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 Tuesday, April 29, 2025 at 2:00 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
   b. Minutes of Plan Commission meetings held:
      i. February 5, 2025
      ii. March 7, 2025

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. **Public Hearing – 2:00 PM**
   Conditional Use Permit for The Dells Barn Music and Events (Heather Breunig & Dennis Fry Jr.), to allow the use of the Commercial property for a Theater Indoor/Outdoor, *Tax Parcel # 008-1013-00000, 1.12 acres, Pursuant to code Section 255-70(E) of the Town of Delton Zoning Ordinance.
   Current Owner of the property # 008-1013-00000 is Virgil Dickinson

5. **Close Public Hearing**

6. **Items for discussion/action:**
   a. Discussion/Action on CUP for The Dells Barn Music and Events (Heather Breunig & Dennis Fry Jr.)

7. **Public Hearing – 2:45 PM or as soon thereafter as it may be held**
   Conditional Use Permit for Badger State Truck'n Show (Blake Westphal, owner of ZZ Transport), to allow the use of the Agriculture property with Amusement/Attraction Including Parking, Storage & Related Operational Activities, *Tax Parcel # 0287, 0288, 0289, 0142, 0149, 0150, 0313-1, 266+ acres, Pursuant to code Section 255-57(G) of the Town of Delton Zoning Ordinance.
   Owner of the property is Badger Steam and Gas Engine Club

8. **Close Public Hearing**

9. **Items for discussion/action:**
   a. Discussion/Action on CUP for Badger Steam and Gas Engine Club, via Badger State Truck'n Show (Blake Westphal)
   b. Consideration of Reduced Permit Application Fees – *Badger State Truck'n Show*

10. **Items for discussion/possible action:**
    a. Zoning Ordinance Review / Update
        i. CSM - Requirement to Declare Land Use and Zoning when Requesting Town Approval on CSM's, add Language within Standards
        ii. 66' width requirement, Easement/Access Standards
    b. Exterior Ordinance Review / Update
        i. Commercial Zoning – consideration for year-round (see attached from Baraboo Store N Go, formally Go Pack Storage)

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

12. **Next Meeting Date:**

13. **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: April 22, 2025

_____

Deborah L. Kowalke, Clerk/Treasurer