fulton Zoning District Change Application or similarly named document as available at the office of the Town Clerk and on the Town website, and an application fee as determined by Board resolution.

(2) Application review.

(a) Upon receipt of the zoning district change application from the applicant, the Town Clerk shall notify by postal mail the parties in interest, and landowners and the clerk of any local government unit within 1,000 feet of the lot proposed for zoning district change if in the A-E, A-G, or R-RL Zoning Districts, and 500 feet of the lot proposed for zoning district change if in any other zoning district. The Town Clerk shall also publish a Class 2 legal notice in accordance with Chapter 985, Wis. Stats., listing the time and place of a public hearing at which the zoning district change application will be reviewed by the Commission, and the location of the land proposed for the zoning change, with said postal mail notification postmarked 10 days prior to said hearing.

(b) The Commission shall review a zoning district change application at a public hearing for compliance with this chapter and in accordance with § 425-4-2B(2) of this chapter and shall also consider the following factors (hereafter "zoning district change findings of fact") in review of the application:

[1] The use identified in the application is consistent with the purpose and intent of the zoning district to which it will be changed;

[2] Relevant Wisconsin case law related to the application;

[3] The land identified in the application is suitable for the proposed use identified therein and said use will not result in undue water and air pollution, cause unreasonable soil erosion, or have an unreasonable adverse effect on rare or irreplaceable natural resources;

[4] Approval of an application for any lands proposed to be changed from the A-E Zoning District to any other zoning district shall not be granted by the Town unless it determines the application meets farmland preservation zoning district change findings of fact as identified in the following:

[a] The land identified in the application is better suited for a use not allowed in the A-E Zoning District;

[b] The application is consistent with the Comprehensive Plan and the Future Land Use Map contained therein;

[c] The application is substantially consistent with the Rock County Agriculture Plan/Farmland Preservation Plan and the Rock County and Town of Fulton Agricultural Resources — Farmland Preservation Maps contained therein;

[d] Changing the zoning district of the land identified in the application will not substantially impair or limit current or future agricultural use of other protected farmland.

(c) Parent base farm lot. Base farm tracts are contiguous lands that were part of a single farm in the A-E Zoning District on July 14, 2015, regardless of any subsequent changes in farm size or composition, including ownership transfer or land division. Base farms are a fixed geographical area that remains constant over time. The Town maintains a base farm tract map. The parent base farm lot is the lot in a base farm remaining after a new lot is created, in accordance with § 425-4-3H(2)(d) of this chapter, not to include said new lots. The parent base farm lot is not permitted to have a new farmstead residence built if it does not have an existing farmstead residence.

(d) New lots in the A-E Zoning District. New lots shall be in accordance with all applicable provisions of this chapter, Land Division Ordinance[4] and Land Division and Management Ordinance, and all of the following:

[1] The following new lots are allowed in the A-E Zoning District:

[a] New residential lot. A lot on which a residence, not to include a farmstead residence, will be located, subject to all of the following:

[i] Only the owner of the parent base farm lot is allowed to create a new residential lot, unless the right to create one or more additional lots has been transferred to another owner for use in the same base farm and recorded as such with the Rock County Register of Deeds;

[ii] Each base farm shall be allowed to create no more than five new residential lots;

[iii] No more than 10% of the base farm's total acreage shall be converted to residential lots. The Town maintains a record of the acreage of each base farm available for new residential lot creation;

[iv] New residential lots may be no smaller than three acres and no larger than 10 acres and shall be rezoned to the R-RL Zoning District.

[b] New farmstead residence lot. A lot on which a farmstead residence will be located, subject to all of the following:

[i] New farmstead residence lots must be between three acres and 10 acres and rezoned to the R-RL Zoning District.

[c] New agricultural lot-A-E. A lot on which no residential use will be located, subject to the following:

[i] New agricultural lots-A-E - must be 20 acres or greater and remain in the A-E Zoning District.

[2] No parent base farm lot shall be less than 20 acres.

[3] A new residential lot, and a new farmstead residence lot, shall be configured and residences sited thereon in accordance with the following:

[a] The Land Division and Development Activities Memorandum of Agreement — Town of Fulton and the Rock County Planning, Economic and Community Development Agency, contained as Appendix D herein;[5]

[5]Editor's Note: Said appendix is included as an attachment to this chapter.

[b] In a manner that will not convert prime farmland from agricultural use or convert land previously used as crop land, other than a woodlot, from agricultural use unless, in the judgment of the Town of Fulton Planning and Zoning Commission, there is not a reasonable alternative location or size for a nonfarm residential parcel;

[c] In a manner that will not significantly impair or limit the current or future agricultural use of other protected farmland;

[d] Driveways to serve new lots and residences thereon shall be designed in accordance with § 425-4-3C of this chapter.

[4] No lot in the A-E Zoning District shall have its zoning district designation changed to A-G, and no lot in the A-G Zoning District shall have its zoning district changed to A-E, unless changed as a result of an exemption under Subsection H(2)(d)[5][a], or a comprehensive Zoning Chapter text and Zoning Map amendment.

[5] Exemptions.

[a] Lands may be exempt from the new lot restrictions in Subsection H(2)(d)[1][a] through [c] or Subsection H(2)(d)[4] if 90% or greater of an area of interest is classified as "not prime farmland" by the Natural Resources Conservation Service's (NRCS) Web Soil Survey. If this proof can be provided, the Town Board will consider making an exception to allow new residential lot or new agricultural lot-AG-creation regardless of whether the provisions are met in Subsection H(2)(d)[1][a] through [c] above.

[i] Woodlands do not automatically qualify for this exemption unless the applicant can prove through NRCS maps that soils are considered "not prime farmland."

[ii] Applicants are allowed no more than four exemptions within a single base farm. One lot is considered one exemption.

[iii] Applicants must still meet building configuration and siting criteria under § 425-4-3H(2)(d)[3].

[b] The following lot creations are permitted and are exempt from Subsection H(2)(d)[1][a] through [c] above:

[i] A lot created from a lot in the A-E Zoning District after July 14, 2015, if the A-E lot was identified for nonagricultural land use on the Comprehensive Plan Future Land Use Map and the Rock County and Town of Fulton Agricultural Resources-Farmland Preservation Maps;

[ii] A lot created from a lot in the A-E Zoning District after July 14, 2015, if designated in the NR-OS Zoning District.

[6] Any applicant creating a new lot must sign and record with the Rock County Register of Deeds, within six months of approval by the Town and at the applicant's sole expense, affidavits containing the following in Subsection H(2)(d)[6][a] through [c]. The Town must be listed as a party to all deed restrictions and have the power to release restrictions if requests are consistent with the Comprehensive Plan's Future Land Use Map.

[a] New residential lot or new farmstead residence lot.

[i] Residence Affidavit, or similarly named document, on the deed of the new lot indemnifying all agricultural uses and/or operations on the parent base farm lot from which the new lots were created; and restricting further land division of the new lot;

[ii] Agricultural Land Preservation Affidavit, or similarly named document, on the deed of the parent base farm lot from which the new lot was created, restricting uses of the remainder of the parent base farm lot once all available new residential lots have been created, in accordance with § 425-4-3H(2)(d)[1][a][iii] of this chapter, to agricultural and open space uses and farm residences. This shall also further restrict land division of the parent base farm lot in accordance with § 425-4-3H(2)(d)[1] of this chapter, such that the affidavit identifies the number of additional new lots that may still be created, if any.

[b] New agricultural lot-A-E.

[i] Agriculture Affidavit — A-E, or similarly named document, on the deed of the new lot restricting the location and/or construction of any new, additional residence on the new lot; and restricting further land division of the new lot in accordance with § 425-4-3H(2)(d)[1] of this chapter.

[c] New agricultural lot — A-G.

[i] Agriculture Affidavit — A-G, or similarly named document, on the deed of the new lot restricting further land division of the new lot.

[4] Editor's Note: See Ch. 380, Subdivision of Land.

(3) Recommendation and action.

(a) After review, the Commission shall make a recommendation to the Board of approval, approval with conditions, or denial with findings on the zoning district change application after a public hearing. The Commission shall identify the zoning district change findings of fact as identified in § 425-4-3H(2)(b) of this chapter and state in its recommendation whether the zoning district change application has met said findings of fact.

(b) The Board shall then review the application and the Commission's recommendation. The Board shall take action and approve, approve with conditions, or deny with findings a zoning district change application, with a majority of the Board required in attendance at the hearing for any approval action. The Board shall identify the zoning district change findings of fact as identified in § 425-4-3H(2)(b) of

this chapter and state in its action whether the zoning district change application has met said findings of fact.

(4) Protest to zoning district change application.

(a) A protest to a zoning district change application may be presented to the Board prior to or at the public hearing at which the zoning district change application is being reviewed, with said protest to entail the signatures and acknowledgments of either of the following:

[1] Owners of at least 50% of the lot/outlot(s) proposed to be changed;

[2] Adjacent owners of at least 50% of the total perimeter of the lot/outlot(s) proposed to be changed and within 300 feet of said lot/outlot.

(b) If a protest to a zoning change is filed and contains the signatures and acknowledgements in accordance with § 425-4-3H(4)(a)[1] or [2] of this chapter, a recommendation of approval or approval with conditions by the Commission and 2/3 majority of the Board is required to approve any zoning district change application so protested.

(5) Issuance or denial notification.

(a) If the zoning district change application is approved in accordance with § 425-4-3H(3) or (4) of this chapter, the Board shall issue a zoning district change approval notice to the applicant within 10 business days of the action. One copy of the application review form, containing the Town action and action date, shall be provided to the applicant, Commission, Zoning Administrator, and the Rock County Planning, Economic and Community Development Agency within 10 business days of said action.

(b) Prior to March 1 annually, the Town shall submit to the Rock County Planning, Economic and Community Development Agency and DATCP a report of total acres zoned out of the Agricultural-Exclusive (A-E) Zoning District to another district in the previous calendar year, including a map identifying said acres, in accordance with Chapter 91, Wis. Stats.

(c) If the zoning district change application is denied in accordance with § 425-4-3H(3) or (4) of this chapter, the Board shall issue a notice of denial to the applicant within 10 business days of the action. One copy of the application review form, containing the Town action and action date, shall be provided to the applicant, Commission, Zoning Administrator, and the Rock County Planning, Economic and Community Development Agency within 10 business days of said action.

ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY
51 SOUTH MAIN STREET
JANESVILLE, WI 53545

TELEPHONE: (608) 757-5587
EMAIL: PLANNING@CO.ROCK.WI.US
WEB: WWW.CO.ROCK.WI.US

AGENCY USE ONLY

Application Number: _____

Received By – Date (MM/DD/YYYY): _____

PRELIMINARY LAND DIVISION APPLICATION FORM

PROPOSED LAND DIVISION CLASSIFICATION:

☐ **Major Land Division** – Subdivision Plat Required
☑ **Minor Land Division** – CSM for lots 35 acres or less; Plat of Survey for lots greater than 35 acres
☐ **Transfer to Adjoining Owner** – Plat of Survey or CSM
☐ **Lot Combination** – CSM Required

1. Applicant has contacted Town, Rock County Planning, Economic & Community Development Agency, and City(s)/Village (if land division is within Extra-Territorial Plat Approval Jurisdiction (ETJ) area) officials and these parties have determined land division is feasible: ☑ Yes ☐ No

2. Land division is consistent with Town's Comprehensive Plan – Future Land Use Map: ☐ Yes ☑ No

3. Land division area is located in a Farmland Preservation zoning district certified by the State of Wisconsin: ☑ Yes ☐ No
If you answered **Yes**, proceed to **4.** If you answered **No**, proceed to **5.**

4. Land division meets Town Base Farm Tract and any other applicable Farmland Preservation zoning district requirement: ☐ Not Applicable ☑ Yes ☐ No

5. Land division will require a zoning change: ☑ Yes ☐ No

APPLICANT INFORMATION

6. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	JOSH BIDDICK			Telephone:	608-444-2834		
Address:	1135 SUMMERHILL DRIVE	City:	JANESVILLE	State:	WI	Zip:	53546
b. Name:				Telephone:			
Address:		City:		State:		Zip:	

7. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	COMBS & ASSOCIATES, INC			Telephone:	608-752-0575		
Address:	109 W. MILWAUKEE ST	City:	JANESVILLE	State:	WI	Zip:	53548
b. Developer name:				Telephone:			
Address:		City:		State:		Zip:	

8. Identify the individual from **6.** or **7.** that will serve as the primary contact: ☐ **6a.** ☐ **6b.** ☑ **7a.** ☐ **7b.**

PROPERTY INFORMATION

9.Reason for application: ☑ **Sale/ownership transfer** ☐ **Farm consolidation** ☐ **Create Conforming Lot** ☐ **Adjust Lot Line**

DIVIDE OFF ONE LOT FOR RESIDENTIAL HOME

Include an explanation of the proposal along with any other considerations not included on the application form

10. Land division area location:	**Town of** FULTON	NE **1/4 of** SW **1/4**
	Section 21	**Tax parcel number(s)** - 6-6-319

11. Land division area is located within the Extra-Territorial Plat Approval Jurisdiction (ETJ) Area of a City(s)/Village:
☐ **Yes** ☑ **No** If **Yes**, identify: **City(s)/Village of**

12. Land division area is located adjacent to (check all that apply):
☐ **Local/Town road** ☑ **County highway** ☐ **State highway** ☐ **U.S. highway**

13. Landowner's contiguous property area (Square feet or acres): 120 AC	**14.** Land division area (Square feet or acres): 4.41 AC	**15.** Current zoning of land division area: AE
16. Number of new/additional lots created by land division: 1	**17.** Future zoning of new/additional lot(s) created by land division: RRL	**18.** Future zoning of parent lot: AE

19. Covenants or restrictions will be placed on the land division area: ☐ **Yes** ☑ **No**
If **Yes**, identify covenants or restrictions:

20. A residential building is currently located in the land division area: ☐ **Yes** ☑ **No**
If **Yes**, the building utilizes a: ☐ **Private onsite wastewater treatment system** ☐ **Public sanitary sewer system**

21. Public improvement construction proposal/plan will be submitted by (mm/dd/yyyy):	**22.** Public improvement construction will begin on (mm/dd/yyyy):

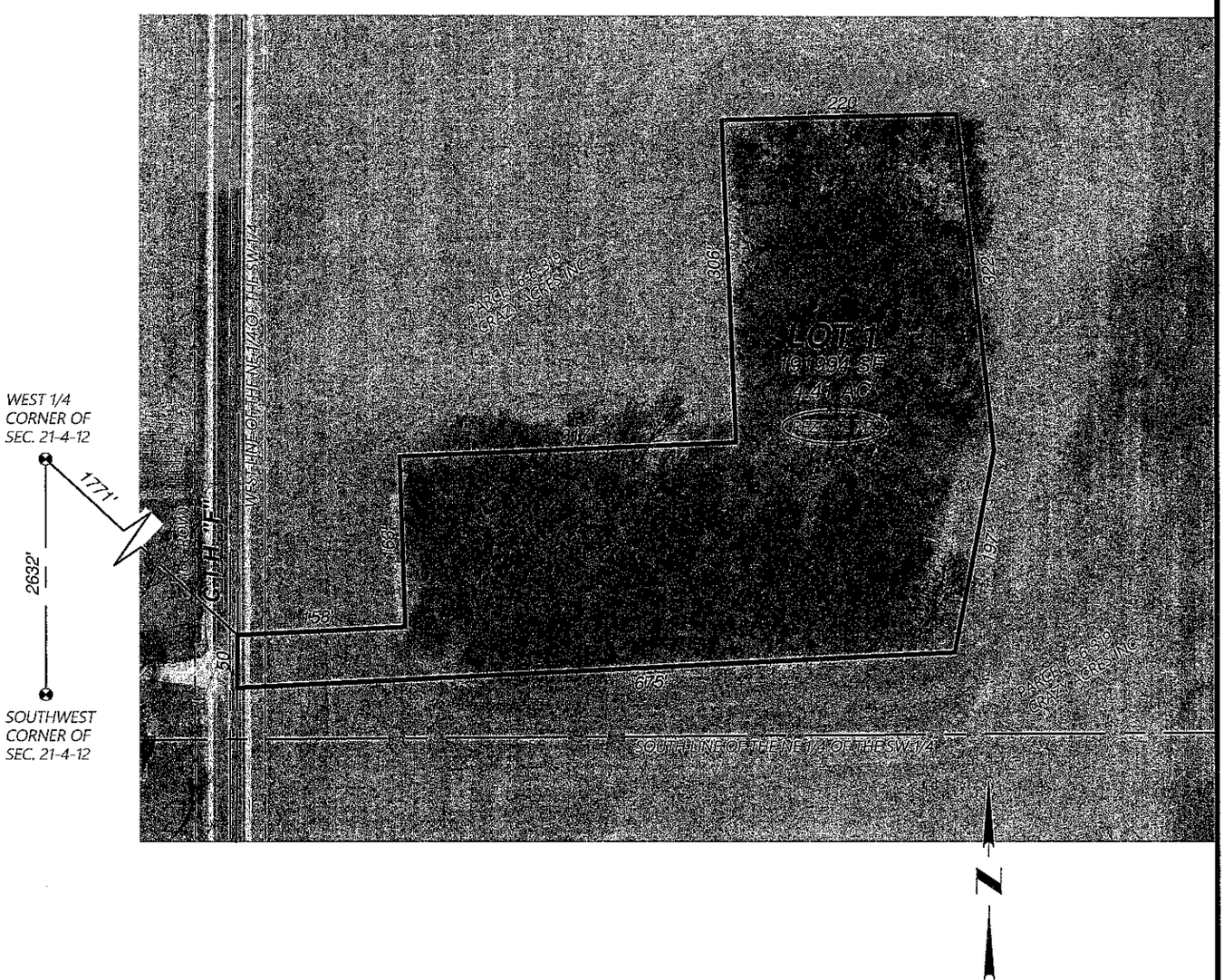
APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for a land division in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief.

LANDOWNER/PRIMARY CONTACT SIGNATURE: Ryan Berg **DATE:** 7/7/2026

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, T.4N., R.12E., OF THE 4TH PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 150'

0 75 150 225

Project No. 126 - 266
For: BIDDICK

Combs & ASSOCIATES LLC
109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575
fax: 608-752-0534

MSA Memo

To:	Town of Fulton Planning & Zoning Commission
From:	John Schwartz, MSA Professional Services
Subject:	Rezoning, Comprehensive Plan Future Land Use Map Amendment, and Minor Land Division by Certified Survey Map for Unaddressed Parcel on North County Road F (Parcel No. 6-6-319)
Date:	August 5th, 2026

Request

The applicant requests approval of three related actions to allow construction of a single-family residence on a newly created 4.41-acre parcel:

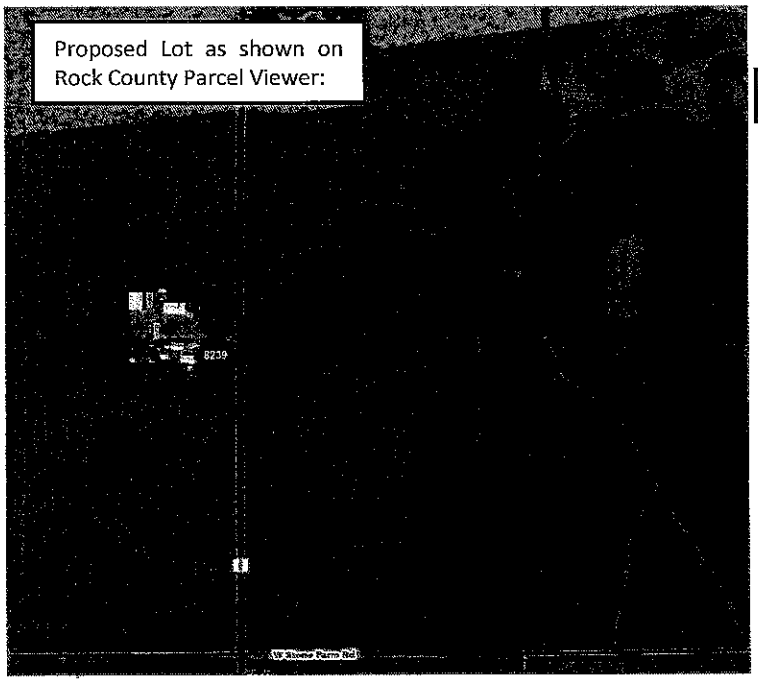
1. A minor land division via Certified Survey Map (CSM Project No. 126-266, "Biddick") creating one new residential lot (Lot 1);
2. A rezoning of the Lot 1 of said CSM from A-E Agricultural-Exclusive to R-RL Residential-Rural Density Large; and,
3. A Comprehensive Plan Future Land Use (FLU) Map amendment from "Exclusive and General Agriculture and Limited Residential" to "Residential".

Background

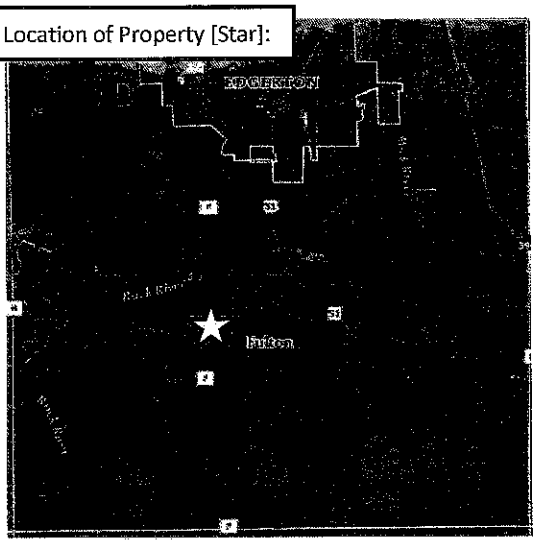
Josh Biddick is the applicant and authorized representative of the landowner, Crazy Acres Inc. The request affects a 4.41-acre portion of Parcel No. 6-6-319, which is part of approximately 120 contiguous acres under the landowner's control. The proposal would create one new residential lot by CSM. The application identifies no private covenants or restrictions affecting the division area. The proposed lot would be used for one single-family residence and would rely on private well and onsite wastewater treatment. The proposed lot is on the east side of North County Road F, between 7940 North County Road F to the south and 8500 North County Road F to the north. No separate street address has been assigned.

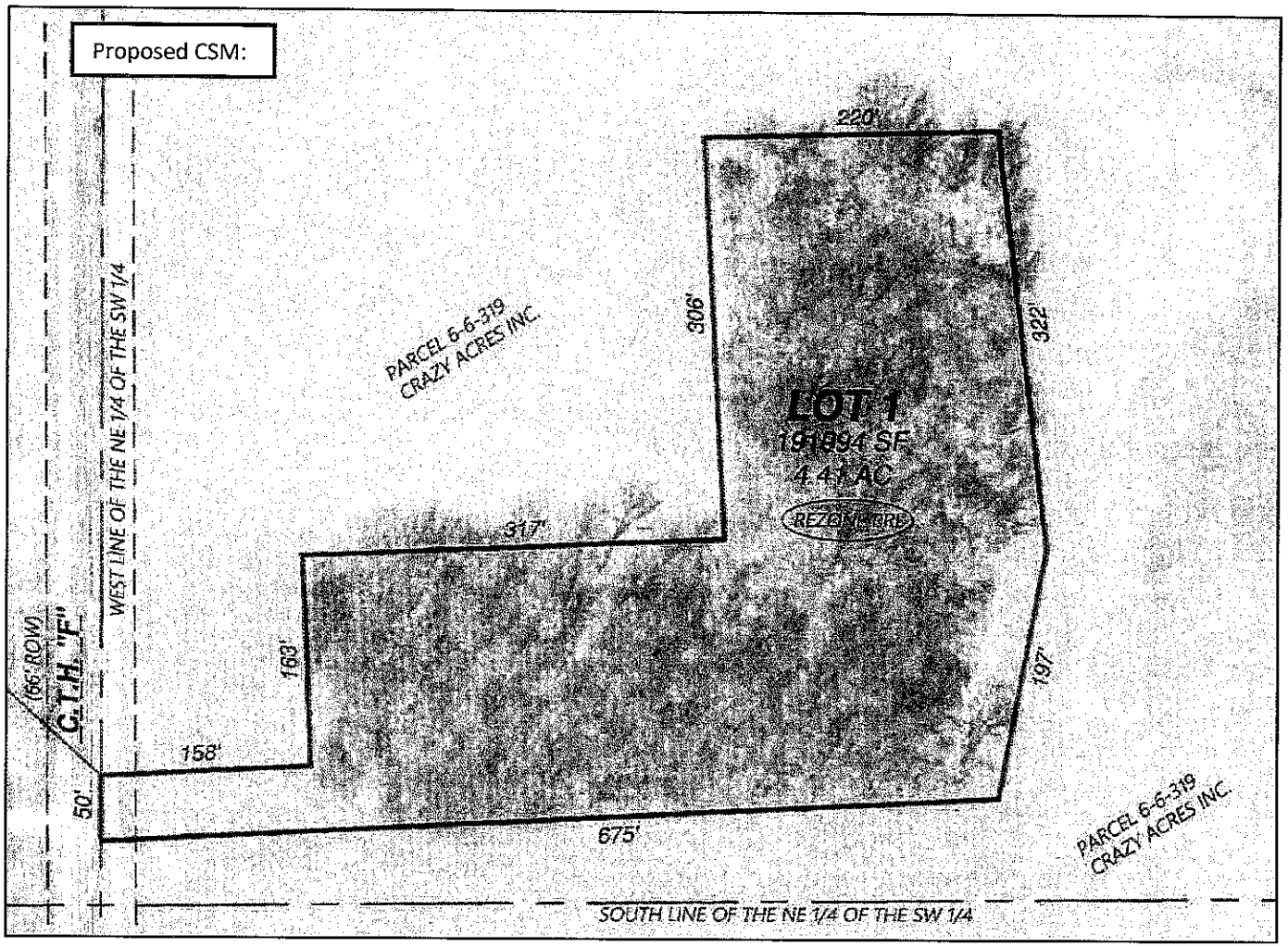
The preliminary CSM is identified as Project No. 126-266, "Biddick". See attached application.

Proposed Lot as shown on Rock County Parcel Viewer:



Location of Property [Star]:





Location

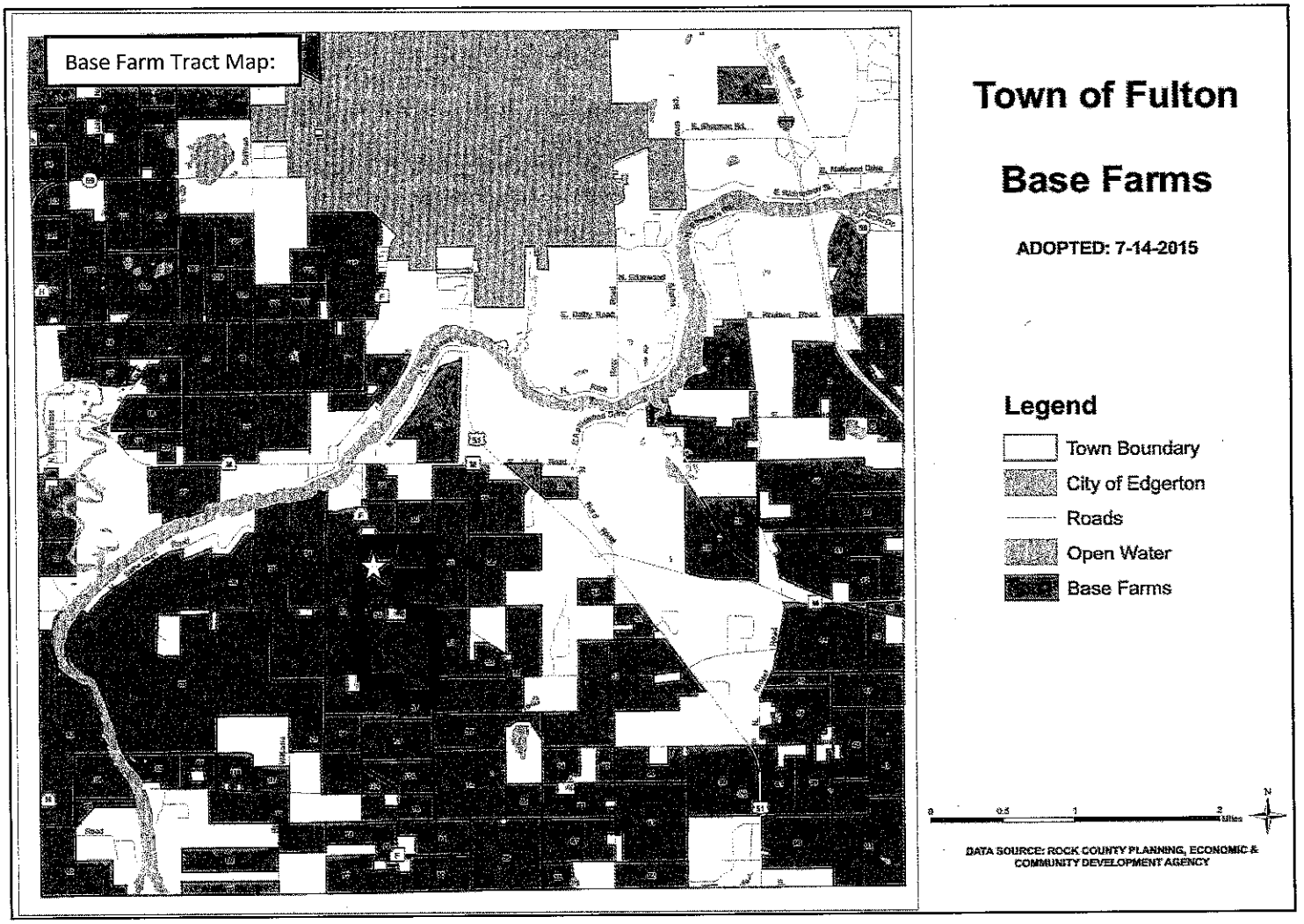
The property is located near the center of the Town of Fulton, south of the Rock River, with frontage on County Trunk Highway F. Two rural residences lie approximately 650 feet to the north, and two more approximately 1,500 feet to the south; the surrounding area otherwise remains in active farmland. Barns and agricultural equipment are located directly across the street from the proposed lot.

Base Farm Concept

Fulton's zoning ordinance regulates residential conversion of agricultural land through a "base farm" system, which the Comprehensive Plan and Zoning Chapter both incorporate. A "base farm" is the fixed area of contiguous land that was part of one A-E farm on July 14, 2015, regardless of later ownership transfers or land divisions. The parent base farm lot is the land remaining after a new lot is created.

Under § 425-4-3H(2)(d), the owner of a parent base farm lot may split off up to five new residential lots from a base farm, subject to acreage and design limits, provided each is rezoned to R-RL. The purpose is to allow limited, controlled residential development on agriculturally zoned land without triggering a piecemeal loss of farmland or undermining the parent farm's continued viability. The subject property is within Base Farm Tract 54, which contains just under 300 acres. **Per Town records, this proposed 4.41-acre lot would be the first residential split.**

Base Farm Tract Map:



Base Farm Standards Applicable to This Request

[MSA Commentary provided in **green (code-compliant)** or **red (potentially-concerning)** text]

1. Only the owner of the parent base farm lot (or a party with a recorded transferred lot-creation right) may create a new residential lot — § H(2)(d)[1][a][i].
   The preliminary CSM identifies Crazy Acres Inc. as owner of the parent parcel, and the application identifies Josh Biddick as the authorized landowner representative.
2. No more than five new residential lots may be created from a single base farm — § H(2)(d)[1][a][ii].
   As of August 2026, no new residential lots have been created from this farm tract.
3. No more than 10% of the base farm's total acreage may convert to residential lots — § H(2)(d)[1][a][iii].
   The 4.41-acre lot represents approximately 1.5% of the nearly 300-acre base farm tract and is within the 10% acreage limit.
4. New residential lots must be 3–10 acres and rezoned to R-RL — § H(2)(d)[1][a][iv].
   The proposed 4.41-acre lot satisfies this range.
5. The parent base farm lot may not fall below 20 acres — § H(2)(2).
   The parent base farm will have well over 100 acres remaining.

6. New lots must avoid converting prime farmland or cropland from agricultural use unless no reasonable alternative site or size exists, and must not impair the agricultural use of other protected farmland — § H(2)(d)[3][b]–[c].
   A large portion of the lot is currently wooded and is not used as cropland. Nearby agricultural operations would not be significantly obstructed.
7. Siting must conform to the Land Division and Development Activities MOA between the Town and Rock County PECDA (Appendix D) and to driveway design standards under § 425-4-3C — § H(2)(d)[3][a],[d].\
   Compliant.

Applicable Ordinance Provisions

§ 425-3 Zoning Districts
§ 425-4 Zoning and Land Use Activity Application Procedure.
§ 380-13 Certified survey map.
§ 380-19 Technical requirements for certified survey land divisions.
§ 380-32 Lot design standards.

Item 1: Land Division Application Review

The proposed CSM must be evaluated against two sets of standards: (1) the Town's general lot design standards at § 380-32, which apply to all land divisions, and (2) the dimensional and use standards of the R-RL Zoning District. The requirements for each standard are listed below with MSA Commentary provided in green (code-compliant) or red (potentially-concerning) text.

§ 380-32 Lot Design Standards

A. Size
   (1) The size, shape and orientation of lots shall be appropriate for the location of topography of the land division and for the type of development contemplated, provided that no lot shall be smaller in area than the minimum lot size for the appropriate zone as established by Chapter 425, Zoning, of the Town Code.
   (2) Lot dimensions, shape and size shall provide for conformance with the requirements of Chapter 425, Zoning, for the permitted land use(s) without the need for the granting of variances of Chapter 425, Zoning, by the Board of Adjustment. Excessive depth in relation to width shall be avoided.
   The proposed lot has only 50 feet of road frontage and extends approximately 475 feet through a narrow width at the roadway back 158 feet. This creates substantial depth relative to frontage. Section § 380-32 states that excessive depth in relation to width shall be avoided. The lot width does not also conform to R-RL standards (as noted below). Based on this regulation, staff does not recommend approval of the lot in its current configuration. A revised CSM should provide a more conventional lot shape and sufficient frontage.

B. Commercial/industrial lots
   N/A, residential use proposed.

C. Minimum lot frontage. All lots on curved streets and culs-de-sac shall have a minimum of 50 feet of platted frontage on a public street to allow access by emergency and service motor vehicles unless part of a planned unit development approved by the Town Board. In any case, minimum lot width at building setback line shall be in conformance with the requirements of Chapter 425, Zoning. Alley frontage (public or private) shall not constitute meeting this minimum frontage requirement.
   The lot is not on a curved street or cul-de-sac; the controlling R-RL frontage requirement is discussed below.

D. Corner lots. Corner lots for residential use shall have extra width to permit full building setback from both streets, or as required by applicable zoning regulations.
   N/A, not a corner lot.

E. Access to public streets. Every lot shall front or abut on a public street.
Condition met.

F. Side lots. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines. Lot lines shall follow Town boundary lines.
Lot lines extend at 90-degree angle from the road.

G. Double and reversed frontage lots. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
Condition met.

H. Natural features. In the dividing of any land, regard shall be shown for all natural features, such as tree growth, watercourses, historic spots or similar conditions, which, if preserved, will add attractiveness and stability to the proposed development.
Condition met.

I. Land remnants. All remnants of lots below minimum size left over after dividing of a larger tract must be added to adjacent lots or a plan shown as to future use rather than allowed to remain as unusable parcels.
N/A.

J. Large lots. In case a tract is divided and results in parcels of more than twice the minimum lot size provided for by Chapter 425, Zoning, of the Town Code for the zoning district in which the land is located, such parcels shall be so arranged to permit redividing into parcels in accordance with this chapter and with Chapter 425, Zoning.
N/A, within the allowed size range.

K. Trunk highway proximity. All lots adjacent to state trunk and federal highways shall be platted with additional depth necessary to provide for a building setback line not less than 50 feet from the nearer right-of-way line or 110 feet from the center line, whichever is more restrictive. (Reference Ch. Trans 233, Wis. Adm. Code.)
N/A.

L. Easement allowance. Lots containing pedestrian or drainage easements shall be platted to include additional width in allowance for the easement.
N/A, no pedestrian or drainage easements.

M. Drainageway and watercourses. Lots abutting upon watercourse, drainageway, channel or stream shall have such additional depth or width as required by the Town Board to obtain building sites that are not subject to flooding from a post-development, one-hundred-year, twenty-four-hour-duration storm event.
N/A, no watercourses.

Relevant R-RL Zoning District Standards (§ 425, R-RL):

- Lot area: minimum 3 acres; maximum 10 acres.
4.41 Acres.
- Lot width: minimum 100 ft of public road frontage; minimum 100 ft at the building line.
Does not comply. The preliminary CSM provides 50 feet of public road frontage; R-RL requires at least 100 feet of frontage and 100 feet of width at the building line.
- Building (residence) minimum size: 1,000 sq. ft. living area for single-family (add 200 sq. ft. if no full-height basement).
The buildable portion appears large enough to accommodate a compliant residence, subject to final siting, septic, and setback review.
- Building width: minimum 24 ft for a residence.
N/A, no watercourses.
- Number of residences: maximum one single-family (or two-family) dwelling per lot.
N/A, no watercourses.
- Setbacks: road-yard per § 425-3-2G(1); rear-yard 50 ft; side-yard 20 ft.
Lot is buildable.

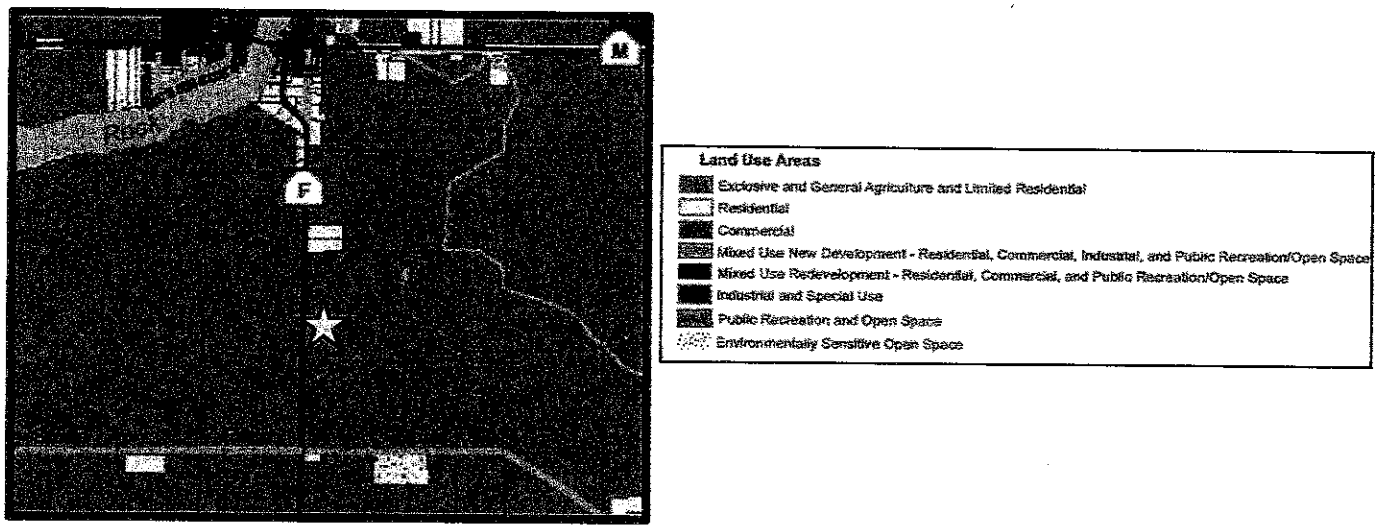
Item 2: Rezoning Application Review

Rezoning from A-E Agricultural-Exclusive to R-RL Residential-Rural Density Large is a necessary companion action to the land division. Under the base farm provisions of § 425-4-3H(2)(d)[1][a][iv], a new residential lot split from an A-E base farm "shall be rezoned to the R-RL Zoning District" as a condition of its creation. Absent the rezoning, the new lot could be legally created by CSM but could not be lawfully used for its stated purpose (construction of a single-family home), since that use is not permitted in A-E. The proposed lot cannot satisfy the R-RL findings in its current form because it does not meet the district's 100-foot frontage requirement.

Item 3: Comprehensive Plan Future Land Use Map Amendment

The subject parcel currently carries the FLU designation "Exclusive and General Agriculture and Limited Residential." That designation's plan text anticipates and accommodates limited residential conversions specifically tied to the base farm concept. Amending the Future Land Use to "Residential" alongside a land division/rezone is a necessary step to keep the map an accurate reflection of intended land use.

Future Land Use Map:



MSA Recommendation

I recommend that the Commission postpone the requests because the preliminary CSM does not provide the frontage required in the R-RL District and presents a lot configuration inconsistent with the Town's lot-design standards. Before the applications return for final recommendation, the following item should be addressed:

1. Submit a revised CSM providing at least 100 feet of public road frontage and 100 feet of width at the building line, with a more conventional lot shape that avoids excessive depth relative to width.

Sincerely,
John Schwartz
Assistant Planner at MSA Professional Services

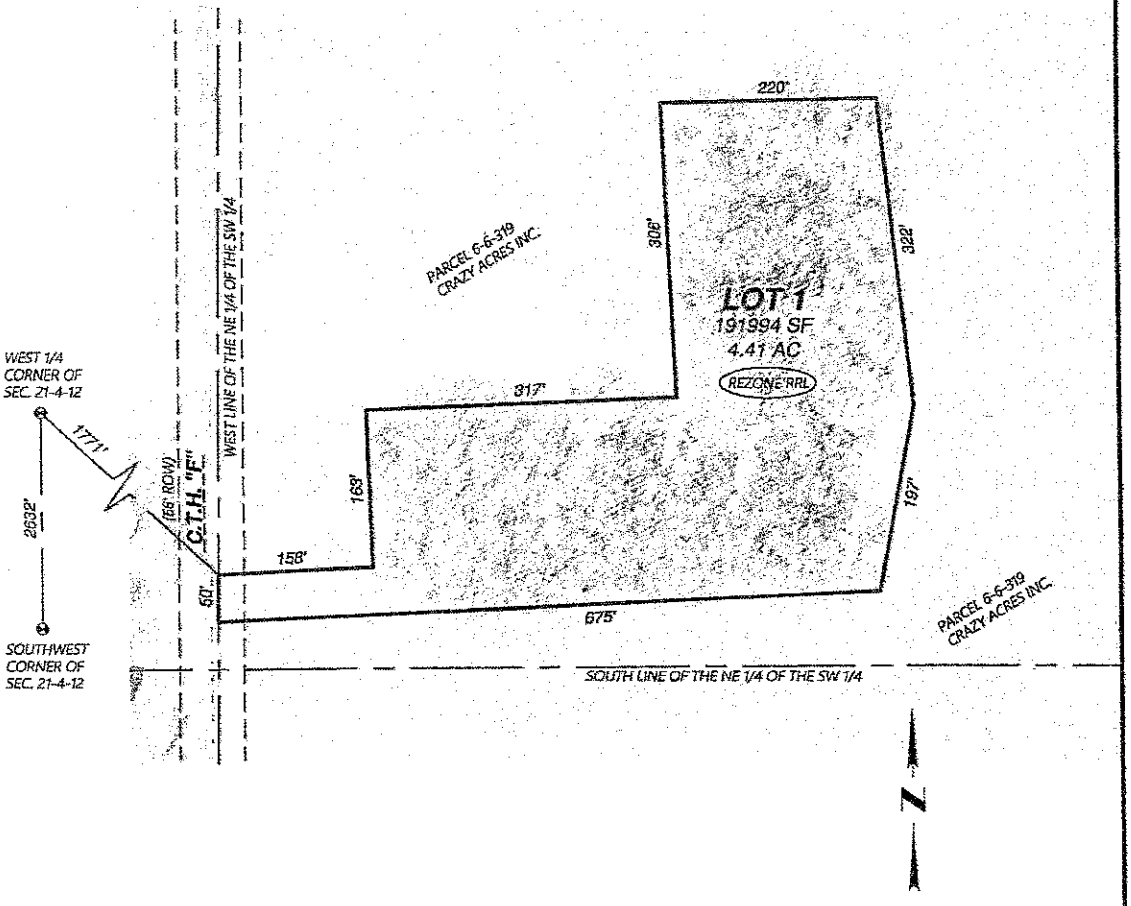
EXHIBIT

tabbies

A

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, T.4N., R.12E., OF THE 4TH PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 150'

0 75 150 225

Project No. 126 - 266
For: BIDDICK

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

tel: 608-752-0575
fax: 608-752-0534

ORDINANCE 2026 – 03
AN ORDINANCE REZONING PROPERTY IN THE TOWN OF FULTON

WHEREAS, the Plan Commission of the Town of Fulton having held a duly noticed public hearing on the proposed rezoning of the property described in Section I from Agricultural-Exclusive (A-E) to Residential-Rural Density Large (R-RL); and

WHEREAS, following the public hearing, the plan commission having found that the proposed rezoning of the subject property is consistent with and meets the Zoning District change findings of fact as set forth in Section 425-4-3H. (2) (b), and having met the Farmland Preservation Zoning District change findings of fact as set forth in Section 425-4-3H. (2) (b) [4], all as set forth in the Town of Fulton Zoning Ordinance, and having recommended said proposed rezoning to the Town Board of the Town of Fulton; and

WHEREAS, the Town Board of the Town of Fulton having reviewed the proposed rezoning and having considered the recommendation of the plan commission and having determined that the proposed rezoning of the subject property is consistent with and meets the findings of fact as set forth in Section 425-4-3H. (2) (b) and meets the Farmland Preservation Zoning District change findings of fact as set forth in Section 425-4-3H. (2) (b) [4], all of the Town of Fulton Zoning Ordinance, subject to the condition set forth in Section III below.

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

Section I. The following described property is hereby rezoned from Agricultural-Exclusive (A-E) to Residential-Rural Density Large (R-RL):

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, T.4N., R.12E., OF THE 4TH/ PM, TOWN OF FULTON, ROCK COUNTY, WISCONSIN.

Commencing at the West Quarter corner of said Section 21; Thence S47°00'24"W. 1771.30 feet more or less to the point of beginning for the land to be herein described; Thence N87°09'53"E. 157.87 feet more or less; Thence N01°50'13"W. 162.96 feet more or less; Thence N87°29'23"E. 316.85 feet more or less; Thence N02°34'28"W. 306.39 feet more or less; Thence N88°22'05"E. 220.40 feet more or less; Thence S06°21'01"E. 321.80 feet more or less; Thence S10°48'15"W. 197.18 feet more or less; Thence S87°09'53"W. 675.36 feet more or less; Thence N00°23'44"E. 50.00 feet more or less to the point of beginning.

Section II. The property described in Section I is graphically shown as set forth in Exhibit A attached hereto.

Section III. The rezoning of the property described in Section I is conditioned upon the approval and recording of the CSM creating the subject property parcel.

Section IV. The current overlay zoning, if any, in effect on the property described in Section I or portion thereof, shall remain in effect.

Section V. This ordinance shall take effect upon passage and publication or posting as provided by law and upon the fulfillment of the conditions set forth in Section III.

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

TOWN OF FULTON

By:_____
Scott Farrington, Chairperson

ATTEST:

By:_____
Laura Siclovan, Clerk/Treasurer

Date Passed: _____

Date Published/Posted: _____

Parcel #	Name		Address for CUP	Mailing Address (if different	Date CUP Issued	Comments	Current Zoning	Still Need	Date CUP Renewed
6-6-23.3.1	Boyles	Kent	11433 N Kenlyn Rd (608) 201-3034	11714 N Eastman	5/12/95-kennel; 7/10/97 -signs	issued for a boarding kennel and the other issued for two off-premise signs	I-L	yes	
6-6-23.3.2A1	Boyles	Kent	371 Hemenway Ln.	11714 N Eastman, Edgerton	5/12/2005	to allow additional storabe building to the property- the property is zoned M1. (mini-warehouse)	C-H	yes	
6-6-110.02	Newville Mobil - Manjit	(608) 695	581 E Richardson Springs Rd., Edgerton (608) 884-9310	581 E Richardson Springs Rd. msgill71@hotmail.com	12/10/98-(2) ground signs; 6/14/01-50' sign	issued 12/10/98 for two on -premise ground signs in CHI zoning. Additional CUP issued 6/14/01 to put a 50' Mobil sign on the property at the Newville Mobil, 425.3-2(L)	C-H	yes	
6-6-18	M.R. Olson Acres LLC		Hwy 51	34 Hwy 51 N., Egderton	10/14/1999	telecommunications tower	A-G	yes	
6-6-23.3C	Melton	Kyle	11323 N Kenlyn Rd., Edgerton	Glass Works	10/10/2002	Unclassified 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. Bittrick)	I-L	yes	
6-6-23.3C	Melton	Kyle	11323 N Kenlyn Rd.	Glass Works	8/9/2001	single pole, sincle face advertising sign (off premise) 300 sq. feet, 425.3-2(L)(8) (old address was 607 E State Rd. 59, previous owner was M. Bittrick)	I-L	yes	
6-6-4A	Boyles	Kent	11714 N Eastman Rd	11714 N Eastman Rd.	8/10/2010 & 9/10/10	kennel & semi truck storage box	R-RL	yes	
6-6-128.6	Armstrong	Ruth	9876 N Kidder Rd. 8-6-24 - Not In Service (608) 868-5177		6/12/2018	Dog kennel/ boarding up to 5 dogs with (5) Conditions - 1. Any animal odors shall not be detectable beyond the property boundry; 2. The facility shall be kept clean and sanitary, this includes daily removal of pet waste and use of disinfectants; 3. The structure housing the animals shall be large enough to accomodate all animals and shall be adequately soundproofed. Animals are to be housed within a structure between 10 pm and 6 am. 4. Fencing surrounding the outside run area should be a minimum of 6 feet tall. 5. Applicant shall re-apply for a conditional use permit if they wish to increase the number of dogs beyond 5.	R-RS	yes	
6-6-353	Mulder Dairy Farms % Mike Faust email mfaust@janesvillelaw.com	608 755	970 E. Cty Rd M., Edgerton	PO Box 2000, Janesville, WI 53547-2000	5/25/1995	to allow Special Purpose Distrct for the extracation of sand and gravel	S-U	yes	
	Tillman Infrastructure		7230 N Kidder Rd Janesville 53545	email-zoningdl@lcctelecom.c	11/14/2023	1.Approval for materials submitted as of 10/12/23. Any changes shall require, as necessary, new plans, reviews, and issuance of a new or amended CUP 2. No site improvements shall be made until after issuance of a building permit(425-4-3B) and driveway access permit 3. This CUP will be in effect for the length of the land lease on which cellular communications tower is located subject to all necessary requirements persuant to 425-4-3F 4.CUP will be subject to annual review for the length of the land lease 5. Surety bond for $20,000 wil be given to the Town ofFulton 6. Removal of cellular communication tower will follow state stature timeline for removal at end of lease	A-G	yes	
6-6-291, 6-6-298.4, 6-6-298.3, 6-6-298.2, 6-6-298.1, 6-6-298	Stolen	Ben&Jennifer	6001 W CTH M	6001 W. Cty M, Edgerto	5/27/2004 & amended in Dec. 2011	to allow for a shooting preserve and dog boarding (limit 12 dogs). Several conditions placed on the CUP, see original CUP application for conditions	6-6-291-AG; 298.1-A-G 298.2-A-G 298.3 A-G 298-4-A-G	No	Per return paperwork 07/29/2026- no longer need

APPLICATION FOR PUBLIC GATHERING PERMIT

The undersigned hereby applies for a Public Gathering Permit and in connection with this application provides the following information:

RECEIVED
AUG 27 2026
TOWN OF FULTON

PERSONAL INFORMATION:

Name: TIRED IRON CC MIKE JOHNSON

Permanent Address: 7241 N EAGLE RD JANESVILLE WI 53548

Mailing Address (if different):

Telephone Number: (608) 751-6984

Interest in Proposed Site: ROCK RIVER THRESHERS

Name of Promoter/Sponsor of Gathering: TIRED IRON PROMOTIONS

Address: 7241 N EAGLE RD JANESVILLE WI 53548

Telephone Number: (608) 751-6984

Address of Proposed Site: 51 E. COX RD EDGERTON WI 53534

Nature or Purpose of Gathering: CAR SHOW - MUSIC - FESTIVAL

Dates and Hours of Operation of the Gathering: 10-3-2026 12pm - 11:30pm

Alternate Dates and Hours of the Gathering:

Maximum Numbers of Persons to Attend Gathering at Any One Time: 600 - 800? MAYBE LESS WEATHER?

Maximum Number of Persons Allowed to Sleep at Location of Gathering (If applicable):

Description of Plan to Limit Maximum Number of People Permitted to Attend Gathering: GATE ENTRY WILL BE CONTROLED BY GATE ATTENDEES WORKERS

Describe Plans for Fencing Location of Gathering/Include Location of Gates: ENTRY OF SHOW WILL BE ON-AT 51 E COX RD EVENT WILL BE HELD BY MAIN BUILDINGS AND NEAR ON THE PULLING TRACK BY THE PILE DRIVER

Describe Plans for Supplying Portable Water, Including Amount Available and Outlets: USING THE ROCK RIVER THRESHERS GROUNDS ALSO LONG JOHNS

Describe Plans for Providing Toilet and Lavatory Facilities Including Source, Number, Location, Type and Means of Disposing Waste: LONG JOHNS AND THRESHERS GROUNDS FACILITIES

Describe Plans for Parking Vehicles Including Size and Location of Lots, Point of Highway Access and Interior Roads Between Highway Access and Parking Lots: EVERYTHING WILL BE INSIDE THE ROCK RIVER THRESHERS GROUNDS

Plans for Camping Facilities, if any, Including Facilities Available and Location: CONTROLED BY MEMBERS OF THE THRESHERS IF ANY CAMPERS

If Applicant is a Corporation, attach a certified copy of Articles of Incorporation together with name, age, residence and mailing address of each person with 10% or more of stock of corporation.

Attach proof of ownership on which Assembly is to be held or statement made upon oath or affirmation by record owner of property that Applicant has permission to use such property for gathering of 500 or more persons.

Attach bond or proof of insurance policy naming Town of Fulton as an insured (if required)

Will Applicant apply for Temporary Fermented Malt Beverage License in connection with the gathering?
__X__ Yes _____ No

If a maximum exceeding 1,000 person will be in attendance at one time, attach proof that emergency services have been contracted for.

Applicant's Verification of Information:

I hereby certify that the statements above are true and correct to the best of my information.

(Signature) _____ 8-24-2026 (Date)

TOWN OF FULTON ONLY

150.00

Filing Fee Paid: ✓ Yes _____ No

PERMIT

Permit Granted: _____ Yes _____ No

PAID
148392 8-27-26

CONDITIONS

_____

_____

_____

_____

PROOF OF INSURANCE AND/OR BOND

Filed (if required): _____ Yes _____ No

PROOF OF CONTRACTING FOR EMERGENCY SERVICES

Filed: ✓ Yes _____ No Brandon from Fire called 8/27/26 confirming

---

TOWN OF FULTON:

_____
Chairman Scott Farrington

ATTEST:

_____
Laura Siclovan, Clerk/Treasurer

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 Application Date: _____

☒ Town ☐ Village ☐ City of Fulton County of Rock

The named organization applies for: *(check appropriate box(es).)*

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning _____ and ending _____ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* → ☒ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization ☐ Veteran's Organization ☐ Fair Association

RECEIVED
AUG 27 2026
TOWN OF FULTON

(a) Name Tired Iron CC

(b) Address ~~7318~~ 7241 N Eagle Rd Janesville WI 53548 (Street) ☐ Town ☐ Village ☒ City

(c) Date organized 4-2021

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Joe Snell 230 Goede Rd Edgerton WI 53534

Vice President Peter Shelly 5537 W State Rd 59 Edgerton WI 53534

Secretary Mike Johnson 7315 N Eagle Rd Janesville WI 53548

Treasurer ↓ ↓ same as ↓ secretary

(g) Name and address of manager or person in charge of affair:

Mike Johnson 7315 N Eagle Rd Janesville WI 53548

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 51 E Cox Rd Edgerton WI 53534

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? _____

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

PAID
148392 8-27-26

3. Name of Event

(a) List name of the event Tired Iron Rockabilly Bash

(b) Dates of event 10-3-2026

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Tired Iron CC
(Name of Organization)

Officer _____ 8-24-2026 (Signature/date)

Officer _____ (Signature/date)

Officer _____ (Signature/date)

Officer _____ (Signature/date)

Date Filed with Clerk 8-27-26

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

2027-54

APPLICATION FOR ALCOHOL BEVERAGE OPERATOR'S LICENSE

I hereby make application with the Town of Fulton, County of Rock, in the State of Wisconsin, for an Operator's License as provided by Town Ordinance and amendments thereto, to sell Fermented Malt Beverages and Intoxicating Liquors in the Town of Fulton, the same to expire on the 30th day of June _____.

$25 – Regular; $15 – Provisional

***** Note: You must be current with all monies owed to the Town of Fulton. *****

DATE: 8/26/26 *NOTE – NO REFUNDS GIVEN* PHONE: 608 220 5224

NAME: ALLEN (LAST) PATRICK (FIRST) ASAPH (MIDDLE)

ALIAS: _____ MAIDEN NAME: _____

The following information is required to run a criminal history and driving record check:

DATE OF BIRTH: 5/27/88 PLACE OF BIRTH: MONROE WI RACE: WHITE

DRIVER'S LICENSE NUMBER/ STATE: A450-6618-8187-02 (CIRCLE) (MALE) FEMALE

CURRENT RESIDENCE: 5307 N FELLOWS RD EVANSVILLE WI 53536

MAILING ADDRESS (IF DIFFERENT THAN ABOVE) _____

PREVIOUS ADDRESS: _____

LIST ANY CONVICTIONS OF LAWS OR ORDINANCES YOU HAVE INCURRED DURING THE PAST FIVE (5) YEARS. DO NOT INCLUDE ANY TRAFFIC OFFENSES FOR WHICH THE PENALTY IMPOSED WAS LESS THAN $50.00.

RECEIVED
AUG 27 2026
TOWN OF FULTON

PAID
148392 8-27-26

Having read and answered all of the above statements and questions, I hereby consent to investigation of such facts, and state that all of the above statements are true and correct to the best of my knowledge. I also consent to revocation of my Operator's License upon demand, due to any false statements upon this application.

Patrick Allen
Applicant's Signature

PLACE OF EMPLOYMENT: THE MORSE GROUP (ELECTRICIAN)

ADDRESS: 500 W SOUTH ST, FREEPORT IL 61032

FOR OFFICE USE ONLY:

Regular License ✓ 60 day Provisional License _____ 60 Day Expiration Date: _____

Amount Paid: 25.00 New _____ Renewal ✓ Special Event Temporary _____

Attended the required educational course _____ Copy of certificate attached _____

POLICE DEPARTMENT BACKGROUND CHECK DONE BY Chief Kuehl, DATE 8/27/26

APPROVAL BY TOWN BOARD:

Date: _____

Revised 7/09

PETITION FOR ANNEXATION
TO
FKSD SANITARY DISTRCT NO. 2, TOWN OF FULTON

To: Town Board, Town of Fulton
c/o: Laura Siclovan, Town Clerk

I, 1OOP LLC By Joseph Van Ruyven (referred to herein as "Petitioner"), hereby makes its petition to Town Board of the Town of Fulton as follows:

1. Petitioner wishes to annex additional territory to Koshkonong Sanitary District No. 2, Town of Fulton.

2. The property which Petitioner proposes to annex is residential/~~commercial~~ and the installation of public, sanitary sewer access will be cost-effective to both the property owner and the Town of Fulton, and will serve to protect the natural resources of the Town. Consequently, the annexation is necessary and appropriate.

3. The public health, safety, convenience, and welfare will be promoted by the proposed annexation and the property to be included will be benefited by annexation to the District.

4. Attached hereto as Exhibit A is a true and accurate legal description of the property proposed for annexation.
5. Attached hereto as Exhibit B is a true and accurate map showing the approximate areas and boundaries proposed for annexation.

6. Attached hereto as Exhibit C is a general description of the proposed improvements.

7. The property proposed for annexation consists of approximately 0.197 acres.
Dated: 8/4/2026, ___.

Petitioner: For 1OOP LLC
Joseph Van Ruyven

STATE OF WISCONSIN)
) SS
COUNTY OF Rock)

Personally, came before me this 4 day of August, 2026 A.D., the abovenamed Petitioner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Rock County, WI
My Commission: [illegible] Exp 7/11/27

Exhibit A

Parcel Details for 012 13905 1 View Map

Parcel Information

Name:	Parcel Number:
JOOP LLC	6-6-925
Address:	**Site Address:**
2886 WAUBESA AVE MADISON, WI 53711-5963	8911 N COUNTY RD F EDGERTON, WI 53534-8983

Municipality:
TOWN OF FULTON

General Information

Sec/Town/Range:	School District:	Other Tax Codes:
21-4-12	1568 - EDGERTON SCHOOL DISTRICT	0000-0000-0000-0000

REFERENCE DOCUMENTS LISTED BELOW MAY NOT REFLECT THE CURRENT LEGAL DESCRIPTION.
TO DETERMINE THE CURRENT LEGAL DESCRIPTION, A TITLE SEARCH MAY BE REQUIRED.

Documents:	Vol-Page:
2021005, 1663341	No Volume-Page Information

Value Information

Assess Year 2026

Assessed Values are subject to change and not final until after the Municipality's Board of Review has closed.

Description	Acres	Land	Improvements
Residential	0.197	74,100	82,000
TOTALS	0.197	74,100	82,000

Legal Information

PT NW1/4
FULTON CENTER
LOTS 3 & 4 BLK 10

Rock County provides this information with the understanding that it is not guaranteed to be current, complete or accurate. Conclusions drawn from his information are the responsibility of the user. While every reasonable effort has been made to ensure the timeliness and accuracy of the nformation, Rock County takes no responsibility for errors and omissions.

For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer office at (608)757-5670.
For questions regarding Tax Listing Information, please contact the Real Property Lister office at (608)757-5610.

Exhibit A

PLAT OF SURVEY

THE NE 1/4 OF THE NW 1/4 OF SECTION 21 FULTON TOWNSHIP, TOWN 4 NORTH RANGE 12 EAST

STATE OF WISCOSIN
COUNTY OF ROCK

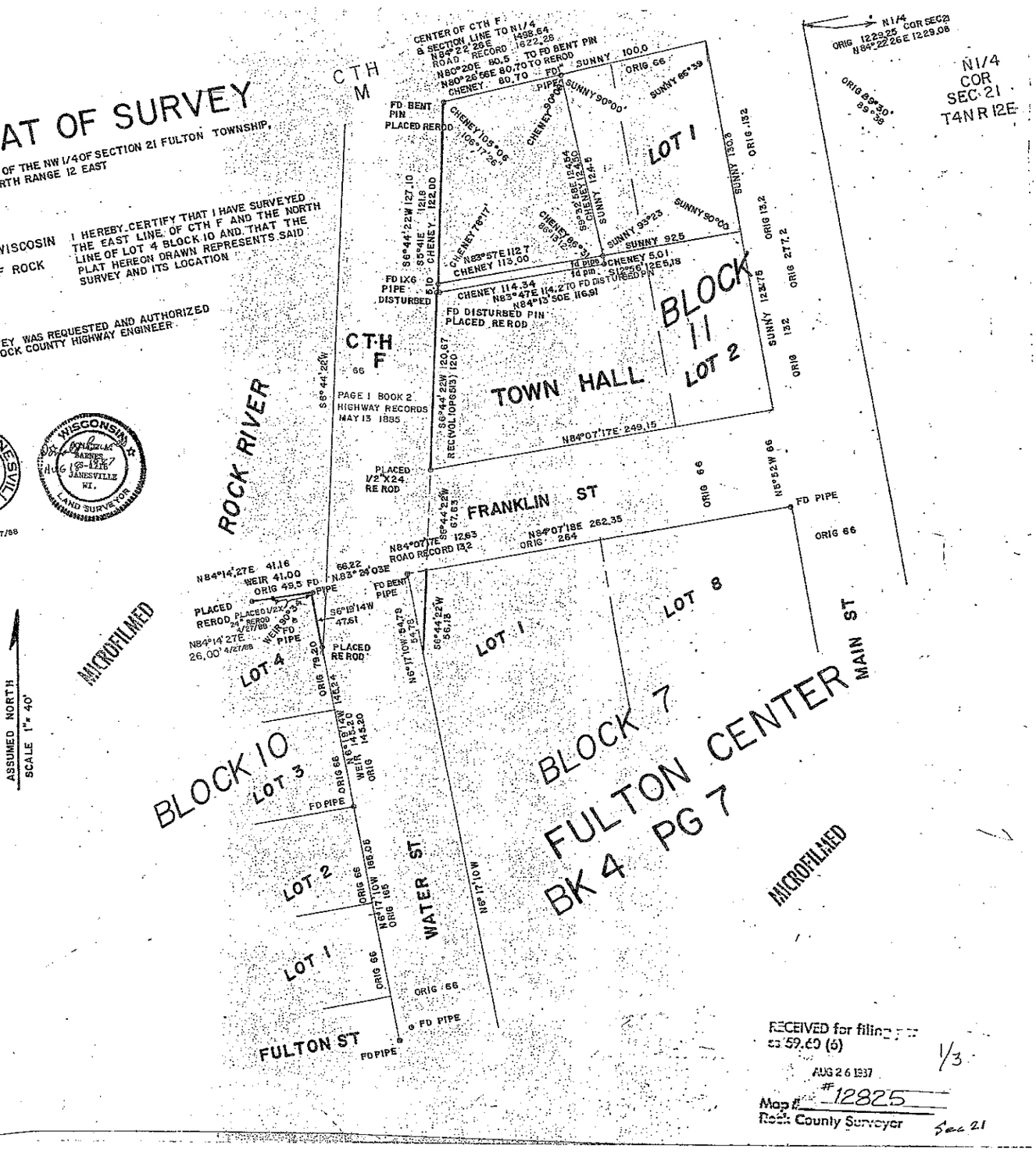
I HEREBY CERTIFY THAT I HAVE SURVEYED THE EAST LINE OF CTH F AND THE NORTH LINE OF LOT 4 BLOCK 10 AND THAT THE PLAT HEREON DRAWN REPRESENTS SAID SURVEY AND ITS LOCATION

THIS SURVEY WAS REQUESTED AND AUTHORIZED BY THE ROCK COUNTY HIGHWAY ENGINEER

SURVEYOR JANESVILLE WI ROCK COUNTY

WISCONSIN DARREL AUG 18 1216 JANESVILLE WI. LAND SURVEYOR

REVISED- 4/27/88



RECEIVED for filing per s 59.60 (6)
AUG 26 1987
Map # 12825
Rock County Surveyor

1/3

Sec 21

Exhibit B

TOWN OF FULTON
PUBLIC HEARING
Sept. 8th, 2026 @ 6:00 pm
Fulton Town Hall
2738 W Fulton Center Dr., Edgerton

The Town has received a request from Consolidated Koshkonong Sanitary District on behalf of JOOP LLC (Parcel 6-6-925, Tax ID # 012 13905) [legal info: PT NW1/4 Fulton Center, Lots 3 & 4 BLK 10 desc. In Vol. (no volume-page information) to annex into the Koshkonong Sanitary District No. 2 – Town of Fulton. A formal hearing will be held by the Town Board at the Town Board meeting. By law, any person may file written comments on the formation of the district with the town clerk, but only the petitioners may be heard at the hearing.

Laura Siclovan – Clerk

Posted at: CKSD
Edgerton City Hall
Fulton Town Hall
www.townoffulton.com on 8/5/26
Published in: Edgerton Reporter on 8/20/26 and 8/27/26
By: Laura Siclovan

DECISION AND ORDER

WHEREAS, Joseph VanRuyven, of the Joop, LLC, a property owner in the Town of Fulton, has petitioned the Board to annex the Trust's property to the Koshkonong Sanitary District No. 2; Town of Fulton; and

WHEREAS, the Fulton Town Board ("Town Board"), held a public hearing on the petition on September 8,2026, and heard no opposition to the proposed annexation; and

WHEREAS, sections 60.785 and 60.71, Wis. Stats., provide that a territory may be annexed to an existing sanitary district pursuant to the procedure set forth therein;

NOW THEREFORE, the Town Board of the Town of Fulton makes the following Findings of Fact, Conclusions of Law, and Order:

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS:

Town of Fulton
2738 W Fulton Center Dr.
Edgerton, WI 53534

PARCEL IDENTIFICATION NUMBERS:

Parcel#6-6-925, Tax ID# 012 13905 1

FINDINGS OF FACT

1. The Town of Fulton received a petition for annexation of certain real property to the Koshkonong Sanitary District No. 2, Town of Fulton dated August 4, 2026 (the "Petition"), received by the Town of Fulton on August 4, 2026; said Petition being in the form provided for in sec. 60.71.

2. The Petition pertains to certain real estate located in the Town of Fulton which is more fully described on Exhibit A to this Order and known herein as the "Property."

3. The Petition was signed by all property owners of the Property, and their signatures were verified under oath, by the circulator of the Petition.

4. Petitioners have filed a personal or a surety bond with the Town Clerk in the form provided for in sec. 60.71(3), Wis. Stats. in the amount of $ zero dollars.

5. The Town caused the publication of a notice of the Petition and a hearing to be held on the Petition, which notice is reproduced in Exhibit B to this Order.

6. The Petition was the subject of a public hearing before the Town Board held pursuant to notice in open session at a meeting, due notice of which was given in the manner provided for by sec. 19.84, Wis. Stats.

7. No written objections were received regarding the Petition to annex.

8. The Petition was approved by a vote of the Town Board of the Town of Fulton taken after public hearing thereon.

9. The Property is appropriate for annexation to the Koshkonong Sanitary District No. 2, Town of Fulton.

CONCLUSIONS OF LAW

1. All preconditions for adoption of a resolution of annexation under sec. 60.71, Wis. Stats., have been met.

2. The Town Board finds that the proposed annexation is necessary to permit the extension of public sewer service to the Property, and the work to be performed by the Koshkonong Sanitary District No. 2 is necessary.

3. The public health, safety and welfare will be promoted by the annexation in that the extension of public sewer service is more appropriate in the particular location and given the condition present on the Property.

4. The annexation of the Property to the Koshkonong Sanitary District No. 2, Town of Fulton will benefit the Property by providing the Property with public sewer service.

5. The Property should, on the basis of these findings and the unanimous request of the owners thereof, be annexed to the Koshkonong Sanitary District No. 2, Town of Fulton.

DETERMINATION AND ORDER

The Town Board of the Town of Fulton, having made the foregoing Findings of Fact and Conclusions of Law, does hereby determine and order, pursuant to sec. 60.71, Wis. Stats., that the Property to be annexed to the territory of the Koshkonong Sanitary District No. 2, Town of Fulton, for all purposes under Wisconsin law.

Pursuant to this Decision and Order, annexation of the Property is expressly conditioned upon full compliance with the Consolidated Koshkonong Sanitary District Operating Agreement, as amended, including but not limited to Section 11 thereof, being complied with in full by both the Petitioner and the Consolidated Koshkonong Sanitary District. The annexation is further expressly conditioned upon the appeal period set forth in Chapter 60.73 Wis. Stats. having expired, notwithstanding this Decision and Order by the Town Board or acceptance of the Petition thereof by the Consolidated Koshkonong Sanitary District.

A copy of this Determination and Order shall be sent to the Wisconsin Department of Natural Resources. A copy shall be recorded in the office of the Rock County Register of Deeds.

Dated this 8th day of September, 2026.

TOWN OF FULTON

_____
Scott Farrington, Town Board Chairman

CERTIFICATION

I, Laura Siclovan, the Clerk of the Town of Fulton, hereby certify that the above Findings of Fact, Conclusions of Law and Order was duly adopted by the Town Board at a lawfully convened session, due notice of which was given in the manner provided by law.

_____
Laura Siclovan, Town Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF ROCK)

Subscribed and sworn to before me this 8th day of September, 2026

_____

_____
Notary public, Rock County, Wisconsin
My commission _____.

Document drafted by
Jonathan W. Groessl
Carney Thorpe, LLC
PO Box 2000
Janesville, WI 53547-2000

Petition For Annexation Into The
Consolidated Koshkonong Sanitary District

Pursuant to the Decision and Order attached hereto and made a part hereof, the Fulton Town Board ("Town Board") hereby petitions the Consolidated Koshkonong Sanitary District to annex that certain territory, the legal description of which is attached hereto as Exhibit A ("Territory"), into the Consolidated Koshkonong Sanitary District.

We hereby certify that on September 8, 2026, at a duly convened meeting ("Meeting"), the Town Board, on a motion duly made, seconded, and passed, hereby ordered that, subject to acceptance into the Consolidated Koshkonong Sanitary District, the Territory be added to the Koshkonong Sanitary District No. 2, Town of Fulton.

As part of the Town Board's findings, the Town Board determined that annexation of the Territory is necessary, that the public health, safety, convenience and welfare will be promoted by such addition to the District, and that the Territory will be benefitted thereby.

Upon written notice of acceptance into the Consolidated Koshkonong Sanitary District, the Town Board has directed the Town Clerk to (a) file a copy of the Order with the Department of Natural Resources, and to (b) record the Order with the Rock County Register of Deeds.

Pursuant to the Decision and Order, annexation of the Territory is expressly conditioned upon full compliance with the Consolidated Koshkonong Sanitary District Operating Agreement, as amended, including but not limited to Section 11 thereof, being complied with in full by both Joseph VanRuyven of Joop, LLC and the Consolidated Koshkonong Sanitary District. The annexation is further expressly conditioned upon the appeal period set forth in Chapter 60.73 Wis. Stats. having expired, notwithstanding this Decision and Order by the Town Board or acceptance thereof by the Consolidated Koshkonong Sanitary District.

In the event that the Consolidated Koshkonong Sanitary District accepts this Territory, please execute this Petition For Annexation and return it to us promptly along with the Decision and Order for recording.

Thank you.

Dated this 8th day of September, 2026

Town of Fulton:

_____
Laura Siclovan, Town Clerk

_____
Scott Farrington, Town Board Chairman

We hereby accept the Petition For Annexation of the Fulton Town Board of the Joseph VanRuyven of Joop, LLC parcel and direct that the Territory be accepted into the Consolidated Koshkonong Sanitary District.

Consolidated Koshkonong Sanitary District:

By: _____
John Traynor, President

Date: _____

Exhibit A

Parcel Details for 012 13905 1 View Map

Parcel Information

Name:	Parcel Number:
JOOP LLC	6-6-925
Address:	**Site Address:**
2886 WAUBESA AVE MADISON, WI 53711-5963	8911 N COUNTY RD F EDGERTON, WI 53534-8983

Municipality:
TOWN OF FULTON

General Information

Sec/Town/Range:	School District:	Other Tax Codes:
21-4-12	1568 - EDGERTON SCHOOL DISTRICT	0000-0000-0000-0000

REFERENCE DOCUMENTS LISTED BELOW MAY NOT REFLECT THE CURRENT LEGAL DESCRIPTION.
TO DETERMINE THE CURRENT LEGAL DESCRIPTION, A TITLE SEARCH MAY BE REQUIRED.

Documents:	Vol-Page:
2021005, 1663341	No Volume-Page Information

Value Information

Assess Year 2026

Assessed Values are subject to change and not final until after the Municipality's Board of Review has closed.

Description	Acres	Land	Improvements
Residential	0.197	74,100	82,000
TOTALS	0.197	74,100	82,000

Legal Information

PT NW1/4
FULTON CENTER
LOTS 3 & 4 BLK 10

Rock County provides this information with the understanding that it is not guaranteed to be current, complete or accurate. Conclusions drawn from his information are the responsibility of the user. While every reasonable effort has been made to ensure the timeliness and accuracy of the nformation, Rock County takes no responsibility for errors and omissions.

For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer office at (608)757-5670.
For questions regarding Tax Listing Information, please contact the Real Property Lister office at (608)757-5610.

TOWN OF FULTON

Resolution 2026- 02

AUTHORIZING A SIGNATORY MUNICIPALITY TO EXCEED THE LEVY LIMIT FOR THE EDGERTON FIRE PROTECTION DISTRICT

WHEREAS, the Edgerton Fire Protection District (District) was created by a FIRE PROTECTION AGREEMENT (Agreement) by and between the City of Edgerton and the Towns of Albion, Fulton, Porter, and Sumner herein referred to as signatory municipalities; and

WHEREAS, The State of Wisconsin has passed legislation limiting municipal levies through the Levy Limit Law; and

WHEREAS, Section 66.0602(3)(h) Wis. Stats., of the Levy Limit Law, allows the signatory municipalities to exceed the levy limit if the levy increase requested by the Fire District would cause a municipality to exceed its permitted levy limit, provided the levy increase requested by the Fire District is less than the sum of the Consumer Price Index (CPI) plus 2%, and provided all the signatory municipalities pass a resolution allowing a signatory municipality to exceed the levy limit; and

NOW THEREFORE BE IT RESOLVED, that the undersigned signatory municipality hereby authorizes any signatory municipality to exceed the levy limit in accordance with SS 66.0602(3)(h) if they are authorized to do so and so elect.

Motion by:
Second by:
Roll Call: ____Ayes ; ____ Noes
Absent:
Dated:

_____
Scott Farrington– Chairman

ATTEST: _____
Laura Siclovan – Clerk/Treasurer

Form **CTV-100**

Cigarette, Tobacco, and Electronic Vaping Device Retail License Application

FOR CLERKS ONLY	
Municipality	T. Fulton
License Period	9/8/26 – 6/30/27

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietor)
Wisconsin Canna Crew LLC

2. Business Trade Name or DBA
Lake Wellness

3. FEIN	4. Wisconsin Seller's Permit Number
82-1743936	456-1030600684-03

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation

6. State of Organization	7. Date of Organization	8. Wisconsin DFI Registration Number
Wisconsin	11/20/2019	W073405

9. Premises Address (do not use PO Box)
581 E Richardson Springs Rd

10. City	11. State	12. Zip Code
Edgerton	WI	53534

13. County	14. Governing Municipality: ☐ City ☑ Town ☐ Village	15. Aldermanic District
Rock	of: Fulton	

16. Mailing Address (if different from premises address)
N4977 Popp Rd

17. City	18. State	19. Zip Code
Jefferson	WI	53549

20. Premises Phone	21. Premises Email	22. Website
(608) 444-6130	cannacrewllc@gmail.com	lakewellness.com

23. Premises Description - Describe the building or buildings where cigarettes, tobacco products, and electronic vaping devices are to be sold and stored. Describe all rooms including living quarters, if used, for the sales and/or storage of cigarettes, tobacco products, and electronic vaping devices and records. Cigarettes, tobacco products, and electronic vaping devices may be sold and stored ONLY on the premises described in this application. Attach a floor plan if possible.

Located in half of 581 E richardson Springs Rd. Other half of building is Mobile store, not associated with us. Out location has a bathroom, back storage room and front retail. Product is stored in display cases and cabnets in retail area only. Purchase records are on email, salesd are on POS system.

Part B: Questions

1. What products will be sold at this business location? (check all that apply)
☐ Cigarettes ☐ Tobacco Products ☑ Electronic Vaping Devices

2. How will cigarettes, tobacco, and/or electronic vaping devices be sold? (check all that apply)
☑ Over the counter ☐ Vending machine

3. Is the applicant business owned by another business entity? . . . . . ☐ Yes ☑ No

If yes, provide the name(s) and FEIN(s) of the business entity(s) below. Attach additional sheets if necessary

3a. Name of Business Entity: _____

3b. FEIN of Business Entity: _____

RECEIVED
AUG 27 2026
TOWN OF FULTON

PAID
142394 8-27-26

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following titles or positions in the applicant business and any businesses listed in Part B, Question 3: sole proprietor: all officers, directors, and agents of a corporation: all partners of a partnership: and all members and agents of a limited liability company. Attach additional sheets if necessary.

Include Form CTV-101, *Individual Questionnaire*, for each person listed below.

Last Name	First Name	Title	Phone
Anderson	Scott	Member	(608) 302-1670
Knight	Mitchell	Member	(757) 749-4000
Cynthia	Pitzner	Member	(920) 605-0052

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one managing member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

- I will only purchase cigarettes, tobacco, and vapor products from distributors, jobbers, or subjobbers permitted by the Wisconsin Department of Revenue, unless I also hold the proper distributor's permit and pay all applicable excise taxes.
- I will not purchase or exchange products from another retailer, including transferring existing stock to a new owner.
- I will provide tobacco sales training that has been approved by the Wisconsin Department of Health Services to my employees. (https://witobaccocheck.org).
- I will not sell single cigarettes.
- I will not sell, give, or otherwise provide cigarettes, tobacco, or any nicotine products to minors.
- I will keep product invoices on the licensed premises for two years and ensure the records are available for inspection by law enforcement. Failure to comply with this will result in criminal penalties, including loss of inventory.
- I will not sell cigarettes or roll-your-own (RYO) tobacco products unless listed on the Wisconsin Department of Justice's directory of certified tobacco manufacturers and brands.
- I will not sell or offer for sale any electronic vaping device unless listed on the Wisconsin Department of Revenue's electronic vaping device directory.

Further, under penalty provided by law, I state that this application has been truthfully answered to the best of my knowledge. I agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, cannot be assigned to another. Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
[signature]	8/27/26

Name (Last, First, M.I.): Knight, Mitchell A

Title	Email	Phone
member	mitch@lakewellness.com	757-749-4000

Part E: For Clerk Use Only

Date application was filed with clerk	Date license issued	Date license expires	License number
8/27/26			
License fees	**Signature of Clerk/Deputy Clerk**		
100.00			

Form
CTV-101

Cigarette, Tobacco, and Electronic Vaping Device - Individual Questionnaire

Date: 08/26/26

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Wisconsin Canna Crew LLC

2. Business Trade Name or DBA
Lake Wellness

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation

Part B: Individual Information

1. Name (Last)	2. Name (First)	3. Name (M.I.)
Anderson	Scott	J

4. Relationship to Business (Title)	5. Email	6. Phone
Member	sjabythelake@gmail.com	(608) 302-1670

7. Home Address
1326 E Rd #9

8. City	9. State	10. Zip Code	11. Date of Birth
Edgerton	WI	53534	05/05/66

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
A536-7906-6166-08	WI

Part C: Individual's Address History

List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
Previous Address 6	City	State	Zip Code

If applicable, list all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

RECEIVED
AUG 27 2026
TOWN OF FULTON

PAID
148394 8-27-26

Continued →

Part D: Individual's Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses) for violation of any federal, Wisconsin, or another state's laws, or of any county or municipal ordinances? ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below:

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (other than traffic offenses) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☐ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation by Individual

READ CAREFULLY BEFORE SIGNING: I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on an application for cigarette, electronic vaping devices, and tobacco products retail license may be required to forfeit not more than $1,000 if convicted. I declare under penalties of the law that I have examined this information and, to the best of my knowledge, it is true, correct, and complete to the best of my knowledge and belief.

Signature	Date
Scott Ahlen	Aug 26 2025

Part F: Licensing Authority Approval

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, this individual does not have a criminal record that would disqualify them from having an interest in a cigarette, tobacco product, or electronic vaping device retailer license according to sec. 134.65(1m), Wis. Stats.

Name of Local Official	Title
Chief Tom Kunkel	Chief of Police
Signature of Local Official	Date

Form
CTV-101

Cigarette, Tobacco, and Electronic Vaping Device - Individual Questionnaire

Date 08/26/26

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Wisconsin Canna Crew LLC

2. Business Trade Name or DBA
Lake Wellness

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation

Part B: Individual Information

1. Name (Last)	2. Name (First)	3. Name (M.I.)
Pitzner	Cynthia	

4. Relationship to Business (Title)	5. Email	6. Phone
Member	cydpitz@yahoo.com	(920) 605-0052

7. Home Address
N4977 Popp Rd

8. City	9. State	10. Zip Code	11. Date of Birth
Jefferson	WI	53549	~~08/26/26~~ 8/16/67

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
P325-1156-7796-06	WI

Part C: Individual's Address History

List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
Previous Address 6	City	State	Zip Code

If applicable, list all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

RECEIVED
AUG 27 2026
TOWN OF FULTON

PAID
148394 8-27-26
Chief Kunkel
8/29/26

Continued →

Part D: Individual's Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses) for violation of any federal, Wisconsin, or another state's laws, or of any county or municipal ordinances? ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below:

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (other than traffic offenses) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☐ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation by Individual

READ CAREFULLY BEFORE SIGNING: I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on an application for cigarette, electronic vaping devices, and tobacco products retail license may be required to forfeit not more than $1,000 if convicted. I declare under penalties of the law that I have examined this information and, to the best of my knowledge, it is true, correct, and complete to the best of my knowledge and belief.

Signature	Date
[signature]	8/26/26

Part F: Licensing Authority Approval

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, this individual does not have a criminal record that would disqualify them from having an interest in a cigarette, tobacco product, or electronic vaping device retailer license according to sec. 134.65(1m), Wis. Stats.

Name of Local Official	Title
Tom Kunkel	Chief of Police
Signature of Local Official	Date
	8/29/26

Form
CTV-101

Cigarette, Tobacco, and Electronic Vaping Device - Individual Questionnaire

Date: 08/26/26

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): Wisconsin Canna Crew LLC
2. Business Trade Name or DBA: Lake Wellness
3. Entity Type *(check one)*

☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation

Part B: Individual Information

1. Name (Last)	2. Name (First)	3. Name (M.I.)
Knight	Mitchell	A

4. Relationship to Business (Title)	5. Email	6. Phone
Member	mitch@lakewellness.com	(757) 749-4000

7. Home Address: 1428 Cty Rd 4

8. City	9. State	10. Zip Code	11. Date of Birth
Leadville	CO	80461	01/24/75

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance
10-348-0278	CO

Part C: Individual's Address History

List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
Previous Address 6	City	State	Zip Code

If applicable, list all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

RECEIVED
AUG 27 2026
TOWN OF FULTON

PAID
148394 8-27-26

Chief Kunkel
8/29/26

Continued →

Part D: Individual's Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses) for violation of any federal, Wisconsin, or another state's laws, or of any county or municipal ordinances? ☑ Yes ☐ No

If yes to question 1, please list details of each conviction below:

Law/Ordinance Violated	Location	Trial Date
Embezzelment	Virginia Beach, VA	05/15/2009
Penalty Imposed: Fines plus community service	Was sentence completed? ☑ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (other than traffic offenses) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation by Individual

READ CAREFULLY BEFORE SIGNING: I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on an application for cigarette, electronic vaping devices, and tobacco products retail license may be required to forfeit not more than $1,000 if convicted. I declare under penalties of the law that I have examined this information and, to the best of my knowledge, it is true, correct, and complete to the best of my knowledge and belief.

Signature	Date
[signature]	8/26/26

Part F: Licensing Authority Approval

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, this individual does not have a criminal record that would disqualify them from having an interest in a cigarette, tobacco product, or electronic vaping device retailer license according to sec. 134.65(1m), Wis. Stats.

Name of Local Official	Title
Tom Kunkel	Chief of Police
Signature of Local Official	Date
	8/29/26

Form **CTV-102**

Cigarette, Tobacco, and Electronic Vaping Device Appointment of Agent

Date: 08/26/2026

Agent Type (check one): ☑ Original ☐ Change

Part A: Agent Information

1. Last Name	2. First Name	3. M.I.
Anderson	Scott	J

4. Email	5. Phone
sjabythelake@gmail.com	(608) 302-1670

6. Home Address: 1326 E Rd 9

7. City	8. State	9. Zip Code
Edgerton	WI	53534

10. Date of Birth	11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
05/05/2066	A536-7906-6166-08	WI

Part B: Questions

1. Have you completed Form CTV-101, *Cigarette, Tobacco, and Electronic Vaping Device - Individual Questionnaire*? Submit a completed Form CTV-101 with this form. ☑ Yes ☐ No

2. If this is a change of agent, please describe the reason for the agent change. Attach additional sheets if necessary.

PAID 148394 8-27-26

Part C: Business Information

1. Legal Business Name (individual name if sole proprietor): Wisconsin Canna Crew LLC

2. Business Trade Name or DBA: Lake Wellness

3. Entity Type (check one): ☑ Limited Liability Company ☐ Corporation

4. Premises Address: 581 E Richardson Springs Rd

5. City	6. State	7. Zip Code
Edgerton	WI	53534

Part D: Attestations

READ CAREFULLY BEFORE SIGNING: I, the **Licensee or Permittee**, authorize the above-named individual to act for the above-named corporation or limited liability company with full authority and control of the premises and of all business relative to cigarettes, tobacco products, and/or electronic vaping devices conducted therein. I certify that I am authorized by the entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature of Licensee or Permittee (officer, member, or authorized signatory)	Date
Scott Anderson	Aug 26 2026
Name of Person Signing	**Title**
SCOTT ANDERSON	AGENT

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, herby accept this appointment as agent for the above-named corporation or limited liability company and assume full responsibility for the conduct of all business relative to sales of cigarettes, tobacco products, and/or electronic vaping devices conducted on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this form, and that any person who knowingly provides materially false information on this form may be required to forfeit not more than $1,000 if convicted.

RECEIVED
AUG 27 2026
TOWN OF FULTON

Signature of Agent	Date
Scott Anderson	Aug 26 2026

Chief Kunkel 8/29/26

JOINT RESOLUTION OF THE TOWNS OF ALBION, DUNKIRK, FULTON, AND PORTER

Supporting Wisconsin Legislation Providing Local Approval of Large-Scale Solar Energy Facilities

PURPOSE

This joint resolution expresses the support of the Towns of Albion, Dunkirk, Fulton, and Porter for renewed Wisconsin legislation requiring meaningful local approval before certain large-scale solar energy facilities may receive state authorization.

WHEREAS, Wisconsin towns are responsible for local land-use planning, roads, drainage, emergency services, agricultural preservation, and protection of the health, safety, and welfare of their residents, yet current state law provides towns with limited authority over the approval and regulation of large-scale solar energy facilities; and

WHEREAS, large-scale solar energy facilities may occupy hundreds or thousands of acres, while the towns and residents where those facilities are located bear the direct and long-term effects on agricultural land, roads, drainage, emergency response, neighboring properties, rural development patterns, and community character; and

WHEREAS, Wisconsin's Certificate of Public Convenience and Necessity framework under Wis. Stat. § 196.491 was enacted in 1975, decades before the emergence of modern utility-scale solar facilities having extensive land-use impacts; and

WHEREAS, the conversion and fragmentation of large areas of productive farmland for utility-scale solar development may reduce the availability of land for future agricultural use, weaken the agricultural economy, diminish Wisconsin's rich agricultural heritage, and fundamentally alter the rural character of affected communities; and

WHEREAS, local elected officials and residents possess direct knowledge of local comprehensive plans, agricultural conditions, drainage patterns, transportation infrastructure, emergency-service capabilities, neighboring land uses, environmental resources, and community priorities, but the Public Service Commission of Wisconsin may approve a large-scale solar energy facility without obtaining the approval of the town, village, or city in which the facility would be located; and

WHEREAS, **2025 Wisconsin Senate Bill 3** proposed requiring approval by each city, village, or town in which certain large-scale wind or solar energy projects would be located before the Public Service Commission could approve those projects; and

WHEREAS, similar local-approval provisions were included in amendments to **2025 Wisconsin Assembly Bill 493**, but neither legislative proposal received final approval before the conclusion of the 2025–2026 legislative session; and

WHEREAS, the Towns of Albion, Dunkirk, Fulton, and Porter recognize the importance of reliable and diverse energy resources but believe that state energy policy must also respect local self-government, protect productive agricultural land, and provide affected communities with meaningful authority over projects having substantial local impacts;

NOW, THEREFORE, BE IT RESOLVED, that the Town Boards of the Towns of Albion, Dunkirk, Fulton, and Porter jointly support the reintroduction and enactment of legislation consistent with the local-approval provisions proposed in **2025 Wisconsin Senate Bill 3** and the related amendments to **2025 Wisconsin Assembly Bill 493**; and

BE IT FURTHER RESOLVED, that such legislation should require the affirmative approval of each city, village, or town in which a qualifying large-scale solar energy facility would be located before the Public Service Commission may issue a Certificate of Public Convenience and Necessity, Certificate of Authority, or other state construction approval for the facility; and

BE IT FURTHER RESOLVED, that the Towns support a fair and transparent process that provides affected municipalities with timely notice, sufficient project information, an opportunity for public input, and a meaningful role in decisions affecting local land use, productive agricultural land, public infrastructure, public safety, and rural community character; and

BE IT FURTHER RESOLVED, that the Towns urge the Wisconsin Legislature to work with towns, counties, affected residents, agricultural organizations, utilities, solar developers, conservation organizations, and other interested parties to enact legislation that balances Wisconsin's energy needs with local decision-making, protection of productive farmland, preservation of Wisconsin's agricultural heritage, responsible energy development, and the rights of affected communities; and

BE IT FINALLY RESOLVED, that the clerks of the Towns of Albion, Dunkirk, Fulton, and Porter are directed to transmit copies of this Joint Resolution to the Governor of Wisconsin, the members of the Wisconsin State Senate and Wisconsin State Assembly representing the four towns, the leadership of both houses of the Wisconsin Legislature, the Public Service Commission of Wisconsin, the Wisconsin Towns Association, and such other public officials and organizations as the respective Town Boards determine appropriate.

TOWN OF ALBION

Adopted this _____ day of _____, 2026.

Town Chair

Town Clerk

TOWN OF DUNKIRK

Adopted this _____ day of _____, 2026.

Town Chair

Town Clerk

TOWN OF FULTON

Adopted this _____ day of _____, 2026.

Town Chair

Town Clerk

TOWN OF PORTER

Adopted this _____ day of _____, 2026.

Town Chair

Town Clerk

ORDINANCE #2025-06
AN ORDINANCE RENUMBERING SECTION 410-7 THROUGH 410-9 AND CREATING SECTION 410-7 OF THE CODE OF ORDINANCES OF THE TOWN OF FULTON REGARDING ATVS AND UTVS

WHEREAS, following due consideration of the recreational and economic value to access businesses and residences weighted against possible dangers, public health, public safety, liability aspects, terrain involved, traffic density and other traffic risks, this ordinance is enacted pursuant to Section 23.33 of the Wisconsin Statutes, and the provisions of the Wisconsin Administrative Code NR 64 regulating ATV/UTV operation; and

WHEREAS, the Town further finds that regulating the use of ATVs and UTVs on municipal roads and streets needs to be adopted.

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

Section I. Section 410-7 of the Code of Ordinances of the Town of Fulton is renumbered to Section 410-8.

Section 410-8 of the Code of Ordinances of the Town of Fulton is renumbered to Section 410-9.

Section 410-9 of the Code of Ordinances of the Town of Fulton is renumbered to Section 410-10.

Section II. Section 410-7 of the Code of Ordinances of the Town of Fulton is created to read as follows:

§410-7 ATV/UTV Operation.

A. State laws adoption.

(1) The provision of Wis. Stats. § 23.33, with respect to the regulation of all-terrain vehicles and utility terrain vehicles, including any future amendments thereof, are hereby adopted by reference and made part of this section as if fully set forth herein. Acts required to be performed or prohibited by such statues are required or prohibited in this section.

(2) The operator of ATV/UTV shall be subject to Wis. Stats. §§ 346.02(11), 346.04, 346.06, 346.11, 346.14(1), 346.18, 346.19, 346.21, 346.215(3), 346.27, 346.33, 346.35, 346.37, 346.39, 346.44, 346.46, 346.47, 346.48, 346.50, 346.50(1)(b), 346.51, 346.52, 346.53, 346.54, 346.55, 346.71, 346.87, 346.88, 346.89, 346.90, 346.91, 346.92(1), and 346.94(1) and (9). Acts required to be performed or prohibited by such States are required or prohibited by this Section.

B. Definitions.

(1) All-terrain vehicle (ATV): A commercially designed and manufactured motor-driven vehicle that was manufactured with, all of the following:

(i) A weight, without fluids, of 900 pounds or less.
(ii) Four or more tires.
(iii) A steering handlebar, single or dual headlights, a tail and brake light.
(iv) A width of no more than 50 inches.
(v) Is equipped with a seat designed to be straddled by the operator.

(2) All-terrain vehicle club: A club consisting of individual that promote the recreational use of all-terrain vehicles and utility-terrain vehicles.

(3) ATV/UTV Route: A road designated for use by ATV/UTV vehicle operators by the Town Board.

(4) Connecting Highway: Any marked state trunk highway route that is maintained by a municipality as defined under Wis. Stat. § 86.32.

(5) Operate: To exercise physical control over the speed or direction of an all-terrain vehicle or physically manipulate or activate any of the controls of an all-terrain vehicle necessary to put it into motion.

(6) State Trunk Highway: Any highway designated pursuant to Wis. Stat. § 84.29 as part of the state trunk highway system, exclusive of connecting highways.

(7) Town Roads: Every Town highway within the corporate limits of the Town except alleys.

(8) Utility-terrain vehicle (UTV): A commercially designed and manufactured motor-driven device that does not meet federal motor vehicle safety standards effective July 1, 2012, that is not a golf cart, low speed vehicle, dune buggy, mini-truck, or tracked vehicle, that is designed to be used primarily off of a highway, and that has, and was manufactured with, all of the following:

(i) A weight, without fluids, of 3,000 pounds or less.
(ii) Four or more tires.
(iii) A cargo box installed by the manufacturer measured laterally between the outermost wheel run on each side of the vehicle, exclusive of tires, mirror, and accessories that are not essential to the vehicle's basic operation.
(iv) A steering wheel, tail and brake lights, and two headlights.
(v) A width of no more than 65 inches.
(vi) A system of seat belts, or similar system, for restraining each occupant of the device in the event of a collision.
(vii) A system of structural members designed to reduce the likelihood that an occupant would be crushed as a result of a rollover of the device (roll bars).

C. All-terrain/Utility-terrain vehicle routes.

(1) Under Wis. Stat. § 23.33(11)(a)., all Town Roads under the jurisdiction of the Town of Fulton are designated as ATV/UTV routes, except as may be posted.

(2) All ATV/UTV routes end at HWY-59, specifically at the intersections of HWY-59 and E. Ellendale Road, HWY-59 and E. Mallwood Drive, HWY-59 and N. Hillside Drive, and HWY-59 and N. Goede Rd.

(3) The Town of Fulton Police Department may temporarily close any ATV/UTV route whenever conditions require closure.

D. Age requirement.

All ATV/UTV operators shall be 16 years or older to operate an all-terrain vehicle on road routes in the Town and holding a valid Wisconsin Driver's License. If born after January 1, 1988, all ATV/UTV operators shall hold a valid safety certificate issued by the DNR, another state or a province of Canada. All 16-year-old licensed riders who have not attained the age of 18 shall be required to wear a helmet and eye protection. The operator, upon request from any law enforcement officers, state patrol, or inspector under Wisconsin Statutes Sec. 110.07(1), conservation warden, or municipal peace officer shall display said operator's license and safety certificate to said agent as well as proof of insurance and registration.

E. Speed limits.

All ATV/UTV operators shall observe the posted speed limits on Town Roads, which shall not exceed 35 MPH unless a lower speed limit is posted.

F. Registration.

All ATV/UTV vehicles operated within the Town of Fulton on designated routes are required to have State of Wisconsin registration as issued by the Wisconsin Department of Natural Resources.

G. Operator Requirements.

(1) All ATV/UTV operators shall ride single file on the right side of the pavement but shall not operate on the shoulders or in the ditch.

(2) Headlights and taillights shall be on at all times.

(3) ATV/UTVs shall yield the right-of-way to non-motorized vehicles, such as bicycles and pedestrians.

(4) ATV/UTV riders under the age of 16 must be accompanied by an adult operator over the age of 18.

(5) No person shall leave or allow an all-terrain/utility terrain vehicle owned or operated by him/her to remain unattended on any public highway or

public property while the motor is running or with the starting key left in the ignition.

(6) No owner having charge or control of an all-terrain/utility terrain vehicle shall authorize or permit any person to operate such all-terrain/utility terrain vehicle who is not permitted under state law to operate an all-terrain/utility terrain vehicle or who is under the influence of an intoxicant or for whom there is a presence of a dangerous or narcotic drug.

(7) Wis. Stat. § 346.63, which prohibits the operation of a motor vehicle while under the influence of an intoxicant or other drugs, shall apply to the operation of an all-terrain/utility terrain vehicle at any place within the Town.

(8) No person shall operate an all-terrain/utility terrain vehicle in the Town between the hours of 10:00 P.M. and 5:00 A.M. unless the person is engaging in snow plowing.

(9) ATV/UTV operators shall use hand signals if their machines are not equipped with turn signals.

(10) All ATV/UTVs that are being operated between sunset and sunrise shall be equipped with turn signals (amber light in front, red light in back).

(11) No operator or passenger of an all-terrain/utility terrain vehicle may possess in or on an all-terrain/utility terrain vehicle on any road or highway in the Town, any bottle or receptacle containing alcohol beverages if the bottle or receptable has been opened, the seal has been broken, or the contents of the bottle or receptable have been partially removed or released.

(12) Parking of ATV/UTVs shall be subject to all parking requirements and allowances of motor vehicles included in the Town of Fulton Code of Ordinances, except that ATV/UTVs shall not be parked overnight on any Town Road or Town parking lot.

H. Signage.

Local ATV/UTV clubs have volunteered to provide funds to the Town to operate ATVs/UTVs on county roads and for appropriate signage on those roads. The Town will accept such donations and use funds to install signage in the manner and locations Town Staff deem necessary to implement this section.

I. Closures of ATV/UTV Routes.

The Town Board retains the right to close any Town Road to ATV/UTV operation for any reason, including but not limited to special events, unlawful use, and road construction or repair. Said closures of Town Roads to ATV/UTV use may occur without prior notice.

J. Liability Disclaimer.

The Town accepts no liability for the operation of ATV/UTV's on any Town Road under the provisions of this ordinance. Operation of ATV/UTV's is at the operator's own risk.

K. Insurance.

Every person who operates an all-terrain vehicle on any segment of town roads shall carry liability and/or other insurances consistent with Wisconsin State law for the operation of a motorized vehicle (reference: Wis. Stat. § 344.62 regarding motor vehicle liability insurance required) and shall have proof of said insurance on their person or within their ATV/UTV.

L. Severability.

If any provisions of this section or its application to any person or circumstances is held invalid, the invalidity does not affect the other provisions or applications of this section.

Section III. Upon its adoption, the clerk/treasurer is hereby directed to send a copy of this ordinance to the Wisconsin Department of Transportation, the Wisconsin State Patrol, the Rock County Sheriff Department, the Wisconsin Department of Natural Resources, and the Town of Fulton Police Department, pursuant to Wis. Stat. Sec. 23.33(11)(b).

Section IV. Sunset Provision. This ordinance shall terminate one year at 11:59 P.M. after adoption unless extended by the Town Board of the Town of Fulton.

Section V. Effective Date. This ordinance shall take effect after passage, publication, and installation of required signage and attestation as required by law.

Approved by the Town Board of the Town of Fulton this 11 day of March, 2025.

TOWN OF FULTON

By: Evan Sayre
Evan Sayre, Town Chairperson

ATTEST:

By: Laura Siclovan
Laura Siclovan, Clerk/Treasurer

Date Passed: 3/11/25
Date Published: 3/20/25 posted 3/12/25

08919015 / 24628000 - Casey & Washington Road Resurfacing
Pay Application Summary

Road	Town	Funding	Pay App 1	Pay App 2	Pay App 3
Casey	Porter	ARIP	$68,145.71		
W. Casey Connector	Porter	LRIP	$6,929.68		
Washington	Porter	ARIP	$5,177.44		
	Fulton	ARIP	$4,225.54		
	Albion	ARIP	$8,583.76		
Hartzell	Fulton	LRIP	$1,819.25		
Casey (Bid Alt A)	Porter	ARIP	$127,078.13		
Casey (Bid Alt B)	Porter	ARIP	$4,485.90		
Washington (Bid Alt C)	Porter/Fulton	ARIP	$3,585.78		
		Totals	**$230,031.21**		

Town	Funding	Pay App 1	Pay App 2	Pay App 3
Porter	ARIP	$206,680.08		
	LRIP	$6,929.68		
	Subtotal	**$213,609.76**		
Fulton	ARIP	$6,018.43		
	LRIP	$1,819.25		
	Subtotal	**$7,837.68**		
Albion	ARIP	$8,583.76		
	Totals	**$230,031.21**		

Contractor's Application for Payment

Owner:	TOWN OF FULTON	**Owner's Project No.:**	
Engineer:	MSA PROFESSIONAL SERVICES	**Engineer's Project No.:**	08919015
Contractor:	ROCK ROAD COMPANIES INC,	**Contractor's Project No.:**	
Project:	WASHINGTON & CASEY ROAD RESURFACING		
Contract:	TOWN OF FULTON - WASHINGTON & CASEY ROAD RESURFACING		

Application No.: 1 **Application Date:** 7/31/2026

Application Period: **From** 6/15/2026 **to** 7/31/2026

1. Original Contract Price	$ [redacted]
2. Net change by Change Orders	$ [redacted]
3. Current Contract Price (Line 1 + Line 2)	$ [redacted]
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$ [redacted]
5. Retainage	
a. 5% X [redacted] Work Completed	$ [redacted]
b. 5% X [redacted] Stored Materials	$ [redacted]
c. Total Retainage (Line 5.a + Line 5.b)	$ [redacted]
6. Amount eligible to date (Line 4 - Line 5.c)	$ [redacted]
7. Less previous payments (Line 6 from prior application)	$ [redacted]
8. **Amount due this application**	$ [redacted]
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	$ [redacted]

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: Rock Road Companies, Inc.

Signature: [signature] **Date:** 8/6/2026

PAYMENT OF: $ 230,031.21

(line 8 or other - attach explanation of the other amount)

Recommended by Engineer

By: Nick Manke

Title: P.E.

Date: 08/06/2026

Approved by Owner

By:

Title:

Date:

Approved by Funding Agency

By:

Title:

Date:

By:

Title:

Date:

EJCDC® C-620 Contractor's Application for Payment
© National Society of Professional Engineers for EJCDC®. All rights reserved.

G:\08\08919\08919016\CRS\11-Pay Apps_Change Orders\Pay App 1\08919016 Pay App 1

Contractor's Application for Payment

Owner:	TOWN OF FULTON	**Owner's Project No.:**	
Engineer:	MSA PROFESSIONAL SERVICES	**Engineer's Project No.:**	08919015
Contractor:	ROCK ROAD COMPANIES INC,	**Contractor's Project No.:**	
Project:	WASHINGTON & CASEY ROAD RESURFACING		
Contract:	TOWN OF FULTON - WASHINGTON & CASEY ROAD RESURFACING		

Application No.: 1 **Application Date:** 7/31/2026

Application Period: **From** 6/15/2026 **to** 7/31/2026

1. Original Contract Price				$	2,763,477.45
2. Net change by Change Orders				$	19,610.08
3. Current Contract Price (Line 1 + Line 2)				$	2,783,087.53
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)				$	242,138.12
5. Retainage					
a.	5%	X $ 242,138.12	Work Completed	$	12,106.91
b.	5%	X $ -	Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)				$	12,106.91
6. Amount eligible to date (Line 4 - Line 5.c)				$	230,031.21
7. Less previous payments (Line 6 from prior application)					
8. **Amount due this application**				$	230,031.21
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)				$	2,553,056.32

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: Rock Road Companies, Pete Lemley

Signature: Pete L

Date: 8/6/2026

PAYMENT OF: $ 230,031.21

(line 8 or other - attach explanation of the other amount)

Recommended by Engineer

By: Nick Manke

Title: P.E.

Date: 08/06/2026

Approved by Owner

By:

Title: Town of Fulton Chairman

Date:

Approved by Funding Agency

By:

Title:

Date:

By:

Title:

Date:

EJCDC® C-620 Contractor's Application for Payment
© National Society of Professional Engineers for EJCDC. All rights reserved.

G:\08\08919\08919015\CRS\11-Pay Apps_Change Orders\Pay App 1\08919015 Pay App 1

Docusign Envelope ID: ED36AE53-E040-8928-8325-0D638F8F4852

Contractor's Application for Payment

Owner:	TOWN OF FULTON	**Owner's Project No.:**	
Engineer:	MSA PROFESSIONAL SERVICES	**Engineer's Project No.:**	08919015
Contractor:	ROCK ROAD COMPANIES INC,	**Contractor's Project No.:**	52.26023
Project:	WASHINGTON & CASEY ROAD RESURFACING		
Contract:	TOWN OF FULTON - WASHINGTON & CASEY ROAD RESURFACING		

Application No.: 2 **Application Date:** 8/24/2026

Application Period: **From** 8/1/2026 **to** 8/24/2026

1. Original Contract Price	$	2,763,477.45
2. Net change by Change Orders	$	19,610.08
3. Current Contract Price (Line 1 + Line 2)	$	2,783,087.53
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	831,819.77
5. Retainage		
a. 5% X $ 831,819.77 Work Completed	$	41,590.99
b. 5% X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	41,590.99
6. Amount eligible to date (Line 4 - Line 5.c)	$	790,228.78
7. Less previous payments (Line 6 from prior application)	$	230,031.21
8. **Amount due this application**	$	560,197.57
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	$	$1,992,858.75

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: Rock Road Companies, Inc.

Signature: DocuSigned by: Robert J. Kennedy, Jr. 0222113D3F19450... **Date:** 8/28/2026

PAYMENT OF: $ **560,197.57**

(line 8 or other - attach explanation of the other amount)

Recommended by Engineer

By: Nick Manke

Title: P.E.

Date: 08/31/2026

Approved by Owner

By:

Title: Town of Fulton Chairman

Date: 9/2/26

Approved by Funding Agency

By:

Title:

Date:

By:

Title:

Date:

G:\08\08919\08919015\CRS\11-Pay Apps_Change Orders\Pay App 2\08919015 Pay App 2

EJCDC® C-620 Contractor's Application for Payment
© National Society of Professional Engineers for EJCDC. All rights reserved.

08919015 / 24628000 - Casey & Washington Road Resurfacing
Pay Application Summary

Road	Town	Funding	Pay App 1	Pay App 2	Pay App 3
Casey	Porter	ARIP	$68,145.71	$63,267.42	
W. Casey Connector	Porter	LRIP	$6,929.68	$10,635.84	
Washington	Porter	ARIP	$5,177.44	$40,763.45	
	Fulton	ARIP	$4,225.54	$40,658.73	
	Albion	ARIP	$8,583.76	$115,033.58	
Hartzell	Fulton	LRIP	$1,819.25	$26,445.15	
Casey (Bid Alt A)	Porter	ARIP	$127,078.13	$0.00	
Casey (Bid Alt B)	Porter	ARIP	$4,485.90	$219,745.92	
Washington (Bid Alt C)	Porter/Fulton	ARIP	$3,585.78	$43,647.47	
		Totals	**$230,031.21**	**$560,197.57**	

Town	Funding	Pay App 1	Pay App 2	Pay App 3
Porter	ARIP	$206,680.08	$345,600.52	
	LRIP	$6,929.68	$10,635.84	
	Subtotal	**$213,609.76**	**$356,236.37**	
Fulton	ARIP	$6,018.43	$62,482.47	
	LRIP	$1,819.25	$26,445.15	
	Subtotal	**$7,837.68**	**$88,927.62**	
Albion	ARIP	$8,583.76	$115,033.58	
	Totals	**$230,031.21**	**$560,197.57**	

due from Porter

due from Albion

ck to Pock Rd
Amount

CHANGE ORDER NO.: 1

Owner:	**Towns of Fulton, Albion, & Porter**	Owner's Project No.:	
Engineer:	**MSA Professional Services**	Engineer's Project No.:	**08919015**
Contractor:	**Rock Road Companies Inc.**	Contractor's Project No.:	
Project:	**Washington & Casey Road Resurfacing**		
Contract Name:			
Date Issued:	07/30/2026	Effective Date of Change Order:	07/30/2026

The Contract is modified as follows upon execution of this Change Order:

Plan revisions regarding the proposed culverts. Any items not included in this change order price to be added as additional quantities to existing bid items.

Add the following items to bid tab section ARIP Town of Porter, Casey Road (STH 59 to CTH M):

68 LF – Culvert Pipe, CMP, 18-Inch
4 Each – Apron Endwall, CMP, 18-inch

Add the following items to bid tab section ARIP Town of Albion, Washington Road (567+28 to CTH N)

32 LF – Culvert Pipe, RCP, Class IV, 18-inch

Add the following items to bid tab section ARIP Town of Porter, Washington Road (STA 535+60 To STA 567+28):

32 LF – Culvert Pipe, HERCP Class III, 19x30-Inch
2 Each – Apron Endwall, HERCP, 19x30-Inch

Attachments: Sheets P10 & P15 from construction set plans. Sheets P4 from the Bid set plans. Pricing sheets from Rock Road for item prices and estimated qtys per plan.

Change in Contract Price	**Change in Contract Times**	
Original Contract Price: $ 2,763,477.45	Original Contract Times: Substantial Completion: Ready for final payment:	~~9/11/26(A); 9/21/26 (B)~~ 9/25/2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **NA**: $ NA	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. 1: Substantial Completion: Ready for final payment:	NA NA
Contract Price prior to this Change Order: $ 2,763,477.45	Contract Times prior to this Change Order: Substantial Completion: Ready for final payment:	~~9/11/26(A); 9/21/26(B)~~ 9/25/2026
[Increase] [~~Decrease~~] this Change Order: $ 23,996.00	**[Increase] [Decrease]** this Change Order: Substantial Completion: Ready for final payment:	0 0
Contract Price incorporating this Change Order: $ 2,787,473.45	Contract Times with all approved Change Orders: Substantial Completion: Ready for final payment:	~~9/11/26(A); 9/21/26(B)~~ 9/25/2026

Recommended by Engineer (if required)

By: Nick Manke

Title: P.E. Senior Project Engineer

Accepted by Contractor

By: [signature]

Title: PROJECT MANAGER

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
Copyright® 2018 National Society of Professional Engineers, American Council of Engineering Companies and American Society of Civil Engineers. All rights reserved.

Date:	07/30/2026	07/31/2026
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies and American Society of Civil Engineers. All rights reserved.