

**PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES  
VILLAGE OF DEERFIELD**

**FOR A MEETING OF THE PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE  
OF THE VILLAGE OF DEERFIELD BE HELD AT THE LOCATION OF THE VACANT VILLAGE  
ALLEY, JUST SOUTH OF THE DEERFIELD COMMUNITY CENTER AND POLICE STATION AT 4 W.  
DEERFIELD STREET (FOR ITEM V.B.1.), FOLLOWED BY THE REMAINING AGENDA TO BE TAKEN  
UP AT DEERFIELD VILLAGE HALL, 4 N. MAIN STREET, DEERFIELD, WISCONSIN ON  
WEDNESDAY MAY 25, 2011 AT 6:00 P.M.**

**CALL TO ORDER – NOTING OF ROLL BY CLERK**

The meeting was called to order at 6:15 by President Kiefer. Roll call: Quamme, Riesop, Fritz and Kiefer present, Frutiger and Tebon absent. Also present: Village Administrator Patrick Vander Sanden, Greg DeWall, Stephanie Schwartz, Don Kositzke, David Dinkel and Sig Bringe.

**CONSENT AGENDA**

Motion by Bastian, second by Fritz to approve the May 25, 2011 agenda as presented

**A. APPROVAL OF MINUTES FROM APRIL 18, 2011 AND APRIL 25, 2011**

Motion by Kiefer, second by Quamme to approve the minutes from April 18, 2011 as amended. All ayes, motion carried.

Motion by Bastian, second by Fritz to approve the minutes from April 25, 2011 as amended. All ayes, motion carried.

**PUBLIC APPEARANCES**

**A. PUBLIC COMMENTS**

**UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**

**1. VACATION OF VILLAGE ALLEYWAY BEHIND THE BANK OF DEERFIELD (DISCUSSION AND OBSERVATION AT SITE OF ALLEYWAY)**

Kositzke question if this agenda item was a conflict of interest for Quamme since he was paid by the Bank to acquire the land by the alley in the lawsuit. Quamme stated that the lawsuit, which has been settled, didn't include the alley and since he did not have anything to gain, professional or personal, he didn't feel it was a conflict. The rest of the Committee members agreed that Quamme should not recuse himself.

Bringe stated that the Bank of Deerfield has been maintaining the alley for years and has no problem with doing so as most of the traffic that uses is by Bank customers and if the Village wishes to keep the alley they should open it back up and maintain it. Bringe informed the Committee that the Bank wishes to obtain the alley in order to expand their business and would be willing to pay for it if need be. Bringe also stated that it was his understanding that once the lawsuit was done the Village would be willing to vacate it and if the Bank did acquire the alley they would still keep an easement allowing access off of W. Deerfield Street. A diagram of that easement was distributed.

Quamme stated that the vacation of the alley was discussed when he first come on the Board and that his recollection of the issue was that the vast majority of the Board didn't want to vacate the alley. Quamme also questioned if any conditions/stipulations were placed on the easement.

Bastian stated that the alley is only 16' wide which means that two (2) cars can not use it at the same time so the Village should either maintain or vacate it.

The committee agreed to table the vacation of the alley in order to review the paper work on the alley and to see if any conditions were placed on it.

**NEW BUSINESS (RETURN TO DEERFIELD VILLAGE HALL)**

**A. RESOLUTIONS**

**B. REVIEW & ACTION**

**1. TID #3 DOWNTOWN BUSINESS GRANT APPLICATION – TRUCKSTAR COLLISION CENTER, INC. 38 W. NELSON STREET, DEERFIELD**

Vander Sanden informed the Committee that he reviewed Truckstar's grant application and everything looks to be in order and in fulfillment of the grant application requirements. A copy describing how Truckstar's application

meets the grants requirements is included in everyone's packets.

DeWall informed the Committee that he has never requested any financial help before and that all his previous projects were funded by Truckstar. DeWall stated that he believes the purpose of a multi use TID, like TID #3, is to pay for projects exactly like one he would like to do.

Quamme stated that TID #3 was amended to include the Savannah Parkway development which was a good idea but Tierney still had to give guarantees and Ehlers is looking to see if he has met these benchmarks. Quamme also stated that he feels Truckstar's project is exactly the type of project for TID #3.

Fritz suggested that a joint meeting with Finance be schedule to discuss the possibilities of funding Truckstar's project and the committee agreed.

**2. TID #3 DOWNTOWN BUSINESS GRANT MANUAL**

The committee reviewed the manual and flow chart and made the following changes:

- Section 3.3 (1) replace "both" with "either"
- Section 3.3 (1)(a) remove "and" replace with "or"
- Section 5.1 (2) remove "or"

Motion by Bastian, second by Fritz to approve and recommend to the Village Board approval of the TID #3 Downtown Business Grant Manual and Flow Chart as amended. All ayes, motion carried.

**COMMUNICATIONS**

The next meeting was scheduled for June 13, 2011 and it will be a joint meeting with the Finance Committee.

**STAFF REPORTS**

**ADJOURN**

Motion by Bastian, second by Fritz to adjourn at 7:40 pm. All ayes, motion carried.

/S/ Elizabeth McCredie  
Village Clerk/Treasurer