Town of Fulton-Minutes
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-Chairman Farrington called the meeting to order at 6:00 pm. All TB members present (Sayre arrived at 6:10pm) PZ absent was Stange, all others present. Also in attendance was Chief Kunkel, Clerk Siclovan and 16 residents.

2. Confirmation of Meeting Notice- Clerk confirmed posted at: CKSD, Carl's Shell, Fulton Store, 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.

3. Approve Meeting Minutes of August 4, 2026 TB. And minutes of June 9, 2026 PZ (did not call to order July/Aug 2026) **Motion** (Staff, Thompson) to Approve Meeting Minutes of August 4, 2026. Motion carried. **Motion** (Staff, Munz-Pritchard to approve PZ meeting minutes of June 9, 2026. Motion carried.
4. Citizen Comment – *No formal action will be taken during this meeting, although issues raised may become part of a future agenda. Participants are allotted a 3-minute speaking period for citizen comment.* Paul Wixom, 1036 Westridge Dr. Rockford, IL wants to be put on agenda regarding Sandy Sink Cemetery. He is not happy with the design choice for landscaping in the cemetery.
5. Reports
   - Police: submitted: Chief Kunkel reported 48 citations, 22 warnings, 3 crashes and no salvage inspections. Wished Officer Kowalski well as he is starting his new position with Lakewoods, IL Dept. and leaving the Fulton department. Officers Halversen and Shrock attended National Night Out in Edgerton-it was well attended. -Fire/EMS: Chief Pickering reported 35 incidents in Town of Fulton, response time 8 min 7 seconds. Negations with Local 580 re: a new 2027-2029 contract ongoing. Delivery date for ambulance 343 replacement targeted for August 2027. Shift Capt. Major Cain announced his retirement effective 9/1/26. - Boat Patrol: slow summer, wrapping up -Tourism Commission: have ¼ mtgs-no report
   - CKSD-per Rich phone call all is running smooth and new hires are great. - Water Utility: No report - Lake District: Discussed at Aug annual meeting possible automating gate level. -Board Chairman: No report
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. Discussion ensued and Rock County planners report reviewed. **Motion** (Munz-Pritchard, Amundson) to approve 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, with all conditions set by Rock County: 1) Zoning for the proposed lot(s) are subject to approval of the lot combination in the Town of Fulton-proposed Lot 1 is to remain in the 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) Floodplain(floodway) is located along the river side of the proposed lot and encroaches approx. 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 contain 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. Motion carried.

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 **Motion (**Staff, Hull) to open public hearing. Sara Phillips, 227 Menhall Dr. Edgerton, WI spoke in favor of Ordinance 2026-01. No others present to speak. **Motion** (Staff, E Sayre) to close public hearing. Motion carried

9. Discussion/Action by PZ (recommendation for TB) Ordinance 2026-01- Munz-Pritchard gave brief synopsis and explained this is a pro-active approach by Town. **Motion** (Munz-Pritchard, Staff) to recommend to TB to enact Ordinance 2026-01. Motion carried
10. Discussion/Action by TB Ordinance 2026-01-Thompson agreed more time is necessary and way more information needed. Went as long as was allowed in state statute for moratorium. **Motion** (Hull, Thompson) to accept PZ recommendation to enact Ordinance 2026-01. Motion carried
11. 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 **Motion** (Munz-Pritchard, Staff) to open public hearing. Motion carried. **Motion** (Munz-Pritchard, B. Sayre) to close public hearing. Motion carried

B.) Discussion/Action by PZ (recommendation for TB) Resolution 2026-04- Conditioned on approval of agenda item #10. **Motion** (Munz-Pritchard, B. Sayre) to recommend conditional approval of Resolution 2026-04 based on approval of agenda item #10. Motion carried

C.) Discussion/Action by TB Resolution 2026-04 **Motion** (Thompson, E. Sayre) to accept PZ recommendation for conditional approval of Resolution 2026-04 based on approval of agenda item #10. Motion carried.

A.) Public Hearing-Rezone; Ordinance 2026-02-an Ordinance to amend the Town of Fulton Comprehensive Plan **Motion** (Staff, Munz-Pritchard) to open public hearing. Motion carried. **Motion** (Munz-Pritchard, B. Sayre) to close public hearing. Motion carried.

B.) Discussion/Action by PZ (recommendation for TB) Ordinance 2026-02-Conditioned on approval of #10. Discussion ensued regarding necessity to amend the Comp plan. Staff wants more clarification. **Motion** (Staff, Munz-Pritchard) to recommend to postpone action on Ordinance 2026-02 until there is further clarification. Motion carried

C.) Discussion/Action by TB Ordinance 2025-02-**Motion** (Thompson, E. Sayer) to accept PZ recommendation and postpone action on Ordinance 2026-02 until there is further clarification. Motion carried.

12. 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. Chairman Farrington recused himself.

A.) Public Hearing-Land division and Rezone Ordinance 2026-03 **Motion** - (Munz-Pritchard, B. Sayre) to open public hearing. Motion carried. Josh Biddick, 1135 Summerhill Dr. Janesville, WI., applicant to explain the project. To make a buildable lot for his family in the un-farmable piece of the parcel. Brent Folner, 8500 N. CTH F, Edgerton, WI. He believes there are good intentions here, but wants full transparency regarding potential changes made now, and for this not to be rushed. Mark Sievert, 582 Hillside Rd, Edgerton, WI states he suggested to owner of parcel to divide off this piece for his daughter and son-in-law's future home. States it is low impact for removal from farm land with it being mostly wooded. **Motion** (Munz-Pritchard, B. Sayre) to close public hearing. Motion carried.

B.) Discussion/Action by PZ (recommendation to TB) Land division and Rezone Ordinance 2026-03. Munz-Pritchard discussed County and MSA recommendations. Discussed flag lots, road frontage-100 ft required by Town of Fulton. Discussed with postponement of Ordinance 2026-02, more clarification necessary to determine appropriate action of Ordinance 2026-03. **Motion** (Staff, Munz-Pritchard) to recommend to postpone Ordinance 2026-02 until further clarification is available. Motion carried

C.) Discussion/Action by TB Land Division and Rezone Ordinance 2026-03 **Motion** (Thompson, E. Sayre) to accept PZ recommendation and postpone Ordinance 2026-02. Motion carried

13. Discuss/Action re: Annual CUP reviews of late submissions-list submitted. Clerk reported all renewals have been received. Stolen did respond no longer needed. All other renewals responded still need CUP. **Motion** (Hull, Thompson) to renew all annual CUP late submissions as submitted. Motion carried.

14. Adjourn Planning & Zoning-**Motion** (Munz-Pritchard, B Sayre) to Adjourn Planning & Zoning at 6:55 pm. Motion carried

15. 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. Chief confirmed no issues at this event last year. And reminded that live music must end at 11:00 pm. Mike Johnson in attendance. **Motion** (Hull, Sayre) to approve 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. Motion carried.

16. 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. **Motion** (Sayre, Thompson) to approve temporary liquor license for 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. Motion carried.

17. Review/Action (Renewal)Application for alcohol beverage operator's license for Patrick Allen. Renewal, no issues. **Motion** (Hull, Sayre) to approve application for alcohol beverage operator's license for Patrick Allen. Motion carried.

18. Set Special town elector meeting for purposes of having electors approve the levy. **Motion** (Hull, Sayre) to Set Special town elector meeting for purposes of having electors approve the levy on

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November 10, 2026 at 5:30 pm. Motion carried. Roll Call Vote: Hull-aye, Sayre-aye, Thompson-aye, Staff-aye, Farrington-aye

19. 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 **Motion** (Staff, Thompson) to open public hearing. Motion carried. No one present **Motion** (Thompson, Hull) to close public hearing. Motion carried

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. Mr. VanRuyven present. Explained to Board he had exhausted all other options as the constraints of the lot near the river gave him no other viable option. Discussion ensued and application reviewed. **Motion** (Hull, Sayre) to approve 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. Motion carried. Chairman Farrington read aloud the Decision and Order.

20. Consideration/Approval for (annual) Resolution 2026-02, a resolution authorizing a signatory municipality to exceed the levy limit for Lakeside Fire-Rescue. Thompson reminded this is an annual request that all in Lakeside Fire and Rescue consider. Does not mean it will be acted upon, but gives municipalities ability to do so, should they choose to. **Motion** (Thompson, Hull) to approve Resolution 2026-02, a resolution authorizing a signatory municipality to exceed the levy limit for Lakeside Fire-Rescue. Motion carried. Roll Call Vote: Thompson-aye, Hull-aye, Sayre-aye, Staff-aye, Farrington-aye

21. 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. No issues with background check **Motion** (Hull, Sayre) to approve 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. Motion carried.

22. 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. **Motion** (Thompson, Hull) to approve 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. Motion carried.

23. 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. Thompson explained the uniqueness of 4 Towns working together like this. They want the State representatives to know the Towns want power back on Solar projects, as State has all control of projects over 100 mg, and urge them to bring back to table previously failed legislature to do so. **Motion** (Thompson, Sayre) to 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. Motion carried.

24. Review ATV Ordinance-Sunset Clause (Signs up and routes opened on August 19, 2025) Board reviewed the year and Ordinance. Chief Kunkel reported one fatal crash on CTH F. He has no issues with continuing on Town roads. Staff had incident with UTV pulling out in front of her, with kids on the

back. She is against continuing the Ordinance. Hull reports seeing a few kids on roads. Randy has no issue with continuing the Ordinance.

25. Review/Approve Washington Rd-PayApp1, PayApp2 and Change Order 1. **Motion** (Sayre, Thompson) to approve Washington Rd-PayApp1, PayApp2 and Change Order 1. Motion carried.

26. Pay bills/Sign checks/Approval of Voucher list & Financial Statements. All reviewed by Board. **Motion** (Staff, Thompson) to approve to Pay bills/Sign checks/Approval of Voucher list & Financial Statements. Motion carried.

27. Next month meeting: Budget workshops 10/21, 10/28 5pm

28. Adjournment-**Motion** (Hull, Sayre) to adjourn at 7:33 pm. Motion carried.

Respectfully submitted
Laura Siclovan, Clerk/Treasurer