

**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, AUGUST 15, 2011 AT 6:15 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, Frutiger, Fritz, Bastian and Kiefer present, Tebon arrived at 6:20 pm. Also present: Village Administrator Patrick Vander Sanden, Jerry Brown, Tom Zickert and David Dinkel.

CONSENT AGENDA

Motion by Fritz, second by Bastian to approve the August 15, 2011 agenda with moving item #4, review of the CUP for Dennis Sheets & Jerry Brown to be #1. All ayes, motion carried.

A. APPROVAL OF MINUTES FROM JULY 11, 2011

Motion by Frutiger, second by Bastian to approve the minutes from July 11, 2011 as written. All ayes, motion carried.

PUBLIC APPEARANCES

A. PUBLIC COMMENTS

UNFINISHED BUSINESS, REVIEW & ACTION THERE ON

NEW BUSINESS

A. RESOLUTIONS

B. REVIEW & ACTION

1. WALT OLSON, 720 LONDON ROAD – TRANSFER OF DEVELOPMENT RIGHTS

Walt Olson came before the Commission to ask them to consider approving the Village of Deerfield joining in to accept a Deed Restriction with the Town of Cottage Grove and Dane County under Dane County's Chapter 10 – Transfer of Development Rights (TDR). Olson explained that he currently owns property, in the Town of Cottage Grove, that the Township has put a TDR designation on which restricts the kind of development he can do. Olson is now asking the Village to allow him to transfer the development rights from this property in the Town of Cottage Grove to property he owns in the Village. The Village property would serve as a tradeoff and in turn allow him to build residential buildings on his Cottage Grove property. The Commissioners informed Olson that a clearer map showing the designated area would need to be submitted and that this issue would need to be run through the Village Attorney, at his cost, before doing anything.

2. TOM ZICKERT, KURT'S NEVER INN, 26 N. MAIN STREET – OUTDOOR SERVICE AREA

Tom Zickert informed the Commission that he is interested in extending his outdoor service area. In order to obtain this he would erect a short fence that would extend from the building directly south of his building up to the front door at 26 N Main Street. Zickert proposed that the fence sit directly on the property line as his building is set back 3 feet from the rest of the buildings on Main Street. The Commission informed Zickert that they would like to see a detailed drawing showing exactly where his building sits and where the fence would be built erected in relationship to the right-of-way.

3. UPCOMING ORDINANCE CHANGES

Vander Sanden informed the Commission that there will be some ordinance changes coming up for review. They are the allowing of detached garages in the R-3 zoning district, the Village's junk ordinance and the composition of the Planning Commission members.

4. REVIEW OF CUP FOR DENNIS SHEETS & JERRY BROWN

Vander Sanden informed the Commission that per the Conditional Use Permit for Dennis Sheets and Jerry Brown a review was required after one year. As of this date there have been no problems relating to the permits and the Commissioners agreed that unless issues arose they would remain in place from now on.

COMMUNICATIONS

A. TRUCKSTAR TID GRANT STATUS

Vander Sanden informed the Commission that Truckstar is against pursuing a grant at this time and that they will use the fall and winter to review/revise their grant.

STAFF REPORTS

Vander Sanden updated the Commission on the status of the vacation of the alley by the Bank of Deerfield.

ADJOURN

Motion by Bastian, second by Fritz to adjourn at 6:57 pm. All ayes, motion carried. .

/S/ Elizabeth McCredie
Village Clerk/Treasurer