

**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 26, 2010 AT 5:45 P.M.**

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

The meeting was called to order by President Kiefer at 5:45PM. Roll call: Riesop, Tebon, Frutiger, Fritz, Bastian and Kiefer. Absent: Schultz. Also present: Jerry Brown, Dave Dinkel, Doug Storms, Dave Lemke and Dennis Sheets.

**CONSENT AGENDA**

Motion by Bastian, second by Riesop to approve the July 26, 2010 agenda as presented. All ayes, motion carried.

**A. APPROVAL OF MINUTES FROM JUNE 28, 2010**

Motion by Tebon, second by Frutiger to approve the minutes from June 28, 2010 as amended. All ayes, motion carried.

**PUBLIC APPEARANCES**

**A. PUBLIC COMMENTS - None**

**B. PUBLIC HEARING AND ACTION – REQUEST FROM JERRY BROWN/BROWN HEATING AND AIR CONDITIONING OWNER OF 633 S. MAIN STREET AND DENNIS SHEETS/APEX ASSET RECOVERY OWNER OF 617 S. MAIN STREET FOR A CONDITIONAL USE PERMIT TO ALLOW THE PARKING OF TRUCKS AS AN ACCESSORY USE, OVER 10,000 POUNDS GROSS VEHICLE WEIGHT WHEN LOCATED WITHIN 150 FEET OF A RESIDENTIAL DISTRICT BOUNDARY LINE AND ALLOWING ESTABLISHMENTS ENGAGED IN THE SALE, SERVICING, REPAIRING, TESTING, DEMONSTRATION OR OTHER USE OF ELECTRICAL HOUSEHOLD APPLIANCES, INCLUDING REFRIGERATORS, FREEZERS, AIR CONDITIONERS, WASHING MACHINES, VACUUM CLEANERS, DISHWASHERS, IRONS, TOASTERS, OR SIMILAR HOUSEHOLD APPLIANCES. FURTHER, SUCH FACILITIES FOR OPERATING, REPAIRING, LOADING, UNLOADING AND STORAGE OF SUCH APPLIANCES OR EQUIPMENT OR OF THE DISCHARGE OF UNPLEASANT OR HARMFUL VAPORS OR LIQUIDS, OR OF UNSIGHTLY CONDITIONS TO THE PUBLIC**

Kiefer opened the Public Hearing and asked if anyone present wished to speak on the matter.

Brown is asking the Commission to grant him a Conditional Use Permit (CUP) that will allow him to keep the two (2) trucks that he currently owns, that are over the allowed C-1 weight limit of 10,000 pounds. Brown informed the Commission that due to new heating and cooling techniques and changes in the size of equipment he installs he has had to purchase larger trucks in order to transport the equipment.

Sheets is asking the Commission to grant him a CUP that will allow him to keep four (4) trucks on his property that are over the allowed 10,000 pounds. The vehicles are needed in order to run his businesses.

David Dinkel, speaking from the floor, had no problem with allowing both businesses to park the larger trucks on their property but he did not want to have semis allowed.

The Commission along with Brown and Sheets discussed various aspects to be allowed in their CUPs. It was agreed upon to allow Brown a limit of three (3) non-conforming Class B vehicles and Sheets a limit of four (4) non-conforming Class B vehicles, not to exceed 35,000 pounds and no longer than 33 feet, bumper to bumper total vehicle length, with the permits being reviewed after one (1) year or sooner if problems arise. The Commission also informed both business owners that the CUP is being granted only to each of them and that in the future if additional vehicles are need or the property is sold a new CUP would be need to be applied for.

Motion by Bastian, second by Tebon to approve issuing a CUP to Jerry Brown/Brown Heating and Air Conditioning, owner of 633 S. Main Street, and to Dennis Sheets/Apex Asset Recovery LLC/Ecycle Partnership Inc./Adventure Fitness Quest LLC/Last Minute Timing LLC/Maxum Metal Inc. and Sheets Services Inc, owner of 617 S. Main Street, allowing the businesses to park Class B vehicles, as an accessory use, on their property, not to exceed 35,000 pounds and no longer than 33 feet bumper to bumper total vehicle length, with a limit of three (3) non-compliance vehicles for Brown and four (4) non-compliance vehicles for Sheets, with the permits being reviewed after one (1) year or sooner if problems arise and with the condition that if the need for additional vehicles arises or if the property is sold a new CUP must be applied and paid for. All ayes, motion carried.

The Committee discussed allowing both Brown's and Sheet's businesses to be in the C-1 zoning as a CUP. The Committee also instructed Sheets to have his business's name and address of the property visible somewhere on the building. Kiefer also questions Sheets on the removal of the Jamboree sign and Sheets stated the sign would be removed.

Motion by Frutiger, second by Bastian to approve and recommend to the Village Board the issuance of a CUP to Jerry Brown/Brown Heating and Air Conditioning, owner of 633 S. Main Street, and Dennis Sheets/Apex Asset Recovery LLC/Ecycle Partnership Inc./Adventure Fitness Quest LLC/Last Minute Timing LLC/Maxum Metal Inc. and Sheets Services Inc, owner of 617 S. Main Street, allowing them to operate their businesses in the C-1 zoning which allows establishments engaged in the sale, servicing, repairing, testing, demonstration or other use of electrical household appliances, including refrigerators, freezers, air conditioners, washing machines, vacuum cleaners, dishwashers, irons, toasters, or similar household appliances. Further, such facilities for operating, repairing, loading, unloading and storage of such appliances or equipment or of the discharge of unpleasant or harmful vapors or liquids, or of unsightly conditions to the public. All ayes, motion carried.

Kiefer asked if anyone had any further questions or comments. No one spoke and Kiefer closed the Public Hearing.

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

#### **1. STORMS CSM & REZONE UPDATE**

David Dinkel, agent for the Storms family, reiterated their request to amend the Village's Comprehensive Plan to change the location of the road connecting Liberty Street and Hwy 12 & 18. Currently the Plan shows Jensen Lane going between a barn and house on the Storm's property and then continuing to Hwy 12 & 18. The Storms are requesting that the road be moved to the west of the property. The Village wishes to have Town and Country Engineering review the proposed alternative north-south road for function and Kiefer asked if the petitioners will be willing to pay for this. Dinkel stated that the developers will pay for everything relating to this amendment.

### **NEW BUSINESS**

#### **A. RESOLUTIONS - NONE**

#### **B. REVIEW & ACTION - NONE**

#### **1. FJD FARM CSM PETITION**

In March the Village Board reviewed a zoning request, from Francis & Judith Dorshorst (FJD Farm), to change the zoning of 3.0 acres, located at 3927 State Highway 73, from A-1EX to RH-1 which the Board did not have any problems approving. Dane County is now requiring the Village to review and approve the preliminary CSM due to the fact that this property is located within the Village's Extraterritorial Jurisdiction.

Motion by Tebon, second by Frutiger to approve and recommend to the Village Board the preliminary CSM for FJD Farm LLC, Town of Deerfield, Section 21 (1 lot, 3.0 acres). All ayes, Riesop abstained, motion carried.

### **COMMUNICATIONS**

### **STAFF REPORTS**

### **ADJOURN**

Motion by Bastian, second by Fritz to adjourn at 6:44 PM. All ayes, motion carried.

/S/ Elizabeth McCredie  
Village Clerk/Treasurer