Town of Fulton-Minutes
Tuesday, October 13, 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 6:00pm. All TB members present (Sayre at 6:08pm) PZ in attendance was Munz-Pritchard, Stange and Kendellen. PZ absent was Amundsen and Sayre. Also in attendance was Chief Kunkel, Clerk Siclovan and 5 residents.
2. Confirmation of Meeting Notice-Clerk confirmed posted at CKSD, Carl's Shell, Fulton Store, TOF Hall and website 10/8/26. Posted Edgerton reporter 9/23/26 and 9/30/26.
3. Approve Meeting Minutes of September 8, 2026- **Motion** (Thompson, Staff) to approve TB meeting minutes of 9/8/26. Motion carried. **Motion** (Munz-Pritchard, Kendellen) to approve PZ meeting minutes of 9/8/26. 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.* Jamie Brown, 11240 Bublitz Rd. Edgerton, WI. Jamie spoke on 4Town Solar project. While thankful to the 4 Towns she was frustrated at the last 4Town Solar Committee meeting. Jamie addressed her concerns about roads, standards and appearance (especially of the entrance) to the project. Further concerns include existing tree lines and the overall rural feel of the area.
5. Reports
   - Police: submitted. Chief Kunkel reported 24 citations, 3 warnings, no crashes and 28 salvage inspections. Chief reported Officer Schrock attended Milton Night Market, and Officer Welch will be returning in October from training with the WSP. -Fire/EMS: Chief Pickering a standard call volume for September. Working on 2027 budget. Chief also addressed the standing with the DOR on a resolution to the interpretation of the statutory language regarding potential new fire stations and 40-yr revenue bond issue. 5 options were presented, with most likely being seeking Declaratory ruling through the Courts. Some municipalities have received and are looking to pass a Resolution authorizing the commencement of Litigation (Fire Station-Bonds-Levy Limit) - Boat Patrol: No meeting until May 2027. -Tourism Commission: Meeting next week. CKSD: Working on 2027 budget. - Water Utility: Finalized 2027 budget - Lake District: looking to replace auto control for dam gate. -Board Chairman: No report
6. Correspondence – None

7. Discuss/Action re: Resolution 2026-06 Re: amendment to the Town of Fulton Comprehensive Plan 2040.

A.) Public Hearing-Comp Plan amendment; Resolution 2026-06: **Motion** (Munz-Pritchard, Stange) to open public hearing. Motion carried. **Motion** (Munz-Pritchard, Stange) to close public hearing. Motion carried.
B.) Discussion/Action by PZ (recommendation for TB) Resolution 2026-06: **Motion** (Munz-Pritchard, Stange) to recommended to TB to approve Resolution 2026-06. Motion carried.
C.) Discussion/Action by TB Resolution 2026-06: **Motion** (Hull, Sayre) to accept PZ recommendation and approve Resolution 2026-06. Motion carried.

A.) Public Hearing-Rezone; Ordinance 2026-04-an Ordinance to amend the Town of Fulton Comprehensive Plan: **Motion** (Munz-Pritchard, Stange) to open public hearing. Motion carried. **Motion** (Munz-Pritchard, Stange) to close public hearing. Motion carried.

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B.) Discussion/Action by PZ (recommendation for TB) Ordinance 2026-04. **Motion** (Munz-Pritchard) to recommend to TB to approve Ordinance 2026-04. Motion carried.

C.) Discussion/Action by TB Ordinance 2026-04(clerical error of year from 2025 to 2026 noted by Clerk): **Motion** (Thompson, Sayre) to accept PZ recommendation and approve Ordinance 2026-04. Motion carried

8. Discuss/action Re: Version 3 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 4.81 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 2026-05

A.) Public Hearing-Land division and Rezone Ordinance 2026-05. **Motion** (Munz-Pritchard, Stange) to open public hearing. Motion carried. **Motion** (Munz-Pritchard, Stange) to close public hearing. Motion carried.

B.) Discussion/Action by PZ (recommendation to TB) Land division and Rezone Ordinance 2026-05. **Motion** (Munz-Pritchard, Stange) to recommend to TB to approve Ordinance 2026-05. Motion carried.

C.) Discussion/Action by TB Land Division and Rezone Ordinance 2026-03(Clerical error noted by Clerk from -03 to -05: **Motion** (Thompson, Sayre) to accept PZ recommendation and approve Ordinance 2026-05. Motion carried

9. Review/possible action: Application of Colin Koratko, 9317 N Arrowhead Shores, Edgerton, WI 53534 for lot combination of Parcel 6-6-535, lots 90 and part of 89, NW ¼ of SE ¼ section 16. Current zoning is RRS. No zoning change is requested. PZ reviewed application and planners report from Rock County. **Motion** (Munz-Pritchard, Stange) to approve application of Colin Koratko, 9317 N Arrowhead Shores, Edgerton, WI 53534 for lot combination of Parcel 6-6-535, lots 90 and part of 89, NW ¼ of SE ¼ section 16, with the County planners' recommendations. They are: 1) Zoning for the proposed lot(s) should be verified by the Town. Proposed Lot 1 is to remain zoned as R-RS. 2) Steep slopes are located on the property which may include other requirements/restrictions for any future development in these areas. 3) This land division falls into the Extra Territorial Jurisdiction (ETJ) area boundary for the City of Edgerton. 4) Existing easements shall be shown, and proposed utility easement(s) shall be placed on the lots as requested by utility companies (where applicable). 5) Note on final CSM: a) Lots contained 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 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 minimum requirements of 4.112 of County ordinance. Motion carried.

10. Adjourn Planning & Zoning: **Motion** (Munz-Pritchard, Stange) to adjourn planning and zoning at 6:36 pm. Motion carried.
11. Review/possible action regarding application from Raquel Balis, 2430 W Cty Rd M. Edgerton, WI for a new short-term rental located at 3500 W Cty Rd M, Edgerton, WI, d.b.a Dam Paradise, with property manager listed as Raquel Balis. Board reviewed documents submitted by applicant.

Thompson questioned if Fire violations were remedied. Per their report the violations were remedied. There are 2 noted violations from Health Department. Clerk called the department and was informed applicant in the process of correcting. His recommendation would be conditional approval. All other documents were obtained. **Motion** (Thompson, Hull) to conditionally approve application from Raquel Balis, 2430 W Cty Rd M. Edgerton, WI for a new short-term rental located at 3500 W Cty Rd M, Edgerton, WI, d.b.a Dam Paradise, with property manager listed as Raquel Balis on health department violations being met. Motion carried.

12. Review/possible action regarding 4 Town Solar IGA: Joint Municipal Project: **Motion** (Sayre, Thompson) to approve the 4 Town Solar IGA: Joint Municipal Project. Motion carried.
13. Review/ possible action to add ATV/UTV County roads petition to November agenda. **Motion** (Thompson, Hull) to add ATV/UTV County roads petition to November agenda. Motion carried with 3-2 vote.
14. Discuss/possible action regarding short-term loan to Fulton Water Utility. Water CD comes due November 20, 2026. Fulton Water Utility faced many water main breaks in 2026. Repairs to those breaks has created a shortfall in the budget. Possible need for a short-term loan while waiting for CD to come due. **Motion** (Hull, Thompson) to approve a short-term loan (repaid when CD is due in November) to Fulton Water Utility, not to exceed $16,000 if necessary. Motion carried
15. Review/possible action PayApp 3 and Change Order 2 for Washington Rd project. **Motion** (Staff, Thompson) to approve PayApp 3 and Change Order 2 for Washington Rd project. Motion carried.
16. Discuss /possible action Re: Rock County take over the permitting for work within the road right of way. Ordinance would need to be amended. **Motion** (Staff, Thompson) to draft necessary amendments for Rock County to take over ROW permitting for review in November. Motion carried.
17. Pay bills/Sign checks/Approval of Voucher list & Financial Statements. **Motion** (Staff, Hull) to pay bills/Sign checks/Approval of Voucher list & Financial Statements. Motion carried.
18. Set Special town elector meeting for purposes of having electors approve the levy" for the Nov.10, 2026 mtg. @ 5:30 pm. **Motion** (Sayre, Thompson) to set Special town elector meeting for purposes of having electors approve the levy" for the Nov.10, 2026 mtg. @ 5:30 pm. Motion carried.
19. Next month meeting: Budget workshop 11/5 5pm-if necessary
20. Adjournment: **Motion** (Hull, Sayre) to adjourn at 6:59 pm. Motion carried

Respectfully Submitted
Laura Siclovan, Clerk/Treasurer