

Town of Fulton Agenda
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
2. Confirmation of Meeting Notice
3. Approve Meeting Minutes of September 8, 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 –
 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
 - B.) Discussion/Action by PZ (recommendation for TB) Resolution 2026-06
 - C.) Discussion/Action by TB Resolution 2026-06
 - A.) Public Hearing-Rezone; Ordinance 2026-04-an Ordinance to amend the Town of Fulton Comprehensive Plan
 - B.) Discussion/Action by PZ (recommendation for TB) Ordinance 2026-04
 - C.) Discussion/Action by TB Ordinance 2025-04
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
 - B.) Discussion/Action by PZ (recommendation to TB) Land division and Rezone Ordinance 2026-05
 - C.) Discussion/Action by TB Land Division and Rezone Ordinance 2026-03
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.
10. Adjourn Planning & Zoning
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.
12. Review/possible action regarding 4 Town Solar IGA: Joint Municipal Project
13. Review/ possible action to add ATV/UTV County roads petition to November agenda
14. Discuss/possible action regarding short-term loan to Fulton Water Utility. Water CD comes due November 20, 2026.
15. Review/possible action PayApp 3 and Change Order 2 for Washington Rd project

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
Published: Edgerton Reporter on

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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.
17. Pay bills/Sign checks/Approval of Voucher list & Financial Statements
18. Set Special town elector meeting for purposes of having electors approve the levy" for the Nov.10, 2026 mtg. @ 5:30 pm
19. Next month meeting: Budget workshop 11/5 5pm-if necessary
20. 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.*

Posted: Carl's Shell, CKSD, Fulton Store, TOF website and Town Hall 10/8/26

Published: Edgerton Reporter 9/23/26 and 9/30/26

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

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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. Negotiations 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

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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

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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

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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

TOWN OF FULTON POLICE DEPARTMENT

MONTHLY REPORT

From 9/1/2026 To 9/30/2026

Type	Description	Event Address or Location	Count
911	911 ABANDONED OR HANGUP OR	51 E COX RD	3
	911 ABANDONED OR HANGUP OR	5675 W MILES RD	2
	911 ABANDONED OR HANGUP OR	706 E MASON DR	1
	911 ABANDONED OR HANGUP OR	E COX RD / N HY 51	1
	Total for Above Incident:		7
ACIT	ASSIST CITIZEN	10101 N KIDDER RD	1
	ASSIST CITIZEN	11180 N GOEDE RD	1
	Total for Above Incident:		2
BCK	BUSINESS CHECK	11180 N GOEDE RD	3
	BUSINESS CHECK	11190 N GOEDE RD	1
	BUSINESS CHECK	571 E RICHARDSON SPRINGS RD	1
	BUSINESS CHECK	581 E RICHARDSON SPRINGS RD	1
	BUSINESS CHECK	6307 W HY 59	1
	Total for Above Incident:		7
DIST	DISTURBANCE	872 E HY 59	1
	Total for Above Incident:		1
FAST	ASSIST FIRE OR EMS	51 E COX RD	2
	ASSIST FIRE OR EMS	8901 N CTY TK F	1
	Total for Above Incident:		3
FOL	FOLLOWUP	9279 N ROCK RIVER DR	2
	FOLLOWUP	9536 N CTY TK H	1
	Total for Above Incident:		3
FRD	FRAUD/FORGERY	1809 W INTERLOCHEN DR	1
	FRAUD/FORGERY	3908 W CTY TK M	1
	Total for Above Incident:		2
HAZC	HAZARDOUS CONDITION	6130 N PENNYCOOK RD	1
	HAZARDOUS CONDITION	9432 N KIDDER RD	1
	HAZARDOUS CONDITION	E HY 59 / E ELLENDALE RD	1
	HAZARDOUS CONDITION	N PENNYCOOK RD / W MILES RD	1
	Total for Above Incident:		4
OJUR	ASSIST OTHER JURISDICTION	5033 N CTY TK F	1
	Total for Above Incident:		1
ORD	ORDINANCE VIOLATION	10510 N HILLSIDE ROW ST	1
	Total for Above Incident:		1
PROPERTY	PROPERTY	51 E COX RD	1
	Total for Above Incident:		1
SECK	SECURITY CHECK	103 E MANOGUE RD	1
	SECURITY CHECK	11067 N GOEDE RD	10
	SECURITY CHECK	11509 N GOEDE RD	1
	SECURITY CHECK	2004 W MANOGUE RD	1
	SECURITY CHECK	239 E MANOGUE RD	3
	SECURITY CHECK	328 E ELLENDALE RD	1
	SECURITY CHECK	3516 W CTY TK M	1
	SECURITY CHECK	3600 W CTY TK M	7
	SECURITY CHECK	3895 W RIVERSIDE DR	1
	SECURITY CHECK	51 E COX RD	1
	SECURITY CHECK	5229 W POMEROY RD	1

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From 9/1/2026 To 9/30/2026

Type	Description	Event Address or Location	Count
	SECURITY CHECK	5538 W HY 59	4
	SECURITY CHECK	6827 N CONSOLIDATED SCHOOL RD	1
	SECURITY CHECK	7812 N LONGVIEW CT	1
	SECURITY CHECK	807 E HARBOR RD	1
	SECURITY CHECK	8104 N CTY TK H	2
	SECURITY CHECK	872 E HY 59	1
	SECURITY CHECK	8901 N CTY TK F	1
	SECURITY CHECK	9209 N FULTON ST	2
	SECURITY CHECK	9413 N CTY TK H	1
	SECURITY CHECK	9536 N CTY TK H	1
	SECURITY CHECK	9901 N ELLENDALE RD	6
	SECURITY CHECK	9929 N ELLENDALE RD	1
	Total for Above Incident:		50
SPAS	SPECIAL ASSIGNMENT	2738 W FULTON CENTER DR	1
	SPECIAL ASSIGNMENT	51 E COX RD	2
	SPECIAL ASSIGNMENT	E INDIAN LA / N KIDDER RD	1
	SPECIAL ASSIGNMENT	W MILES RD / N RIVER RD	1
	Total for Above Incident:		5
STALD	STALLED VEHICLE	2738 W FULTON CENTER DR	1
	STALLED VEHICLE	I 90 WB / E HY 59	1
	Total for Above Incident:		2
T	TRAFFIC STOP	3000(BLK) W CTY TK M	1
	TRAFFIC STOP	400(BLK) E ELLENDALE RD	1
	TRAFFIC STOP	7817 N HY 51	1
	TRAFFIC STOP	872 E HY 59	1
	TRAFFIC STOP	E CTY TK M / N NEWVILLE RD	1
	TRAFFIC STOP	E HY 59 / N AXLE LA	2
	TRAFFIC STOP	E HY 59 / N KENLYN RD	1
	TRAFFIC STOP	E MANOGUE RD / N HY 51	1
	TRAFFIC STOP	I 90 EB / E HY 59	3
	TRAFFIC STOP	I 90 WB / E HY 59	1
	TRAFFIC STOP	N BLACK OAK DR / N HY 51	1
	TRAFFIC STOP	N HILLSIDE RD / E JASON DR	1
	TRAFFIC STOP	N HY 51 / E COX RD	2
	TRAFFIC STOP	N HY 51 / E CTY TK M	3
	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 / E MANOGUE RD	1
	TRAFFIC STOP	N HY 51 / N ARROWHEAD SHORES RD	1
	TRAFFIC STOP	N HY 51 / N BLACK OAK DR	2
	TRAFFIC STOP	N HY 51 / N CONSOLIDATED SCHOOL RD	1
	TRAFFIC STOP	N HY 51 / N KIDDER RD	1
	TRAFFIC STOP	N HY 51 / W FULTON CENTER DR	2
	TRAFFIC STOP	N KIDDER RD / E ELLENDALE RD	3
	TRAFFIC STOP	N KIDDER RD / E MANOGUE RD	1
	TRAFFIC STOP	N NEWVILLE RD / E MERRIFIELD RD	1
	TRAFFIC STOP	N NEWVILLE RD / I 90 EB	1

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From 9/1/2026 To 9/30/2026

Type	Description	Event Address or Location	Count
	TRAFFIC STOP	N NEWVILLE RD / I 90 WB	1
	TRAFFIC STOP	N ROCK RIVER DR / N EDGEWOOD SHORES	1
	TRAFFIC STOP	N WASH RD / W HARTZELL RD	1
	TRAFFIC STOP	W CTY TK M / N HY 51	1
	TRAFFIC STOP	W CTY TK M / N SECOND ST	2
	TRAFFIC STOP	W HARTZELL RD / W HY 59	1
	Total for Above Incident:		43
TC	TRAFFIC COMPLAINT	E ELLENDALE RD / E HY 59	1
	TRAFFIC COMPLAINT	E MASON DR / N LAKE WOODS DR	1
	TRAFFIC COMPLAINT	N HY 59 / N WASH RD	2
	TRAFFIC COMPLAINT	N NEWVILLE RD / E CTY TK M	3
	TRAFFIC COMPLAINT	N WASH RD / W HARTZELL RD	1
	TRAFFIC COMPLAINT	N WOODSVIEW CROSSING ST / N HERITAGE	1
	Total for Above Incident:		9
WELF	WELFARE CHECK	8903 N HURD RD	1
	Total for Above Incident:		1
	Total Incidents:		142

CITATIONS ISSUED: 24

WARNINGS ISSUED: 3

CRASHES: 0

SALVAGE VEHICLE INSPECTIONS: 28

DEPARTMENT ACTIVITY:

OFFICER SHROCK ATTENDED THE MILTON NIGHT MARKET ON 9-11 AND HANDED OUT STUFF TO KIDS.

OFFICER WELCH WILL BE RETURNING IN OCTOBER FROM TRAINING WITH WSP.

GFC Correspondence

[illegible]

RESOLUTION NO. 2026 - 06
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 SOUTHWEST CORNER OF SAID SECTION 21; THENCE N89°46'13"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1320.61 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID QUARTER SECTION; THENCE N00°41'04"E ALONG SAID CENTERLINE 1360.20 FEET TO THE POINT OF BEGINNING FOR THE LANDS TO BE HEREIN DESCRIBED; THENCE CONTINUING N00°41'04"E ALONG SAID CENTERLINE 220.00 FEET; THENCE N86°33'16"E 472.66 FEET TO AN IRON REBAR MONUMENT; THENCE N03°26'44"W 296.41 FEET TO AN IRON REBAR MONUMENT; THENCE N86°33'16"E 223.19 FEET TO AN IRON REBAR MONUMENT; THENCE S00°41'04"W 322.00 FEET TO AN IRON REBAR MONUMENT; THENCE S08°33'45"W 201.08 FEET TO AN IRON REBAR MONUMENT; THENCE S86°33'16"W 646.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.81 ACRES, MORE OR LESS.

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: _____

ORDINANCE 2026 – 04
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 SOUTHWEST CORNER OF SAID SECTION 21; THENCE N89°46'13"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1320.61 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID QUARTER SECTION; THENCE N00°41'04"E ALONG SAID CENTERLINE 1360.20 FEET TO THE POINT OF BEGINNING FOR THE LANDS TO BE HEREIN DESCRIBED; THENCE CONTINUING N00°41'04"E ALONG SAID CENTERLINE 220.00 FEET; THENCE N86°33'16"E 472.66 FEET TO AN IRON REBAR MONUMENT; THENCE N03°26'44"W 296.41 FEET TO AN IRON REBAR MONUMENT; THENCE N86°33'16"E 223.19 FEET TO AN IRON REBAR MONUMENT; THENCE S00°41'04"W 322.00 FEET TO AN IRON REBAR MONUMENT; THENCE S08°33'45"W 201.08 FEET TO AN IRON REBAR MONUMENT; THENCE S86°33'16"W 646.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.81 ACRES, MORE OR LESS.

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: _____

ORDINANCE 2026 – 05
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 SOUTHWEST CORNER OF SAID SECTION 21; THENCE N89°46'13"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1320.61 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID QUARTER SECTION; THENCE N00°41'04"E ALONG SAID CENTERLINE 1360.20 FEET TO THE POINT OF BEGINNING FOR THE LANDS TO BE HEREIN DESCRIBED; THENCE CONTINUING N00°41'04"E ALONG SAID CENTERLINE 220.00 FEET; THENCE N86°33'16"E 472.66 FEET TO AN IRON REBAR MONUMENT; THENCE N03°26'44"W 296.41 FEET TO AN IRON REBAR MONUMENT; THENCE N86°33'16"E 223.19 FEET TO AN IRON REBAR MONUMENT; THENCE S00°41'04"W 322.00 FEET TO AN IRON REBAR MONUMENT; THENCE S08°33'45"W 201.08 FEET TO AN IRON REBAR MONUMENT; THENCE S86°33'16"W 646.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.81 ACRES, MORE OR LESS.

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: _____

EXHIBIT

tabbles

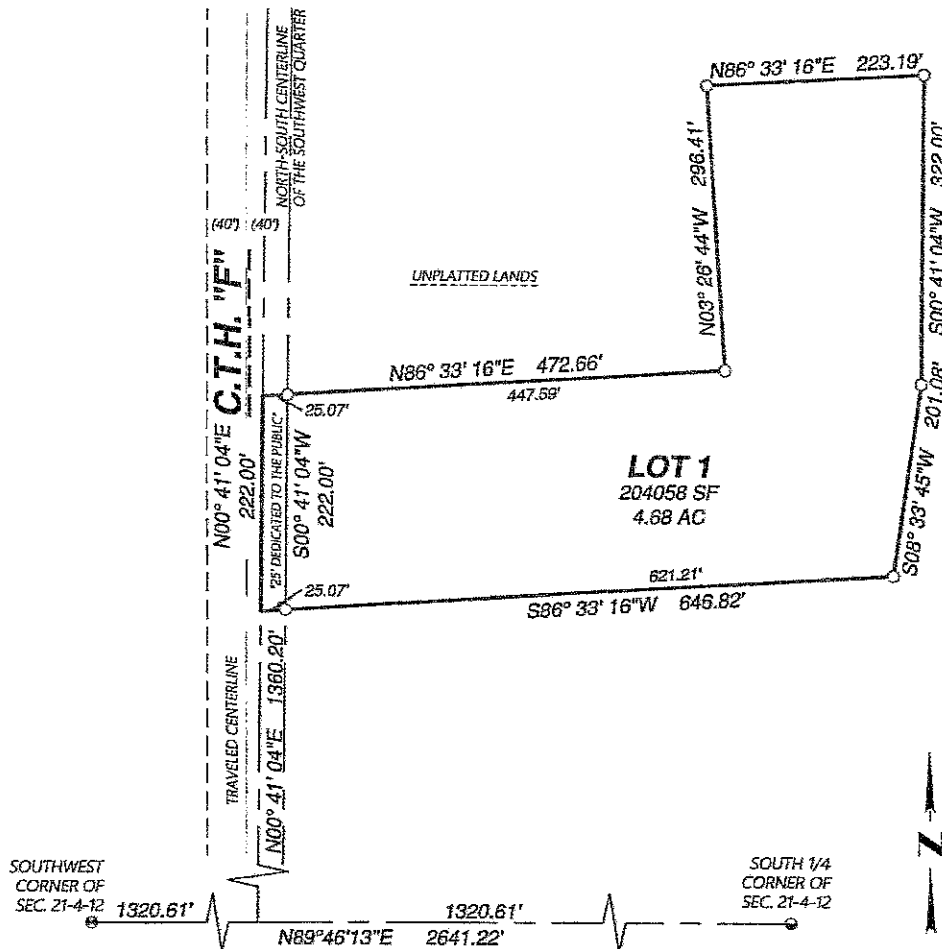
A

CERTIFIED SURVEY MAP

OF 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.

LEGEND

- ⊙ SECTION CORNER
(COMPUTED FROM TIES)
- ⊙ FOUND CAST IRON MONUMENT
- SET IRON REBAR, 3/4"x 24",
(1.5 LBS./LIN.FT.)



NOTES:
FIELDWORK COMPLETED AUGUST 31, 2026.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND
AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE
SYSTEM, ROCK COUNTY. THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 21-4-12 BEARS S89° 41' 04"W.

DISTANCE UNITS BASED ON THE US SURVEY FOOT.

Project No. 126 - 266

For: BIDDICK

SHEET 1 OF 4

GRAPHIC SCALE: 1" = 150'

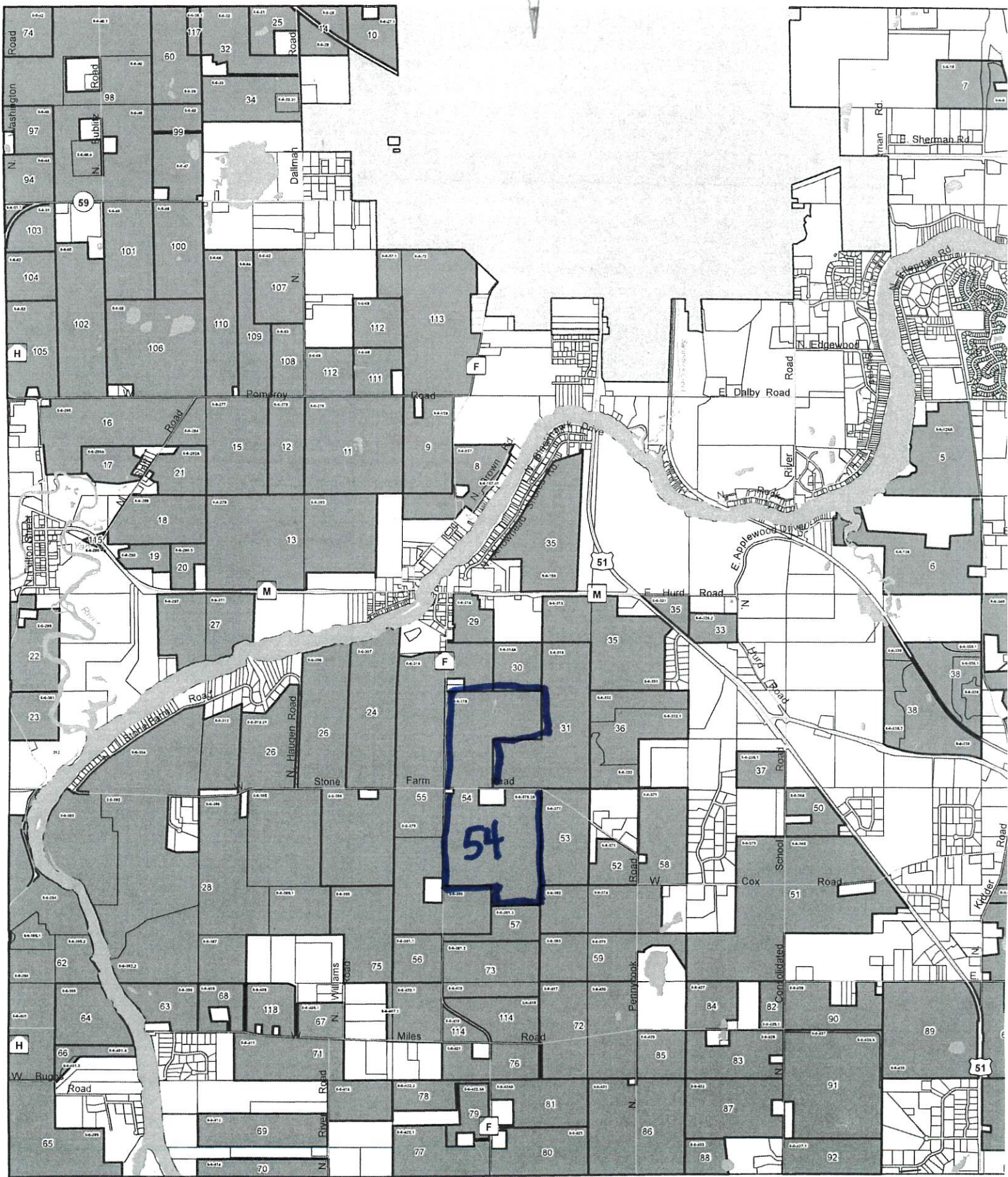


Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



September 10, 2026

I, Kurt Wileman, member of Crazy Acres, LLC, is the owner of Parcel Number 6-6-319
authorize Josh Biddick to act on my behalf for the subject property.

Kurt Wileman

Kurt Wileman

9-10-2026

STATE OF WI
COUNTY OF POCK
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10 DAY OF September, 2026
BY Josh Biddick
NOTARY PUBLIC Exp 7/11/27

RECEIVED

SEP 10 2026

Town of Fulton

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	
Application Number:	
Received By – Date	
(MM/DD/YYYY):	

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 IDENTIFIED 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.

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

SEP 10 2026

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	☐ Yes	☐ No
3. The property is in a State-certified Farmland Preservation zoning district:	☒ Yes	☐ No	☐ Yes	☐ No
4. Proposed change meets all Town Base Farm requirements:	☒ Yes	☐ No	☐ Yes	☐ No
5. A land division will be required as a component of the request: 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.	☒ Yes	☐ No	☐ Yes	☐ No
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.	☒ Yes	☐ No	☐ Yes	☐ No

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:

DIVIDING 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:

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): 4.68 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:

B. M. G. (Agent)

DATE: 8-17-26

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.

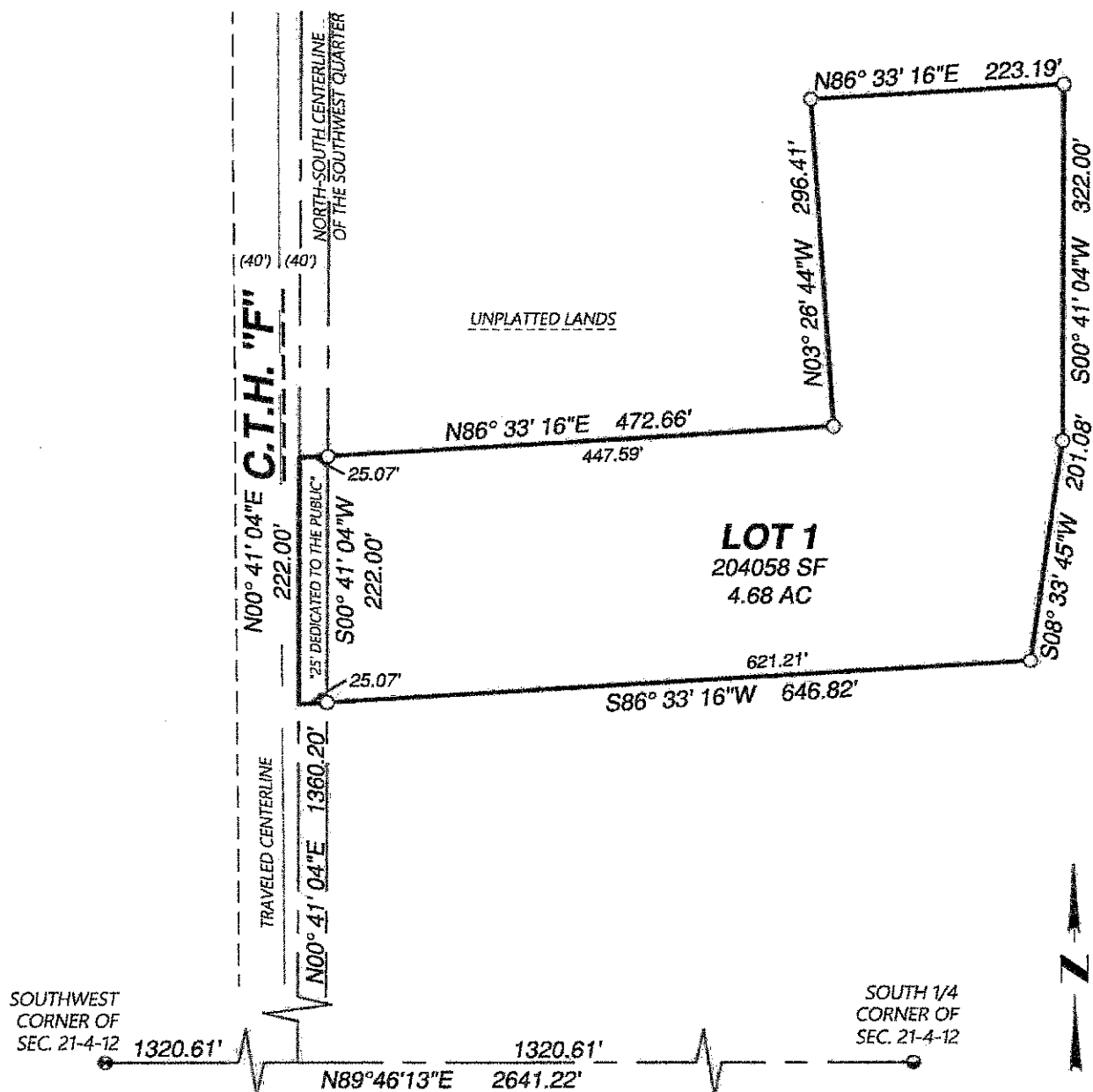
6. The Rock County Floodplain zoning district is a zoning district administered by Rock County and containing lands identified as floodplain by the Federal Emergency Management Agency (FEMA), as delineated per the most current FEMA floodplain maps adopted by the Rock County Board of Supervisors. Lands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

OF 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.

- SECTION CORNER
(COMPUTED FROM TIES)
- FOUND CAST IRON MONUMENT
- SET IRON REBAR, 3/4"x 24",
(1.5 LBS./LIN.FT.)



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

CERTIFIED SURVEY MAP

OF 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.

TOWN BOARD APPROVAL

APPROVED BY THE BOARD OF THE TOWN OF FULTON THIS _____ DAY OF _____, 20_____.

X _____
TOWN CLERK

ROCK COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY TAXES ON THE PARENT PARCEL ARE CURRENT AS OF

_____, 20_____.

X _____
ROCK COUNTY TREASURER

ROCK COUNTY PLANNING AND DEVELOPMENT

THIS FINAL LAND DIVISION NO. _____ IS APPROVED THIS _____ DAY OF _____, 20_____.

X _____
SECRETARY

Project No. 126 - 266
For: BIDDICK

SHEET 3 OF 4

Combs
& ASSOCIATES

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

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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CERTIFIED SURVEY MAP

OF 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.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}

COUNTY OF ROCK } SS. I, RYAN M. COMBS, PROFESSIONAL LAND SURVEYOR NO. 2677, DO HEREBY CERTIFY THAT I HAVE
SURVEYED, DIVIDED, MAPPED AND DEDICATED:

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 SOUTHWEST CORNER OF SAID SECTION 21; THENCE N89°46'13"E ALONG THE SOUTH LINE OF SAID
SOUTHWEST QUARTER 1320.61 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID QUARTER SECTION; THENCE N00°41'04"E ALONG
SAID CENTERLINE 1360.20 FEET TO THE POINT OF BEGINNING FOR THE LANDS TO BE HEREIN DESCRIBED; THENCE CONTINUING
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THENCE S86°33'16"W 646.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.81 ACRES, MORE OR LESS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF
THAT LAND. THAT I HAVE MADE SUCH SURVEY, DIVISION AND MAP BY THE DIRECTION OF JOSH BIDDICK AND THAT I HAVE FULLY
COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, DIVIDING AND MAPPING THE
SAME.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF SEPTEMBER, 2026 AT JANESVILLE, WISCONSIN.

Project No. 126 - 266
For: BIDDICK

SHEET 4 OF 4



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

- LAND SURVEYING
- LAND PLANNING
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tel: 608-752-0575
fax: 608-752-0534

TOWN OF FULTON
ROCK COUNTY

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

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 <i>Create a new lot for a residential home.</i>									
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				14. Land division area (Square feet or acres): 4.68			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:			18. Future zoning of parent lot: R-RL		
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: <i>J M G</i>						DATE: <i>8-17-26</i>			

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

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

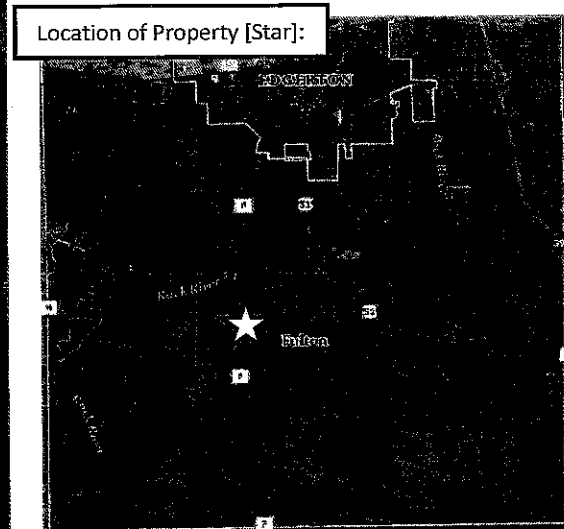
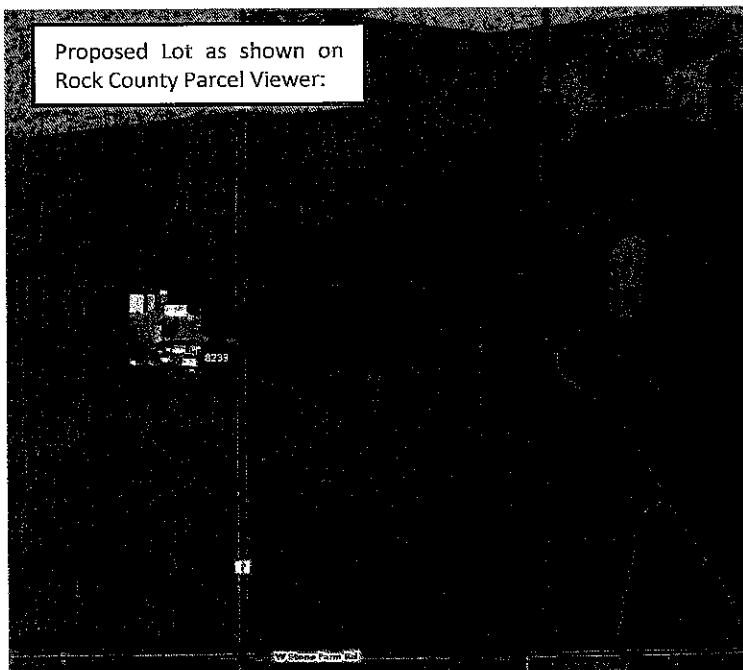
The applicant requests approval of three related actions to allow construction of a single-family residence on a newly created 4.41-acre parcel:

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

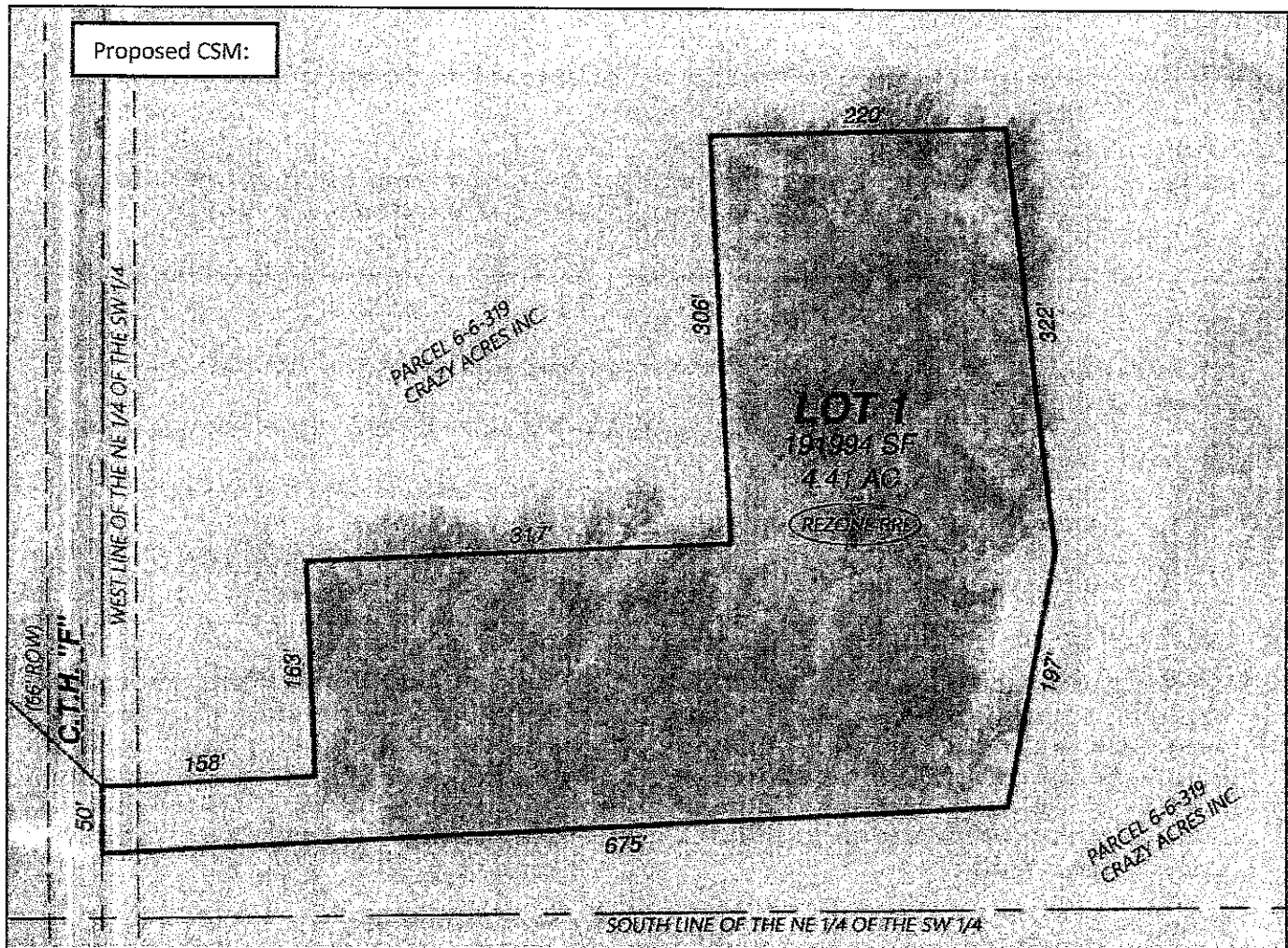
Josh Biddick is the applicant and authorized representative of the landowner, Crazy Acres Inc. The request affects a 4.41-acre portion of Parcel No. 6-6-319, which is part of approximately 120 contiguous acres under the landowner's control. The proposal would create one new residential lot by CSM. The 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.



MEMO

August 5th, 2026



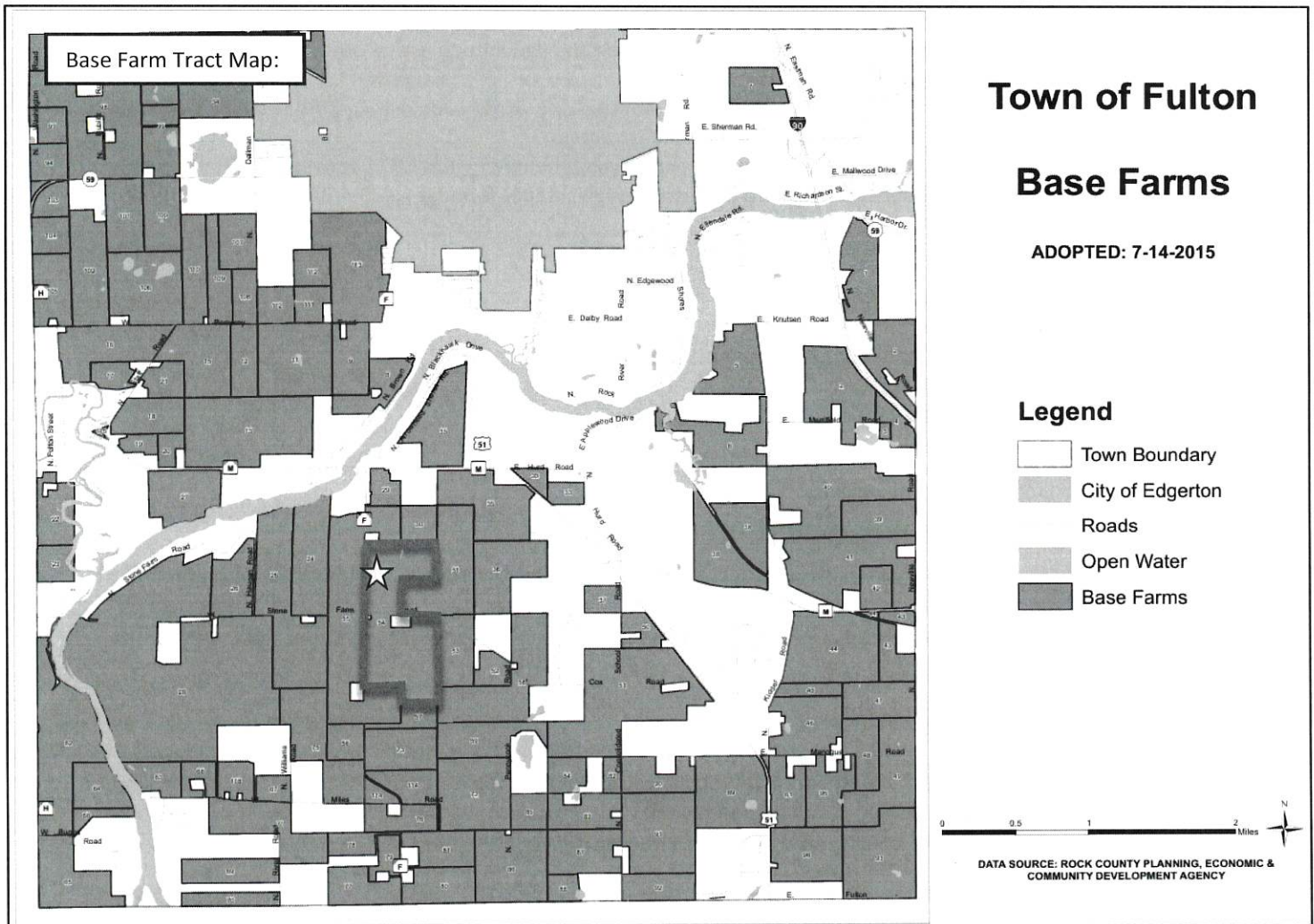
Location

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 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.

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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.

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- 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.

MEMO

August 5th, 2026

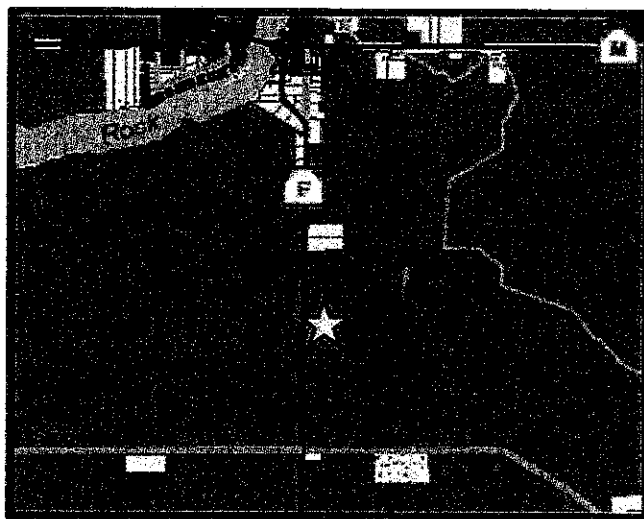
Item 2: Rezoning Application Review

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:



Land Use Areas	
	Exclusive and General Agriculture and Limited Residential
	Residential
	Commercial
	Mixed Use New Development - Residential, Commercial, Industrial, and Public Recreation/Open Space
	Mixed Use Redevelopment - Residential, Commercial, and Public Recreation/Open Space
	Industrial and Special Use
	Public Recreation and Open Space
	Environmentally Sensitive Open Space

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

Town of Fulton

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: COLIN KORATKO

Telephone: 608-228-2296

Address: 9317 N ARROWHEAD SHORES

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

LOT COMBINATION COMBINING LOTS 90 AND PART OF 89

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

852626 9-29-26

10. Land division area location:

Town of FULTON

Section 16

NW 1/4 of SE 1/4

Tax parcel number(s) - 6-6-535

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 EDGERTON

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): 18,824 SF

14. Land division area (Square feet or acres): 18,824 SF

15. Current zoning of land division area: RRS

16. Number of new/additional lots created by land division: 0

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: B M W

DATE: 9-17-26

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?	☒	☐	
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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:	☒	☐	
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f. Distance from all PROPOSED lot(s) and outlot(s) point of beginning to section corner or quarter corner, in the land division area:	☒	☐	
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(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

CERTIFIED SURVEY MAP

OF LOT 90 AND PART OF LOT 89 OF ARROWHEAD SHORES ESTATE,
SITUATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 16, T.4N., R.12E., OF THE 4TH PM, TOWN OF FULTON,
ROCK COUNTY, WISCONSIN.

ROCK RIVER

IROQUOIS PARK

S45° 31' 59" W
91.26'

LOT 1
18824 SF

SHED

SEPTIC TANK

HOUSE
#9317

LOT 91

WELL 3.8' SW
OF PROP. LINE

GARAGE

201.52' 10' 24" W

LOT 89

LOT 88

S54° 06' 04" E
216.85'

N. ARROWHEAD SHORES RD

N33° 51' 43" E
90.00'

LOT 55

LOT 56

UNPLATTED LAND

S10° 00' 25" W
1800.95'

LOT 57

LOT 58

N89° 59' 35" E
2652.87'

SOUTH 1/4
CORNER OF
SEC. 16-4-12

SOUTHEAST
CORNER OF
SEC. 16-4-12

LEGEND

- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
(OTHER SIZES NOTED)
- ⊕ SECTION CORNER
(COMPUTED BY TIES)
- SET IRON REBAR, 3/4"x 24",
(1.5 LBS./LIN.FT.)
- (XXX) RECORD DATA

NOTES:
FIELDWORK COMPLETED APRIL 15, 2026.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND
AGREEMENTS, RECORDED AND UNRECORDED.

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM,
ROCK COUNTY. THE NORTH LINE OF EAST EVERGREEN LANE BEARS
N88°16'55"W.

DISTANCE UNITS BASED ON THE US SURVEY FOOT.

Project No. 126 - 074
For: KORATKO

SHEET 1 OF 4

GRAPHIC SCALE: 1" = 80'



Combs
& ASSOCIATES

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

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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.

Colin Koratko

_____, the applicant/petitioner/property owner(s) for

[Name(s)]

6-6-501 & 6-6-535

(Nature of application/petition)

dated September 29, 2026

agrees,

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 09 day of 29, 2026

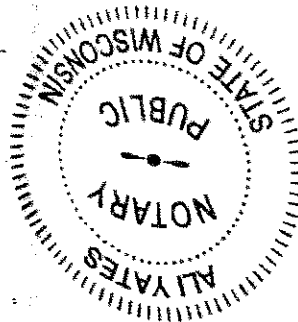
(Signature of Applicant/Petitioner)

(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



Subscribed & sworn to before me,
this date 9/29/2026
Notary Public
Rock County, Wisconsin
Commission expires 7/17/2029

Town of Fulton Short-Term Rental Application

New/Renewal Fee: \$200.00

License Period: January 1, 2026 to December 31, 2026

This application must be submitted with all other required documents and fees (paid in full) in order to be accepted

Short Term Rental (STR) Site Information:

Name of STR: Dan Paradise
Address(es): 3500 W City Rd in Edgerton, WI 53534
Parcel ID Number(s): 6-6-179
Max. Capacity: 6
State Lodging License No*: MWEN-DY5KNW
WI Seller's Permit No*: 456-1031186465-04
Federal Employer ID No: 0074796
DATCP Inspection Date: 9/21/26

*Copies of permits/licenses must be included with application

Owner Information:

Name: Raqueel Davis
Address: 2430 W. City Rd in Edgerton, WI 53534
Mailing Address (if different): 3500 W. City Rd in Edgerton, WI 53534
Phone: 608-289-7909
Emergency #: 608-289-7909
Email: DanParadise22@gmail.com

Will the owner of the property serve as the Property Manager? ☒ YES ☐ NO

* If no, complete Property Manager Information section below

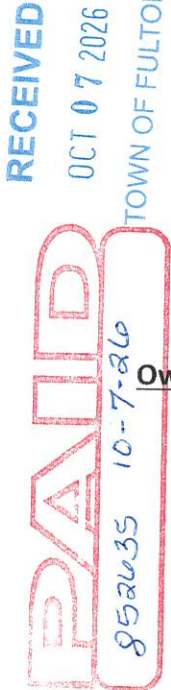
Property Manager Information:

Name: Raqueel Davis
Address: _____
Mailing Address (if different): _____
Phone: _____
Emergency #: _____
Email: _____

Times of Rental/Days of the week/Minimum # of days stayed: _____

minimum 2 night stay, 3pm-10am

Number of Bedrooms: 2



Number of off-street parking stalls: 3

Description of any outdoor amenities: Patio Furniture, Fire pit, grill

Short Term Rental Marketing Platform:

☐ Self ☒ Airbnb ☐ Evolve ☐ Expedia ☐ HomeAway ☒ VRBO ☐ Other: _____

**A separate quarterly accommodations tax report must be submitted for each marketing platform*

Items to Submit with Application – Required at time of Submittal:

- ☒ Copy of State of WI License for a Tourist Rooming House issued under Wis. Stat. Sec. 254.64 And Rock County Tourist Rooming House License.
- ☒ Copy of completed State and /or County Lodging Establishment Inspection Form dated within one year of application
- ☒ Copy of Seller's Permit from the WI Department of Revenue
- ☒ Copy of Homeowner's or Business Liability Insurance Policy effective during license period
- ☒ Copy of Fire Inspection Report

RB

(initial)

I certify that a written guest register has been/will be kept as required by the Wisconsin Administrative Code

RB

(initial)

I certify that I will submit quarterly Room Tax Reports to the Town Clerk/Treasurer on or before the 20th day of the month following the calendar quarter for which imposed. Late fees will apply.

RB

(initial)

I certify that I will post all requirements of Ordinance# 2025-05 for the Town of Fulton.

I certify that I have read the foregoing answers and the same are true to the best of my knowledge. I understand that any short-term rental license shall comply with all provisions of Town of Fulton Ordinance and I hereby certify that the property meets those requirements and I will comply with those requirements.

Any application failing to disclose such debts will not be issued a license until all debts are paid in full. I hereby further certify that I do not have any outstanding debts owing to the Town of Fulton. All information required above is current and in conformance with applicable state and local laws and ordinances.

Owner/Property Manager Signature: Raquele Bais

Date: 10/16/24

Remit Completed Renewal Application, Fee, and All Required Documents to the Town Clerk by December 3rd.

(FOR OFFICE USE ONLY)

Date Received: 10/7/26

Fees Paid: \$200.00

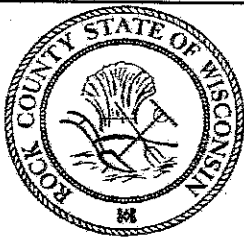
Outstanding Debt: 0

Approved or Denied: _____

Date: _____

License No Issued: _____

Clerk/Designee Signature: _____



ROCK COUNTY HEALTH DEPARTMENT

License, Permit or Registration

The person, firm, or corporation shown below has complied with the Wisconsin statutes and is authorized to engage in the activity indicated. Post in Plain Public View

ACTIVITY Tourist Rooming House - 1 TRH, Rooms: 1		EXPIRATION DATE 30-Jun-2027	I.D. NUMBER MWEN-DY5KNW
LICENSEE MAILING ADDRESS DAM PARADISE LLC 3506 W COUNTY RD M EDGERTON WI 53534	NOT TRANSFERABLE	BUSINESS / ESTABLISHMENT ADDRESS DAM PARADISE TRH 3500 W COUNTY RD M EDGERTON WI 53534	

All Permits expire on June 30th; it is the responsibility of the licensee to make sure all applicable fees are received by the department before July 1st or a late payment fee will be assessed.

If you do not receive a renewal form prior to June 30th from your licensing authority, you should send in your payment for renewing your permit to the following address:

ROCK COUNTY HEALTH DEPARTMENT
PO BOX 1088
JANESVILLE, WI 53547-1088
(608)757-5440

* Include the name of your facility and the ID number.



Lodging Inspection Report

Establishment Information

Facility Name DAM PARADISE TRH	Facility Type Tourist Rooming House - 1 TRH
Facility ID # MWEN-DY5KNW	Facility Telephone # 608 884-0204
Facility Address 3500 W COUNTY RD M EDGERTON, WI 53534	
Licensee Name DAM PARADISE LLC	Licensee Address 3506 W COUNTY RD M EDGERTON, WI 53534

Inspection Information

Inspection Type Pre-inspection	Inspection Date September 21, 2026	Total Time Spent 1.00
--	--	---------------------------------

OPERATOR - The violations in operating procedure or physical arrangement indicated below must be corrected by the next routine inspection or by a date specified in this report.

Observed Violations

Total # 2

Observed Violations - 09 - Private well testing - bacteria, nitrate, notification

This is a priority foundation item

OBSERVATION: Bacteriological testing detected coliforms in the facility's water supply - 9/21/2026 found Total Coliform present.

CORRECTIVE ACTION(S): Detection of Total Coliform requires immediate resampling. Correct the cause of contamination; retest to verify compliance. Correct By: 02-Oct-2026

CODE CITATION: ATCP 72.16(2)(e)3. Total coliform analysis shall not exceed zero colony forming units pursuant to and s. NR 140.20 (3).

Observed Violations - 24 - Bunk beds - 2.5' clearance, 5" guard above mattress, 3.5" between mattress/guard

This is a priority foundation item

OBSERVATION: The top of the guard was less than 5 inches above the top of the mattress of the upper bunk bed.

CORRECTIVE ACTION(S): Reconstruct the top guard or install a thinner mattress to provide at least 5 inches above the top of the mattress. Correct By: 02-Oct-2026

CODE CITATION: ATCP 72.18(3)(d)4.a. The top of the guard shall be at least 5 inches above the top of the mattress.

Comments:

- Facility is well maintained and clean
- 9/21/2026 well water test results:
 - **Total Coliform - Present**
 - E.Coli - Absent
 - Nitrate - 4.7 mg/L (≤ 10 = safe)

Any operator aggrieved by an order of this department under this chapter may request a hearing as provided in ch.227 statute, if state licensed, or a local ordinance if licensed by an agent health department.

A re-inspection to assess your correction of these violations will be conducted on, or about, October 02, 2026

Person in Charge

Raquel Bratzke-Balis

Sanitarian

A handwritten signature in black ink, appearing to read 'Jared Hergert', with a long horizontal flourish extending to the right.

Jared Hergert
(608) 295-5827



EFPD Fire Inspection Notice

Department Information

Edgerton Fire Protection District
621 North Main Street Edgerton, WI 53534
Phone: (608) 884-3327
Email: fishers@edgertonfire.com

Facility Information

Occupant Name: Dam Paradise Air BNB Date Completed: 09/21/2026
Street Number: 3500
Street Name: County M City: City of Edgerton
Postal Code: 53534
Inspector: Whitmore, Brandon State: WI

Contact

First Name Raquel or Nick Email damparadise22@gmail.com
Last Name Balis Cell Phone [REDACTED]
Work Phone 608-884-0204

Inspection Information

Inspection Type: Inspection - Certificate of Occupancy
Violation Count: 2

Violation Code	Description	Violations		
		Repaired Date	Violation Location	Comments
34.4.4.1	Flammable or combustible liquids shall be kept in flammable liquid storage cabinets, in cutoff rooms, or in detached buildings.	10/06/2026 09:54:18	Basement	Please remove all flammable materials from basement. Violation repaired.
11.5.1.11.1	Clothes dryers shall be cleaned to maintain the lint trap and keep the mechanical and heating components free from excessive accumulations of lint.	10/06/2026 09:54:09	basement	Please hook up dryer to outside vent and make sure it is cleaned. Violation repaired.

Violation Documents

Date 09/21/2026
Completed:

Inspection Notes

If no violations are listed, consider your inspection completed with no violations found

*** unless specified all code violations are NFPA 1 - 2012 edition***

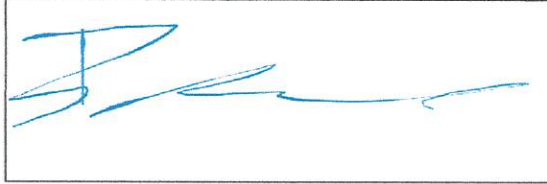
Occupant: Dam Paradise Air BNB

Date 09/21/2026
Completed:

All violations repaired, Air BNB is ready for use.

No other violations observed at time of inspection.

Signatures

Type	First Name	Last Name	Signature Date	Signature Graphic
Inspector	Brandon	Whitmore	10/06/2026	

Violation Information

VIOLATION CORRECTION ORDER:

Correction(s) MUST be made within the time specified above from the date inspected.

I understand by affixing my signature below, I am attesting that the proper corrections have been made.

Print Name Reques Bauer Date 10/16/26

Sign Name Reques Bauer Date 10/16/26

Please Mail or Email back the signed copy to: 617 N Main Edgerton, WI 53534 or jparker@miltonfire.com

INTERGOVERNMENTAL AGREEMENT: JOINT MUNICIPAL PROJECT

PARTICIPATING MUNICIPALITIES: Town of Dunkirk, Town of Fulton, Town of Porter, and Town of Albion (collectively referred to as "the Towns"), all located within the State of Wisconsin.

I. PURPOSE & LEGAL AUTHORITY:

The purpose of this Intergovernmental Agreement (IGA) is to establish a formal framework for the Towns to collaborate on the EDP Renewables "Rock Dane Solar and Energy Storage", (the "Project") managed by the 4Town Solar Project Joint Committee (the "Committee"). This agreement is executed pursuant to Wis. Stat. § 66.0301, which authorizes Wisconsin towns to contract for the joint exercise of any power or duty required or authorized by law.

II. PROJECT COMMITTEE FORMATION / GOVERNANCE & JOINT COMMITTEE:

To ensure fair execution, the Towns hereby establish the 4Town Solar Project Joint Committee:

- **Member Appointment:** The 4Town Solar Project Joint Committee will be composed of two representatives from each Town. Each Town Board will appoint two members as follows: one Town Board Member and one "other" member, i.e. Planning or Zoning Committee Member, or Resident with identified expertise, each with equal standing. A Committee Chair will not be selected. The Committee Secretary role will be performed by the Project Coordinator.
- **Voting:** Each Town shall have one vote. Each Town Board shall designate one of its two committee representatives as its voting representative. (The other representative shall be the alternate.) Committee action requiring a vote shall require the affirmative vote of all four participating Towns.
- **Member Removal:** A committee member may be removed or replaced by his/her respective Town Board.
- **Meeting Locations and Frequency:** Meeting locations may rotate among the participating Towns based upon available facilities. The Committee shall meet as needed to carry out the purposes of this Agreement, taking into consideration Project activity, Town calendars, and member availability.
- **Public Notice and Public Comment:** As stated in the Wisconsin Open Meetings Law (Wis. Stat. § 19.81 through 19.98), committee meetings will be noticed at least 24 hours in advance by each Town Clerk. Community members may attend and observe the committee meetings. The agenda will reflect whether public comment is welcome at each individual meeting. There will be occasions when the committee meeting

needs to be closed, (i.e. meeting with legal counsel). Closed meetings will be noticed as required.

- **Committee Reporting:** A committee member or their representative from each Town will attend their respective Town meetings to report on actions and explain expenses to their town boards.

III. FINANCIAL COMMITMENTS & COST SHARING

Towns of Dunkirk, Albion, Fulton, and Porter shall each be responsible for twenty-five (25%) percent of all expenses pertaining to this committee project. These expenses may be associated with, but are not limited to, the management of this project, the Committee Meetings, the coordination/communication pertaining to this Project, legal counsel, and road documentation.

1. Overall Expenditure Limit.

The total expenditures subject to cost sharing under this Agreement shall not exceed Twenty-Two Thousand Dollars (\$22,000) unless an increase is approved by the Town Boards of all four participating Towns.

The \$22,000 expenditure limit is based upon estimated Project costs for the period June 1, 2026 through December 31, 2026, consisting of approximately \$20,000 in anticipated Project expenses together with approximately \$2,000 in initial Project start-up costs previously incurred and paid by the Town of Dunkirk. The June 1 through December 31, 2026 time period does not constitute a deadline for incurring or paying Project expenses. Authorized Project expenses may be incurred or paid after December 31, 2026, including during calendar year 2027, provided that the total expenditures subject to cost sharing under this Agreement do not exceed the \$22,000 expenditure limit.

2. **Project Coordinator:** Beginning August 1, 2026, contract will be paid by Dunkirk in full on a monthly basis at \$50/hr plus expenses and then reimbursed to Dunkirk through billing 25% to the Towns of Albion, Porter, and Fulton following approval of each Town board.
3. **Legal Counsel:** Legal counsel may be retained following approval by each participating Town Board. All legal fees and expenses shall count toward the \$22,000 expenditure limit.
4. **Road Documentation:** The Towns may engage a qualified company to document roads affected by the Project, following approval of each Town Board.
5. **Subcommittees** may be formed within the Committee and/or from each Town to address various subtopics.

IV. LIABILITY

- Indemnification: Each Town shall be responsible for the acts and omissions of that town and its officers, employees, agents, and representatives to the extent provided by Wisconsin law. Nothing in this Agreement is intended to waive any governmental immunity, statutory limitation on liability, defense, or protection available to any Town or its officers, employees, or agents.

V. DURATION, TERMINATION, AND OBLIGATION WITHDRAWAL

- Term: This Agreement shall remain in effect through completion of construction of the Project, currently estimated to occur by the end of 2029, unless earlier terminated in accordance with this Agreement. The Towns may enter into a new agreement if continued cooperation is desired after completion of construction.
- Withdrawal: A Town may withdraw upon 90 days' written notice to the other Towns. Withdrawal shall not relieve the withdrawing Town of its share of any financial obligation, contractor expenditure authorized before the effective date of withdrawal.
- Financial obligation upon withdrawal: If the agreement is dissolved or a party withdraws, the ongoing costs incurred will be absorbed by each individual Town in their proportionate equal percentage.

VI. EXECUTION & APPROVAL

By signing below, each Town Board certifies that this IGA has been officially approved via a majority vote at a legally noticed public meeting in accordance with Wisconsin Open Meetings Law.

TOWN OF DUNKIRK

By: _____ (Town Board Chair)

Date: _____

Attest: _____ (Town Clerk)

TOWN OF FULTON

By: _____ (Town Board Chair)

Date: _____

Attest: _____ (Town Clerk)

TOWN OF PORTER

By: _____ (Town Board Chair)

Date: _____

Attest: _____ (Town Clerk)

TOWN OF ALBION

By: _____ (Town Board Chair)

Date: _____

Attest: _____ (Town Clerk)

RECEIVED

OCT 05 2026

Town of Fulton

08919015 / 24628000 - Casey & Washington Road Resurfacing

Pay Application Summary

Road	Town	Funding	Pay App 1	Pay App 2	Pay App 3	Pay App 4
Casey	Porter	ARIP	\$68,145.71	\$63,267.42	\$714,860.98	
W. Casey Connector	Porter	LRIP	\$6,929.68	\$10,635.84	\$44,089.72	
Washington	Porter	ARIP	\$5,177.44	\$40,763.45	\$210,837.31	
	Fulton	ARIP	\$4,225.54	\$40,658.73	\$268,067.65	
	Albion	ARIP	\$8,583.76	\$115,033.58	\$291,093.17	
Hartzell	Fulton	LRIP	\$1,819.25	\$26,445.15	\$51,766.14	
Casey (Bid Alt A)	Porter	ARIP	\$127,078.13	\$0.00	\$0.00	
Casey (Bid Alt B)	Porter	ARIP	\$4,485.90	\$219,745.92	\$780.73	
Washington (Bid Alt C)	Porter/Fulton	ARIP	\$3,585.78	\$43,647.47	\$2,970.11	
Totals			\$230,031.21	\$560,197.57	\$1,584,465.80	

Town	Funding	Pay App 1	Pay App 2	Pay App 3	Pay App 4
Porter	ARIP	\$206,680.08	\$345,600.52	\$927,964.07	
	LRIP	\$6,929.68	\$10,635.84	\$44,089.72	
	Subtotal	\$213,609.76	\$356,236.37	\$972,053.79	
Fulton	ARIP	\$6,018.43	\$62,482.47	\$269,552.70	
	LRIP	\$1,819.25	\$26,445.15	\$51,766.14	
	Subtotal	\$7,837.68	\$88,927.62	\$321,318.85	
Albion	ARIP	\$8,583.76	\$115,033.58	\$291,093.17	
Totals		\$230,031.21	\$560,197.57	\$1,584,465.80	

Contractor's Application for Payment

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

Application No.:	<u>3</u>	Application Date:	<u>9/28/2026</u>
Application Period:	From <u>8/25/2026</u>	to	<u>9/26/2026</u>

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)	\$	2,499,678.50
5. Retainage		
a. 5% X \$ 2,499,678.50 Work Completed	\$	124,983.92
b. 5% X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	124,983.92
6. Amount eligible to date (Line 4 - Line 5.c)	\$	2,374,694.58
7. Less previous payments (Line 6 from prior application)	\$	790,228.78
8. Amount due this application	\$	1,584,465.80
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	408,392.95

Contractor's Certification

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

Signed by:

Contractor: Rock Road Companies, Inc.Signature: Pete LindseyDate: 10/6/2026

AB0D31EA10D348B...

PAYMENT OF: \$ 1,584,465.80

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

Recommended by Engineer

By:	<u>Nick Manke</u>
Title:	<u>P. E.</u>
Date:	<u>10/06/2026</u>

Approved by Owner

By:	<u>Town of Fulton Board Chairman</u>
Title:	<u>Town of Fulton Board Chairman</u>
Date:	<u>10/13/26</u>

Approved by Funding Agency

By:	<u> </u>
Title:	<u> </u>
Date:	<u> </u>

By:	<u> </u>
Title:	<u> </u>
Date:	<u> </u>

CHANGE ORDER NO.: 2

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: **09/12/2026** Effective Date of Change Order: **09/10/2026**

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

Extension of completion dates for Casey and Washington Road in exchange of paving one additional inch of asphalt at contracted unit bid prices (total of 5-inches of asphalt instead of plan 4-inches).

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>2,763,477.45</u>	Original Contract Times: Substantial Completion: <u>9/11/26(A); 9/21/26 (B)</u> Ready for final payment: <u>9/25/2026</u>
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1 \$ <u>23,996.00</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. 1: Substantial Completion: <u>NA</u> Ready for final payment: <u>NA</u>
Contract Price prior to this Change Order: \$ <u>2,787,473.45</u>	Contract Times prior to this Change Order: Substantial Completion: <u>9/11/26(A); 9/21/26(B)</u> Ready for final payment: <u>9/25/2026</u>
[Increase] [Decrease] this Change Order: \$ <u>0</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>9/15/26 (A); 10/1/26 (B)</u> Ready for final payment: <u>9/25/26 (A); 10/9/26 (B)</u>
Contract Price incorporating this Change Order: \$ <u>2,787,473.45</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>9/15/26(A); 10/1/26(B)</u> Ready for final payment: <u>9/25/26 (A); 10/9/26 (B)</u>

Recommended by Engineer (if required)	Accepted by Contractor
By: <u>Nick Manke</u>	Signed by: <u>Pete Linsley</u> AB0D31EA10D348B...
Title: <u>P.E. Senior Project Engineer</u>	<u>Project Manager</u>
Date: <u>09/12/2026</u>	<u>10/6/26</u>
<u>Authorized by Owner</u>	<u>Approved by Funding Agency (if applicable)</u>
By: _____	_____
Title: <u>Town of Fulton Board Chairman</u>	_____
Date: <u>10/13/26</u>	_____

[illegible]

SIGNATURE