

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

**FOR A MEETING OF THE PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE  
OF THE VILLAGE OF DEERFIELD HELD AT THE DEERFIELD VILLAGE HALL, 4 N. MAIN STREET,  
DEERFIELD, WISCONSIN ON MONDAY, JULY 11, 2011 AT 5:45 P.M.**

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

The meeting was called to order at 5:45 pm by President Kiefer. Roll call: Tebon, Fritz, Frutiger, Bastian and Kiefer present, Quamme and Riesop absent. Also present: Village Administrator Patrick Vander Sanden.

**CONSENT AGENDA**

Motion by Tebon, second by Schreiber to approve the July 11, 2011 agenda as presented. All ayes, motion carried.

**A. APPROVAL OF MINUTES FROM MAY 25, 2011**

Motion by Bastian, second by Fritz to approve the minutes from May 25, 2011 as amended. All ayes, Frutiger and Tebon abstained, motion carried.

**PUBLIC APPEARANCES**

**A. PUBLIC COMMENTS**

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

**PUBLIC HEARING AND ACTION ON CONDITIONAL USE PERMIT REQUEST FROM ADAM AND MEGAN LAZARE OWNERS OF 105 N WASHINGTON STREET TO ALLOW A DETACHED GARAGE EXCEEDING THE PERMITTED USE REQUIREMENT OF 720 SQ. FT IN R-2 ZONING**

Vander Sanden gave a brief explanation of the conditional use permit request by Adam & Megan Lazare. Fritz asked what the garage height was going to be, as it was not clear on the site plan drawing. Vander Sanden explained that maximum height allowed for a garage structure is 18 feet. Motion by Bastian, second by Frutiger to approve the conditional use permit to Adam and Megan Lazare to allow a detached garage to exceed the permitted use requirement of 720 square feet, but not to exceed the 18 foot building height. All ayes, motion carried.

**NEW BUSINESS**

**REVIEW & ACTION**

**POTENTIAL AMENDMENT TO TID #3**

Vander Sanden explained a situation that has come up with TID #3. Wild Company Realtors, located on N. Main Street was interested in applying for a TID grant when it was discovered that the building and the building next to it were not located within the TID #3 district boundaries. Vander Sanden said he was working with the Village's financial advisors on the process to amend the TID and what it would take to bring these buildings into the district. Vander Sanden asked what the Commission felt about the situation. Commissioners were open to exploring the possibilities of an amendment. Fritz asked about costs to complete the process, and Kiefer asked who would pay for the legal costs if they accumulated. Vander Sanden said he would continue to review and research this, and keep the Commission informed on it.

**COMMUNICATIONS**

**STAFF REPORTS**

**ADJOURN**

Motion by Bastian, second by Fritz to adjourn at 6:00 pm. All ayes, motion carried.

/S/ Patrick B. Vander Sanden  
Village Administrator