TOWN OF DELTON
PLAN COMMISSION MEETING

Notice is hereby given to the public and to the news media pursuant to Wis. Stats., Section 19.84 that an open meeting of the Town of Delton Plan Commission will be held on Wednesday, February 5, 2025 at 4:00 PM at Marshall Memorial Hall, 30 Wisconsin Dells Parkway South in the Village of Lake Delton, Sauk County, Wisconsin. **In lieu of in-person attendance, interested parties may submit public comments on any public hearing matter. All written comments will be read aloud.** The following matters will be on the agenda:

AGENDA

1. **Call to order of Plan Commission/Roll Call/Verification of Notice**

2. **Approval of:**
   a. Plan Commission Agenda

3. **Citizens input on non-agenda topics -** The Commission may receive information on non-agenda topics brought before the Commission by members of the public. The Commission will not discuss these topics and will not take action on any of them at this meeting. The Commission reserves the right to limit the duration of citizen statements.

4. **Update concerning Town Code adopted January 29, 2025 and possible public hearing, if required**

5. **Public Hearing – 4:00 PM**
   Conditional Use Permit for Bulcorp Logistics, LLC (Evgeni Vichkov), to allow the use of the Light Industrial Zoned property for a Truck & Bus terminal, tax parcel #008-0991-11000, 3.38 acres, Pursuant to proposed new code Section 255-74(C) of the Town of Delton Zoning Ordinance and the permitted use of trade & contractor offices of the proposed Zoning Code, 255.73(J).

6. **Items for discussion/action:**
   a. Discussion/Action on CUP for Bulcorp Logistics, LLC (Evgeni Vichkov)

7. **Public Hearing – 4:30 PM or as soon thereafter as it may be held**
   Conditional Use Permit for Fox Valley Trucking Baraboo LLC (Mark Arft), to allow the use of the Commercial Zoned property for sales and repairs of agricultural and outdoor power machinery and equipment, tax parcel #008-0274-10000, 1.35 acres, Pursuant to the proposed new code Section 255-70(EE) of the Town of Delton Zoning Ordinance.

8. **Items for discussion/action:**
   a. Discussion/Action on CUP for Fox Valley Trucking Baraboo LLC (Mark Arft)

9. **Public Hearing –5:00 PM or as soon thereafter as it may be held**
   Conditional Use Permit for United Cooperative via Jeff Graefen (ABC Supply), to allow the use of the Commercial Zoned property for Building Contractor's Storage Yard, tax parcel # 008-0273-10000, 8.68 acres, Pursuant to proposed new code Section 255-70(HH) of the Town of Delton Zoning Ordinance.

10. **Items for discussion/action:**
    a. Discussion/Action on CUP for United Cooperative, via Jeff Graefen (ABC Supply)

11. **Public Hearing – 5:30 PM or as soon thereafter as it may be held**
Conditional Use Permit for A&A Auto, LLC (Bertron Parrish), to allow the use of the Commercial Zoned property for Auto Body and Maintenance Repair Shop, tax parcel #008-0098-12000, 2.21 acres, Pursuant to proposed new code Section 255-70(Z) of the Town of Delton Zoning Ordinance.

12. **Items for discussion/action:**
    a. Discussion/Action on CUP for A&A Auto, LLC (Bertron Parrish)

13. **Items for discussion/action:**
    a. Zoning Ordinance Review / Update

14. **Correspondence:**
    a. Town Engineer updates of other planning matters that may soon come before the Town
        i. Comprehensive Plan Update

15. **Next Meeting Date:**

16. **Adjournment of Plan Commission Meeting**

A quorum of the Town Board of the Town of Delton may attend this meeting to gather information about a subject over which the Town Board has a decision-making responsibility. If a quorum of the Town Board attends, no such action will be taken by the Town Board at this meeting.

Dated: January 23, 2025

Deborah L. Kowalke, Clerk/Treasurer