Town of Fulton-Minutes
Tuesday, November 10, 2026 @ 6:00 PM
2738 W Fulton Center Dr. Edgerton, WI
Joint Planning & Zoning Comm. & Town Board Meeting

1. Call to Order-Chairman Farrington called the meeting to order at 6pm. All Town Board members were in attendance. Also, present was Clerk Siclovan, PZ Munz-Pritchard and Stange as well as 6 citizens. A PZ quorum was met with PZ committee member M. Staff
2. Confirmation of Meeting Notice-CKSDS, Carl's Shell, Fulton Store, Town of Fulton website and Town Hall 11/5/26.
3. Approve Meeting Minutes of October 13, 2026: **Motion** (Munz-Pritchard, Stange) to approve PZ meeting minutes of 10/13/26. Motion carried. **Motion** (Thompson, Hull) to approve TB meeting minutes of 10/13/26. Motion carried.
4. Citizen Comment – *No formal action will be taken during this meeting, although issues raised may become part of a future agenda. Participants are allotted a 3-minute speaking period for citizen comment.* Shannon Luedtke, 470 E Ellendale, Edgerton, WI. Received zoning violation letter. Runs a small fitness business from her garage. Some zoom, some in-person. Shannon requests a CUP, to be placed on December agenda and to have the Jan 1, 2027 cease and desist to be extended while she goes through CUP process. She requested written confirmation of extension. James Bryk, 325 E Richardson Springs Rd. Edgerton, WI wanted to thank the Board for opening the roads to ATV. Requested that end routes at 59 (not Newville) be replaced with directional signs. Jolene Churchill, 5919 N CTH H, Janesville, Town of Center present to complain about the ongoing 4Town solar project, and the cost of her open records request to Town of Dunkirk.
5. Reports
   - Police: submitted -Fire/EMS: no report - Boat Patrol: closed for the season -Tourism Commission: initiating branding project. Interviewing 2 firms. Revenue from Commission is About $55,000/year CKSD-passed 2027 budget. No increases. All is running well. - Water Utility: passed budget with 1.8% increase - Lake District: no report -Board Chairman: no report
6. Correspondence – GEC submitted. Correspondence from Office of Railroad Commission regarding trespassing at Rock River Rd tracks. Investigator saw a driver exit vehicle and begin walking eastbound on the tracks. Clerk spoke with Ken Lucht from WATCO and they determined the area is in the railroad right-of-way, not the Town of Fulton's. Ken reported the WRSO will be installing no trespassing signs and placing jersey barriers along the property.
7. Discuss/Action-Application of Scott Weadge, 1212 Cooper Rd. Edgerton, WI. for a conditional use permit (CUP) in the NE ¼ of the NW 1/4 of Section 13, Fulton Township, parcel 6-6-122A, a 16.1-acre parcel located on E. Knudsen Rd. for an 80x60 building for plumbing shop, and additional 30x40 building for office space. No retail sales, and no store front. Storage of plumbing supplies for business with hours of operation 7am-7pm. **Motion** (Munz-Pritchard, Stange) to open public hearing. Motion carried. Ryan Combs gave description of the pending CUP. Scott Weadge was present and fielded questions from PZ. M. Staff visited location and questioned the building location with a cell tower on the adjacent parcel. Unsure if a fall zone set back was required. Asked Clerk to investigate. Munz-Pritchard requests a better site plan as it does not show screening, lighting and turn around for deliveries. Stange requests a more specific sight plan. **Motion** (Munz-Pritchard, Stange) to close public hearing. Motion carried. **Motion** (Munz-Pritchard,

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Staff) to table application and get information on cell tower and a more thorough site plan -utilize recommendations in MSA planners report. Motion carried

8. Adjourn Planning & Zoning-**Motion** (Munz-Pritchard, Stange) to adjourn PZ at 6:41pm. Motion carried
9. Discuss/Possible Action-Ordinance 2026-06. An Ordinance repealing and re-creating Chapter 376 Article IV of the Code of Ordinances of the Town of Fulton concerning excavation of Town roads. **Motion** (Staff, Thompson) to approve Ordinance 2026-06. Motion carried.
10. Appointment of poll worker, Katherine Fafalios. **Motion** (Hull, Staff) to appoint Katherine Fafalios as 2026-2027 poll worker. Motion carried.
11. Review for approval and payment of PayApp 4 for Washington Rd project. Corrections still being made by Rock Road **Motion** (Sayre, Hull) to pay Rock Road for PayApp4. Motion carried.
12. Discuss/Possible Action: Resolution 2026-07. Authorizing Commencement of Litigation (Fire Station-Bonds-Levy Limit). **Motion** (Hull, Sayre) to approve Resolution 2026-07. Motion carried.
13. Discuss/Possible Action for submission of ATV/UTV designation application form(s) to Rock County Highway Department. **Each** application must include $250 application fee. Estimated signage plan and installation costs provided by County and not included in the $250 application fee(s). **Motion** (Staff, Sayre) to not apply to County (roads) for ATV/UTV travel. Thompson called for a roll call vote. Staff-aye, Thompson-no, Sayre-aye, Hull-no, Farrington-no. The motion failed. Discussion with Crawlers representative, James Bryk regarding payment for signs, install, materials and labor. Mr. Bryk confirmed that the Crawlers would pay for all expenses, including application fees and all cost associated with the signs, including install, materials and labor. Several motions started by Thompson only to be amended before a second. Staff is concerned about the high speeds on County roads, hard to see at night and the dangerous curves in some locations. Sayre agreed with Staff. Discussion ensued about the start and stop locations for the sections being proposed. **Motion** (Thompson, Hull) to petition the County to open to ATV/UTV-travel CTH M from Newville Rd to town line of Porter, CTH F from Stone Farm Rd to CTH M in Indianford, and CTH H in Fulton to Pomeroy Rd. Thompson asked for roll call vote. Thompson-aye, Hull-aye, Staff-no, Sayre-aye, Farrington-aye. Motion carried.

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

14. Next month meetings: Thompson informed of an informational meeting put on by the solar company, EDP on December 1, 2026 from 5-7pm at Anchor Inn.

15.Adjournment-**Motion** (Sayre, Thompson) to adjourn TB at 7:13pm. Motion carried

Respectfully submitted by:
Laura Siclovan, Clerk/Treasurer

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