TOWN OF DELTON
PLAN COMMISSION MEETING
04-29-2025

1. **Chairman Gasser called the meeting of the Plan Commission to Order at 2:01 p.m.**

   Roll Call Members: Brent Gasser, Kathy Radcliff, Ross Curry, Ron Wormet (excused), Bob Demars (excused), Bob Nagel, Bob Prosser. Also present, Clerk-Treasurer Deborah Kowalke, Attorney Joe Hasler, Zoning Administrator Robert Roth and Erin Salmon from RPS

   Also present: Heather Breunig

   Verification of Notice: Clerk/Treasurer posted in all locations

2. **Approval of:**
   a. Plan Commission Agenda - **Motion** by Curry, **2nd** Radcliff. All in favor, Motion carried.
   b. Minutes of Plan Commission meetings held:
      i. February 5, 2025 - **Motion** by Radcliff, **2nd** Nagel. All in favor, Motion carried.
      ii. March 7, 2025 - **Motion** by Nagel, **2nd** Curry. All in favor, Motion carried.

3. **Citizens input on non-agenda topics – None**

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

Salmon (RPS) introduced the applicant, Heather Breunig. Gave a brief background of the intent and stated the Barn has been vacant since 2014. Heather Breunig spoke on her project and provided the background of the OPRY, famous people who have performed there. Stated that the Barn was built in 1957. Virgil Dickinson and his children did not want to continue the OPRY business. Heather and her husband purchased it. Intent is to bring more options to the area. Space is available for weddings, music performances, education gatherings, hay wagon rides and anything you can imagine. They will partner with The Craft Mall and Antique Mall. Started a scholarship to be held in the Dickenson's names. Scholarships will be available for local schools.

Salmon further discussed the zoning review of the project and submittal. Pointed out all items being reviewed in the application, such as location, access/parking, landscaping, noise control, septic/well, refuse/recycling which is shared between all property. Salmon pointed out that there will need to be a photometric lighting plan and a sign permit. Heather explained that the existing sign was very old and in poor shape. She has already replaced the sign face.

Salmon suggested the items of recommendation to the Plan Commission.

1. Confirmation of an approved exterior lighting photometric plan.
2. Applicant shall apply for a beer/wine license per State, County, and local requirements to hold said license. The applicant and the Town have been working through this, so the licensing is all separate. Town Clerk/Treasurer stated her license should be able to be approved in the May meeting.

3. Confirm site and building features are reviewed by the Fire Chief.
4. Confirm Title Transfer, the applicant shall revise the cover page of the CUP application and process it, administratively. The applicant indicated the transfer of ownership should be this coming Friday.
5. Confirmation of Sign Permit approval. Heather stated the sign was old and she re-faced the sign. Salmon indicated she would need to work through the Sign Permitting next.
6. Confirmation of all fees are paid to the Town of Delton.

Discussion on the bathrooms. Inquiry on whether the Building Inspector has approved the site layout. Discussion on the size and quantity of bathrooms. Outside of the building to get to the restroom. Heather stated the Building Inspector contacted their Commercial Building Inspector and it was approved. Heather stated for larger events, they could provide additional Toilets, via porta-potty. Radcliff inquire on Food Trucks on the premise. Heather indicated only if there is an event and catering is being offered. Heather shared that her 5-year plan is to have the property be on the State Registry. Discussion on events in the winter months. Heather stated the barn will not be heated, so likely seasonal.

There were no public comments made during the Public Hearing.

5. **Close Public Hearing – Motion** by Curry, 2nd Prosser. All in favor, Motion carried.

6. **Items for discussion/action:**
Motion was made above and approved as submitted. All in favor, Motion carried.

Before the next public hearing starts, Chair Gasser discussed the letters received from Town Residents and the petition that is before the Commission. Commission discussed item #10 on the agenda, as there was allotted time between Public Hearings.

7. **Public Hearing – 2:45 PM**
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

Motion by **Nagel, 2nd** Prosser to open the Public Hearing. All in favor, Motion carried.

Salmon (RPS) provided a zoning review of the project and submittal. Indicated that this event is on the grounds of the Badger Steam and Gas Engine Club (BS&G) and that BS&G has provided a written letter of event approval for the Badger State Truck'n Show. Pointed out all items being reviewed in the application such as the existing site and proposed site plan, based on the authorization from BS&G. Salmon further provided an overview of the access/parking, fencing, traffic control, emergency management, temporary signage, camping, which is for vendors/exhibitors only, noise, lighting, waste management/bathrooms and other licensing needed (i.e. Picnic License). The event is a fundraiser for both St. Jude's and Make a Wish. Salmon pointed out that the Badger Truck'n Show has been communicating with Sauk County Emergency Management and the Town of Delton Fire/EMS. All efforts to get a plan together. Since their CUP has not yet been approved, a formal plan has not been put into action. She stated that the Commission will see this as one of the conditions of the CUP approval. Salmon explained that the existing CUP for BS&G allows 12 days per year for events. This event for the Badger State Truck'n Show is 2 days, August 8 and 9. The following weekend, BS&G will have their event, August 15-17. While the actual event is 2 days, they plan to set up on August 7th and tear down on August

10th. The event is open to the public August 8 and 9 only. Discussion held on the BS&G permit is "days of event" officially and that they are far underneath 12.

Chair Gasser acknowledged the written letters, concerns, and the signed petition against the CUP. Indicated everyone who has signed up to speak, will get 3 minutes to present. First, the applicant Blake Westphal came to the podium.

Blake clarified about the convey and the truck rides. They are two different things. The Convey was originally planned to be 50 trucks. Spoke to Sauk regarding entering and existing the show. The large event is for 50 trucks, a Convoy. The smaller truck ride is for 2 trucks. Sand Road, N, Reedsburg Rd. and back. The event will be bringing in a variety of trucks for kids and adults. Educate people on how the trucks are used, the set-up. It's more educational as well as fundraising event. Nagel inquired on working with Sauk County and Emergency Management at the Town. Plan is to get the event approved and then get a detailed plan put together moving forward. Finalize this and bring it back to the Town.
Prosser asked to clarify the use of fireworks. Blake indicated at one time, there was an idea about this, but that is not the case anymore. Prosser also inquired abot the Beer Tent and if there is a need for that. Blaze said it's for fundraising. Hope that people make good personal decisions. Referred to County Fair for example. There will be a fenced in designated area. The music was tentatively set to go until 11 PM. Could cut it back earlier if needed. Radcliff inquired about the event in Waupun. Blake stated that the event had been in Waupun for the last 35 years. However, there is a new Board for this event. $40K was donated to Make a Wish and local donations made as well, spread the money around. The event for Delton is the 1st year with this new Board. Their Board has experience with other events and are looking to entertain the same crowd. The main change for their annual program is the location. In Waupun, it was held right within the City. They had a night-light parade in Town as it was a little unorganized. Their Board likes this area and the grounds of BS&G

Nagel inquired on the proposed Camping; will it be tents, campers, RV's. Noted that there are no restrooms near the camping. Blake stated they can revise the map and add more potty's near the camping area. Blake noted that it is customary for the vendors and exhibitors to stay on site at night. There will be no public overnight camping allowed.
Radcliff inquired on the admission. Blake stated that there is no admission for the event. Just the music, that is a paid event. Nashville type singers. Music is planned for both nights, if allowed.
Prosser inquire on how they raise the money and where it is coming from. Blake explained that the exhibitors pay for their spot. For example, the drivers are paying a fee. Last year, the #1 slot was $10,000. Sponsorships are also a key factor.

Jed Seidel – Director for Emergency Management came to the podium and pointed out the Delton Fire and EMS are also present. Jed stated that in speaking with the Waupun, their issue was the traffic, being right in the City. Jed indicated that he has communicated with Law Enforcement in Waupun. Stated that there were no Police related issues, the Deputies of the Sherrif Office were present. Jed said this event seems to have grown, since first originally talking with Blake. Possibly as many as 5,000 – 8,000 people. Jed stated that they will require Fire/EMS and Law Enforcement paid presence for this event.
Those levels of people, music, alcohol, etc. will be run just like it was in Waupun. Jed said that they were involved for Farm Tech Days and helped build the plan. Alcohol can create additional problems. Law Enforcement will need to be present, at all times. Deputies may need to stay on the premise, along with camping as well. Public Safety will be a paid presence and will be required. An Emergency Action Plan (EAP) will be provided and will discuss all concerns. Access will need to be provided for Fire/EMS, such as spacing between Vendor's, etc. so access is available all around. Everything will need to be taken into account. Truck Show – 50 truck convoy, law enforcement will have a paid presence in the a.m. that it goes out. Truck rides – 2 trucks, may need Deputies available as well. Paid Presence on behalf of the vendors will be required. Jed stated that this event is similar to Farm Tech Days. Security is different than what law enforcement provides. Security is planned for the event to provide protection for trucks

themselves and the attendees. Radcliff inquired with Jed on if the vendor has to pay for the cost of personnel, if so, how much. Jed said that they will let the applicant know much this will cost, based on hours they recommend. Police presence will need to be provided at all times, possibly. This will be address in the EAP, all details of public safety.

At this time, petitioners came to the podium to speak:

Linda Walker, against the CUP – lives in subdivision, adjacent to Badger Steam. She said that county living is quiet. She suggested a stop light may be needed. Traffic could be backed up, down to HWY 12. Not a large roadway. N. Reedsburg Rd. – no white line, as the road is so narrow. Between Sand and HWY 12 – ditches are steep. Is there room for semis to pass each other. Mailboxes are directly on the road.

Jerry Leis, for the CUP stated he has property on two sides. Has had bands play before, no issues with music in the past. Alcohol – their problem. Clarified on the donations – Blake indicated that 100% is for donation.

Ernie Pearson is neutral on the CUP– lots 5 and 6 in Delton Woods Subdivision – supportive of Make a Wish and St. Jude's, however not this event due to alcohol and band at night. Crowd may be different at night than during the day. BS&G are good neighbors. Considerate, respectful. Hobbyist, collectors, vendors. He would like to see no sales or consumption of alcohol. No live music. Show is shut down at 5 PM. Discussion on the alcohol served up until closing or would it get cut off early.

Robert Mattson for the CUP– Shady Lane, member of Badger Steam & Gas Engine Club for years. He pointed out that for their August attendance, their highest ever was 14,000 people.

Wade Riffey – BST&S President stated he's here to answers questions. He also pointed out that there will be no tents, just Campers/RV's only. He indicated for example; that if they have 400 trucks registered for the event, that will be around 25-50 campers. Wade said he has been doing these types of truck shows since 2014. A lot of them, their families are at Water Parks and some may sleep in their truck.
Radcliff inquired for confirmation that the camping is just for vendors and exhibiters. Wade confirmed.
Prosser inquired if there would be other sales at the event. Wade said no, maybe chrome shops, etc.
Blake pointed out that this is a family friendly event. It will be controlled, quiet, not another Auto-Motion.
Wade stated that they do not want to bring a chaotic mess. All drivers are respectful. When you have a CDL and drinking, you lose your CDL, your job, and everything. Wade said he's been to truck shows in 40 states. He has never seen an issue in this environment.

Nagel stated that it could be dusty, being in August. Suggested they try and water the grounds. Wade said yes, they will keep the dust down and no campfires will be allowed. Wade said they will have 24-hour security, from a 3rd party security company. Jed inquired on how they will know who is a vendor vs. an attendee. Wade stated that the vendor's will be providing their proof of insurance and will pay their fees. Jed suggested wrist bands to keep people from wandering. It was agreed that they can do this.

Prosser stated that the BS&G has always been successful. Inquired if the applicant would consider not doing alcohol and music the first year. Prosser stated that the sticking point is alcohol and live music. Would they consider shutting down at 5:00. Wade stated that alcohol is there, even if you say no alcohol. People will bring it on their own and try to be discrete. The music is what makes the event. In Waupun, it was the light parade (300-500 trucks). It drew in their crowd. Live music is what's drawing the crowd in. Radcliff inquired on beer /wine vs. hard liquor. Wade said yes, no hard liquor.

Ralph Pierce – BS&G representative is for the CUP. Stated that with the concerns of the music and the hours of operation for servicing alcohol, suggests a shut-down of the serving of alcohol before the music

is over. He wants to continue to have this good relationship with the residents and community.

Wade said that in fact, the Friday night music, there will be a hard cut off at 10 PM. The performer is also a truck driver and has to head out. They plan to shut down by 10 PM.

John – a BS&G member and Secretary is for the CUP. Stated that he has spoke with Wade about the show and answered all of their questions. He said that he in favor of it.

Matt Pasteris – against the CUP and a resident on Hangers Ct. He stated that he received a packet, some of his neighbors didn't (based off parcel location). Salmon explained how the mailing lists are created. He asked that the master plan is. How can the Town approve something without a Master Plan. His three issues: Security, Safety and Privacy. Sound travels. Steam show has been a good neighbor and they shut down at 5 PM. Alcohol is prohibited on BS&G but considering to allow it for event. Matt inquired if there are more events like this to come. He stated there was a previous event was not allowed when they were proposing 20K people. He inquired about the type of semis and how many.
Blake stated they are moving the Waupun show to here, as the property is larger and more organized. Most of the trucks will be unloaded, no freight (Bobtail trucks). Wade said there are more of these than not. Blake stated that for Sand Rd.; that unloaded trucks put less pressure on the road than a landscaper truck for example. This is because the wheels are evenly dispersed. At this time, the amount of trucks is unknown. Matt asked if there can there be a limit.
Jed spoke highly of this Board. Security and Emergency Plan will be presented before the Town. The Plan for Farm Tech will be similar to this event. If the Plan is not approved, then the event will not happen. Blake said they may use volunteers – traffic control and parking. Blake said security will be a professional 3rd party. Waupun only had 2 uniformed police present. Some of the rigs at these shows are $700K in value, they are not here to cause trouble. Matt said they're used to a precedence that has worked for years. The issue is the evening events. He has concern about the stage pointed right at them and the noise carries. Brent informed Matt that there have been recent discussions with the applicant to turn the stage, which they have agreed to do.

Gary Allen – BS&G, Director is for the CUP. He stated he is here to assist community and the truck show.

John Pate – BS&G Club, 20-year member is for the CUP. He knows Wade and stated that this is a truck show, not a car show.

Wade – pick up trucks are going to be "show style" trucks. No burn outs, etc. like Auto Motion. The goal is to have everyone in the area be a sponsor. If not this year, then in the future. Expressed that thay want to represent BS&G well. Not here to wreck that.

8. **Close Public Hearing - Motion** by Prosser, **2nd** by Nagel. All in favor, Motion carried.

9. **Items for discussion/action:**
    c. Discussion/Action on CUP for Badger Steam and Gas Engine Club, via Badger State Truck'n Show (Blake Westphal)

Radcliff expressed concern and safety on the children's truck rides. Suggest this is done on the grounds and not go out on the road. Eliminate as many trucks out on the highway. Wade said they could work this out. Bobtails or pick-ups would be doing these truck rides. They will plan to have car-seats available. Issue from the audience is traffic. At least for the 1st year, keep this on the grounds of the BS&G.

Nagel is very close and lives across from the property. HWY 33, sees the serious traffic problems that

BS&G brings. Suggests Sauk County Sheriff's Dept. needs to have more presence. The volume of coming and going is an issue with BS&G annual event. But, that event is a hard stop at 5 PM. Safety is Nagel's concern of getting in and out of the property. Traffic and safety.

Prosser said for the hours of operation, he said a hard stop of 10 PM for the music and 9:30 for alcohol.

Curry stated that regarding safety, he has confidence in Jed and the department. Stated that they need to keep a close eye on alcohol. Proper law enforcement and security to be in place. Jed said that in Waupun, the Chief of Police supplemented their festival. However, it was in the downtown and patrol was close. Jed said this event will need to be similar to Farm Tech Days, or whatever is recommended.

Radcliff said she is not for the convoy for the first year. So many issue with the traffic control, Farm Tech and BS&G. Safety issue – afraid the convoy would create even more issues. Blake stated that the convoy will be for a short period of time. Blake said they have also spoke to Steve at the Baraboo Airport. He has no concerns of this. Wade said the trucks would be in line and go out at once. Not throughout the day.

Discussion held about the BS&G events and their total amount of vendors and attendees. He said that they have had 600 flea market vendors and 1,000 exhibitors (tractor, small engine). Add everything up, after attendees, it was 16,000 for the whole weekend.

Rob suggested that this CUP be for one year. Evaluate how it went and come back next year.

Jed stated that this is the first event in the Town and it will take more time to develop the EAP. He has already requested the plans from Waupun. Some of those details will be incorporated. Jed suggests to have the PC review in mid-June.

Motion by Prosser, **2nd** by Nagel to approve the CUP for Badger State Truck'n Show with the following conditions:

1. Contiguous upon a properly executed safety plan
2. No camp fires
3. Private Security and coordination
4. 10 PM hard stop, 9:30 PM closing time for alcohol.
5. "Truck rides" to remain inside the grounds
6. Dust Control
7. No tents
8. Turn the stage West
9. There is no limit to the quantity of Semi's/Trucks for the event registration
10. The CUP is good for this event only.
11. "Truck Convoy" is a limit of 50 semis/trucks for the off premise convey.
12. No public camping except for Vendors and Exhibitors.

All in favor, Motion Carried.

d. Consideration of Reduced Permit Application Fees – *Badger State Truck'n Show*

Chair Gasser stated that in the past, for charity events, the fees' have been reduced. Discussion on how thus is different and the first time around. Also discussed the fees that BS&G pays; camping fees, etc.

Motion by Nagel, **2nd** by Radcliff to NOT reduce the fees this year.
All in favor, Motion Carried.

RPS will send Jed the packet for reference. Note: Applicant should still apply for a Special Event through the Town of Delton

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

Roth presented to the Commission that the Town does not have a Land Division Ord. But there are times when we need to address divisions in the Town. There are no minimums and no maximums. In Delton, there is a lot of open space. Roth stated that the Town could have specifics for CSM's and applicants would turn these in before the sale. There are times when planning is needing for that. For instance, recently there were parcels that were carved, and now they are on the public market. We now have 3 different potential land owners, rather than one. Driveways, access and Land Use are things to consider. Brent states we do this when we propose an Ordinance update.

Chair Gasser ask RPS to provide a set of pro's and con's. How we go about solving it, provide standards. The Town would look to gain the info. for land use and requests. What is the land division for, put it in our Zoning Ord. as we plan and approve CSM's. Today, it is in the packet and for discussion only. Currently, the proposed change is as follows: *A CSM approval shall be conditional on the intended use of the property and whether it is compatible and consistent with the surrounding Agricultural Zoned parcels.*

Compatible is subjective, but all would come to the PC. For the Town Board, working through an approval that is required by Sauk County.

ii. 66' width requirement, Easement/Access Standards

Roth stated that the Town has properties that are no accessible to Town Roads. The Town has been approving easements like this for years. The recent one was a flag-shaped lot. Sauk County and their Committees supported the allowance, which left the town with questions on how to handle this. Parting from the past, we've been accepting dedications. The County influenced it down to 40', likely knowing it wouldn't be buildable on a 40' width. This draft clarifies what the Town wants to see. 66' for this purpose. The proposed language is to require a 66' width. Roth stated from 2007-present day, the Town sees one of these a year. Fee Simple and we've been doing in this way for years.

Motion by Nagel, **2nd** Prosser to make the changes as suggested. All in favor, Motion carried.

b. Exterior Ordinance Review / Update

i. Commercial Zoning – consideration for year-round (see attached from Baraboo Store N Go, formally Go Pack Storage)

The Town has received a request by Go Pack Storage, approved for Exterior Storage, but seasonal. They currently store outside, but they have to bring things in, during the winter months. The applicant has requested to reconsider the Town's Exterior Storage Ordinance for all year. Chair Gasser said this has been requested about three times this year. Chair Gasser explained the condition regarding the storage being 200% of the building size. Roth said the Town has 2 districts that allows mini-warehousing/storage. Ag and Commercial. They are different on how these are handled. Ag land and mini warehouses could become less desirable. In Commercial – they have a CUP and an Ordinance that provides applicant standards to meet. Year-round

clients, but also different than just Boat Storage. Plan Commission could take action and direct something to be drafted, this would not be approved today.

Radcliff indicated she is against exterior Commercial storage. Curry pointed out the issue the Town with the Waterman property. If we are too restrictive, then we end up losing the property by annexation to the Village. Curry clarified on the 200% rule found within the Ordinance. Example given of the calculation, exterior storage based on the SF of the buildings. What that number is, the allowable exterior ordinance is 2 times of that amount. Curry further stated that Delton is unique. We could lose land, tax base, etc. Keep in mind.

Discussion from the past and having no code enforcement officer. Town has the ability to permit and regulate these. Type of use – Boats, campers, would still require a CUP to be allowed.

Motion by Prosser, **2nd** by Nagel to generate a draft the exterior ord. All in favor, Motion carried.

11. Correspondence:

Town Engineer (Roth) provided an update of other planning matters that may soon come before the Town. The Comprehensive Plan Update is overseen by the Plan Commission for all planning for the Town. We have a Comp Plan in place, circa 2009 by Sauk County. There was a ADHOC committee. Maps and policies were created. HWY 12 growth management was integrated at that time. Forecast how BD / 12 would look. The Town did not address Land Division and sewer issues, such as providing more amenities for certain corridors in the Town. It also doesn't talk much about annexation. The State has designated a 10-year planning and the Town is due for an update. The Town has 2 keys issues, Land Use and Compatibility. Commercial Development, planning and the Zoning Code. It's somewhat updated, but not throughout. The Comp Plan is a planning tool. For example, the Comp Plan could have been utilized for Kolar CSM. The Comp plan could have been used to regulate that division and the planning tool is in place, however, it ended up leaving the Town with a carve out of 3 or 4 lots. Now we still have the planning element.

Chair Gasser spoke to the Commission and stated since it is required by the State, we want to make sure it makes sense. Also pointed out how the Town recently lost 2 large parcels of Ag land.

RPS will get a scope to the Town. The plan requires public involvement, then a Public Hearing. There will be at least one informational meeting to the public and a visioning session. The Plan Commission will be heavily involved. Chair Gasser suggests to have a small committee and start there with their views. Key players with heavy involvement.

Roth pointed out that if the Town were to get challenged by a Developer, we could be at risk. He further stated that we can keep the Comp Plan high level, update the maps, zoning actions. South to BD, large commercial tracts developed. The big picture, residential vs commercial. Providing for mixed use.

Chair Gasser informed Roth to get a budget, not to exceed. We can integrate through the zoning ordinance

12. Next Meeting Date: Will need a meeting for the Public Hearing relating to the Ext. Ordinance change.

13. Adjournment of Plan Commission Meeting

Chair Gasser called to close the Plan Commission Meeting at 4:18 PM.
Motion by Prosser, **2nd** by Nagle, all in favor, Motion Carried.

Erin Salmon, RPS