

PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

**TO BE HELD AT THE DEERFIELD COMMUNITY CENTER
10 LIBERTY ST, DEERFIELD, WI
ON MARCH 21, 2022 AT 6:00 P.M.**

- I. CALL TO ORDER – NOTING OF ROLL BY CLERK**
- II. CONSENT AGENDA**
 - A. APPROVAL OF MINUTES FROM JANUARY 14, 2021**
- III. PUBLIC APPEARANCES/COMMENTS - Public's opportunity to speak**
 - A. PUBLIC HEARINGS**
 - 1. PUBLIC HEARING ON A CONDITIONAL USE PERMIT REQUEST FROM JOHN AND JOSH WARD/WARD 1 AUTOMATIVE TO OPERATE AN AUTOMOTIVE REPAIR FACILITY AT 102 N INDUSTRIAL PARK ROAD IN THE M-1 ZONING DISTRICT**
- IV. NEW BUSINESS**
 - A. REVIEW & ACTION**
 - 1. DISCUSS/CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FROM JOHN AND JOSH WARD/WARD 1 AUTOMATIVE TO OPERATE AN AUTOMOTIVE REPAIR FACILITY AT 102 N INDUSTRIAL PARK ROAD IN THE M-1 ZONING DISTRICT**
 - 2. DISCUSS/CONSIDER/REVIEW RESOLUTION DISCONTINUING PUBLIC ALLEY BETWEEN LIBERTY STREET AND WEST DEERFIELD STREET**
 - 3. DISCUSS/CONSIDER REVIEW LANDSCAPING PLANS AND EXTERIOR ELEVATIONS FOR NEW VILLAGE HALL**
- V. STAFF REPORTS/COMMUNICATION**
- VI. ADJOURN**

Notice is hereby given that it is possible that a majority of the Village Board or other governmental body may be present at the above meeting of the PLANNING COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE to gather information about a subject over which they have ultimate decision-making responsibility. If such a majority is present, it will constitute a meeting of the Village Board or other governmental body under Wisconsin's Open Meeting Laws and is hereby being noticed as such, although only the PLANNING COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE will take formal action at the above meeting.

If you require an interpreter, materials in alternate formats, or other accommodations to access this meeting, please contact the Village Clerk at 764-5404 at least 24 hours prior to the meeting.

Elizabeth McCredie, Clerk
Village of Deerfield

Posted 3/17/2022

**NOTICE OF A PUBLIC HEARING
VILLAGE OF DEERFIELD**

Notice is hereby given of a Public Hearing before the Deerfield Planning Commission on March 21, 2022. The hearing will be held at the Deerfield Community Center, 10 Liberty Street, Deerfield, WI at approximately 6:05 p.m. to hear public comment on a Conditional Use Permit for John and Josh Ward/Ward 1 Automotive to operate an Automotive Repair business at 102 N Industrial Park Rd., Deerfield, WI. The public can make written or oral comments at this hearing.

/s/ Elizabeth McCredie
Village Administrator, Clerk-Treasurer

CLASS I LEGAL

PUBLISH: 03/0¹⁰3/22

CONDITIONAL USE PERMIT APPLICATION
VILLAGE OF DEERFIELD

RECEIVED
FEB 08 2022

FILE NUMBER OF APPLICATION _____ VILLAGE OF DEERFIELD

DATE Feb 8 2022

APPLICANTS NAME AND ADDRESS John and Josh Ward/ Ward 1 Automotive
5052 State Rd 73
Marshall WI 53559

PHONE 608 279-8950

I/We are applying for a conditional use permit according to Village Ordinance 24.84(1-9) for the purpose of _____
Automotive Repair

The location that the conditional use permit is being requested for is 102 N Industrial Park Rd

The fee for a conditional use permit is \$175.00 and must be collected before the application will be processed. The fee is payable to the Village of Deerfield at the Village Clerk's office and is non-refundable.

John Ward
Signature of Applicant

Feb 8 2022
Date

VILLAGE USE ONLY

- Application forwarded to:
- Attorney _____,
- Planning Commission Members _____,
- Village Clerk _____,
- Village Engineer _____,
- Building Inspector _____.

Sec. 113-200. - M-1, Industrial District.

- (a) *Purpose.* The provisions of this section apply to the M-1 district. This district is intended to provide an area for manufacturing and industrial activities. It is also intended to provide an area for a variety of uses which require relatively large installations, facilities or land areas, or which would create or tend to create conditions of public or private nuisance, hazard, or other undesirable conditions, or which for these or other reasons may require special safeguards, equipment, processes, barriers, or other forms of protection, including spatial distance, in order to reduce, eliminate, or shield the public from such conditions.
- (b) *Permitted uses.* The following uses of land are permitted in the M-1 district:
- (1) State-assessed manufacturing operations, including, but not limited to:
 - a. Printing and publishing.
 - b. Industrial machinery and equipment.
 - c. Dairy products.
 - d. Plastic materials and synthetics.
 - e. Fabricated metal products.
 - f. Furniture and fixtures.
 - g. Instruments and related products.
 - h. Medicinal chemicals and biological products.
 - (2) Warehousing or distribution operations, not including predominantly retail sales to customers on site.
 - (3) Offices of construction firms, shops, display rooms and enclosed storage.
 - (4) Laboratories.
 - (5) Business services.
 - (6) Engineering and management services.
 - (7) Fire stations.
 - (8) Highway passenger and motor freight transport.
- (c) *Conditional uses.* The following are permitted as conditional uses within the M-1 district.
- (1) Public utilities and public services.
 - (2) Telecommunications facilities.
 - (3) Ancillary retail sales and service operations that serve employees within the business park.
 - (4) Sewage treatment plants.
 - (5) Automotive repair.
 - (6) Above ground fueling stations.

- (d) *Lot, building and yard requirements.* Unless modified by conditional use permit:
- (1) Lot frontage: Minimum 100 feet.
 - (2) Lot area: Minimum 21,780 square feet.
 - (3) Front yard: Minimum 30 feet.
 - (4) Side yard: Minimum ten feet.
 - (5) Rear yard: Minimum 30 feet.
 - (6) Building height: Maximum 45 feet.
 - (7) Percent: Maximum 70 percent.
- (e) *Other requirements.* Uses permitted and conditional in the M-1 district are subject to the following requirements:
- (1) Required buffer strips in industrial districts. Where an M-1 Industrial District abuts a residential district, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than 40 feet in width as measured at right angles to said lot line. The buffer strip shall be located in the M-1 district. Plant materials at least six feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the residential district shall be planted in the exterior 25 feet abutting the residential district. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the residential district shall be attractively maintained. Fencing may be used in lieu of planting materials to provide said screening. The fencing shall be not less than five feet nor more than eight feet in height, and shall be of such materials as to effectively screen the industrial area. The exterior 25 feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior 15 feet may be devoted to parking of vehicles.
 - (2) The minimum landscape surface ratio (the area of the lot which is planted and continually maintained in vegetation) is 25 percent.
- (f) *Deed restricted.* For informational purposes, the Deerfield Business Park is deed restricted and has covenants listing requirements, including outside storage, parking and setbacks.

(Prior Code, § 24.29; Ord. No. O-2016-02, 5-9-2016; Ord. No. O-2016-05, 9-12-2016)

**RESOLUTION DISCONTINUING
PUBLIC ALLEY**

Document Number

**Village of Deerfield Resolution 22-__
Resolution Discontinuing Alley between Liberty Street
and West Deerfield Street**

1. On February 8, 2022, the Bank of Deerfield submitted a written petition to vacate an alley (“Petition”) between West Deerfield Street and Liberty Street within the Village of Deerfield (“Public Alley”). A legal description of the Public Alley is provided in Exhibit A and is hereby incorporated in this resolution.
2. The Bank of Deerfield and the Village of Deerfield are the only property owners adjacent to the alley to be vacated.
3. Vacating the Public Alley will vacate it in its entirety. Accordingly, there are no remainder lot owners along the Public Alley.
4. The Village of Deerfield Plan Commission considered the Petition on March 21, 2022. The Plan Commission recommended joining in the Petition and vacating the Public Alley.
5. The Village of Deerfield Board of Trustees considered the Petition at its April 11, 2022 meeting, and found that vacating the alley is in the public interest.
6. The Village has determined that all procedural requirements to vacate the alley have been satisfied.

Recording Area

Name and Return Address

Boardman & Clark LLP
c/o Attorney Jared W. Smith
PO Box 927
Madison, WI 53701-0927

117-0712-214-6993-1; 117-0712-214-6982-4;
117-0712-214-6912-8; 117-0712-214-6923-5;
117-0712-214-6948-6; 117-0712-214-6959-3;
117-0712-214-6971-7; 117-0712-214-4016-1;
117-0712-214-6902-1; 117-0712-214-4110-1;
117-0712-214-4030-1

Parcel Identification Number (PIN)

Therefore, in consideration of the above recitals, which are hereby incorporated, the Village of Deerfield resolves as follows:

- A. The Village of Deerfield joins in the Petition to vacate the Public Alley described in Exhibit A.
- B. The Petition to vacate the Public Alley is approved, and the Public Alley is hereby vacated.
- C. The Village of Deerfield hereby releases all easements for a public alley or highway within the Public Alley.

APPROVED:

By _____
Greg Frutiger
Village President

ATTEST:

By _____
Elizabeth McCredie
Village Clerk/Administrator

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this _____ day of _____, 2022 the above named Greg Frutiger, Village President, and Elizabeth McCredie, Village Clerk/Administrator, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Subscribed and sworn to before me
This _____ day of _____, 2022.

Notary Public, State of Wisconsin
Print Name: _____
My Commission: _____

Exhibit A
Legal Description of Public Alley to be Vacated

Parcel F - Commonly known as an Alley Parcel:

Being a part of Lots 1 and 2, Block 2, Alek Nelsons Plat of the Addition to Deerfield in the Village of Deerfield being located in the Southwest Quarter of the Southeast Quarter of Section 21, Town 7 North, Range 12 East, Village of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Lot 2, Certified Survey Map, No. 12940;
thence North $87^{\circ}41'40''$ East along the North right-of-way line of Liberty Street, also being the South line of Lot 2, Certified Survey Map, No. 12940, 25.67 feet to the point of beginning;
thence Northeasterly along a 25 foot radius curve to the left in the Easterly line of Lot 2, Certified Survey Map, No. 12940 having a central angle of $38^{\circ}49'50''$ and whose long chord bears North $17^{\circ}28'37''$ West, 16.62 feet;
thence North continuing Northeasterly along a 57.57 foot radius curve to the right in the Easterly line of said Lot 2, Certified Survey Map, No. 12940 having a central angle of $34^{\circ}25'58''$ and whose long chord bears North $15^{\circ}16'41''$ East, 34.08 feet;
thence North $32^{\circ}29'40''$ West along the East line of said Lot 2, Certified Survey Map, No. 12940, 71.3 feet more or less to a point in the East line of Lot 2, Block 2 of Alek Nelsons Plat of the Addition to Deerfield;
thence Southerly along the East line of said Lot 2, Block 2 of Alek Nelsons Plat of the Addition to Deerfield, 36 feet more or less to the South line of an alley;
thence South $32^{\circ}29'40''$ West along the South line of said alley, 37.53 feet;
thence Southwesterly and Southeasterly along a 30 foot radius curve to the left having a central angle of $83^{\circ}59'00''$ and an arc length of 44 feet more or less to a point in the North right-of-way line of Liberty Street;
thence South $87^{\circ}41'40''$ West along the North right-of-way line of Liberty Street, 39.53 feet to the point of beginning.

Parcel B - Commonly known as an Alley Parcel:

Being a part of Outlot 55, Assessor's and Consolidated Plat of the Village of Deerfield located in the Southwest Quarter of the Southeast Quarter of Section 21, Town 7 North, Range 12 East, Village of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the most South corner of Lot 1 Certified Survey Map, No. 12940, also being the most East corner of Lot 2, Certified Survey Map, No. 12940;
thence South $16^{\circ}06'47''$ West along the East line of Lot 2, Certified Survey Map, No. 12940, 19.00 feet to the point of beginning;
thence continuing South $16^{\circ}06'47''$ West along the Southerly extension of the East line of Lot 2, Certified Survey Map, No. 12940, 54.00 feet more or less to a point in the South line of Outlot 55, Assessor's and Consolidated Plat of the Village of Deerfield;

thence West along the South line of said Outlot 55 and North line of Lots 3 and 4, Block 2 of Alek Nelsons Plat of the Addition to Deerfield, 20 feet more or less to a point in the East line of Lot 2, Certified Survey Map, No. 12940;
thence North $32^{\circ}29'40''$ East along the East line of said Lot 2, 38.46 feet;
thence Northeasterly along a 194.94 foot radius curve to the left in the East line said Lot 2, Certified Survey Map, No. 12940 having a central angle of $06^{\circ}48'51''$ and whose long chord bears North $29^{\circ}05'15''$ West, 23.17 feet;
thence South $75^{\circ}01'06''$ East along the East line of said Lot 2, 3.48 feet to the point of beginning.

Parcel D - Commonly known as an Alley Parcel:

Being a part of Lots 3 and 4, Block 2, Alek Nelson's Plat of Addition to Deerfield in Dane County, Wis. being located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter, Section 21, Town 7 North, Range 12 East, Village of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 1, Certified Survey Map, No. 12940, said point being in the West right-of-way line of a public alley and in the South right-of-way line of West Deerfield Street; thence South $16^{\circ}06'47''$ West along the East line of Lots 1 and 2, Certified Survey Map, No. 12940 and the West right-of-way line of a public alley, 163.58 feet to a point in the North line of Lot 4, Block 2, Alek Nelson's Plat of Addition to Deerfield in Dane County, Wis. and the point of beginning; thence North $87^{\circ}41'40''$ East along the North line of Lot 4, 3.59 feet to a point in the East right-of-way line of a public alley; thence South $32^{\circ}29'40''$ West along the East right-of-way line of a public alley, 65.93 feet to a point in the West line of Lot 3, Block 2, Alek Nelson's Plat of Addition to Deerfield in Dane County, Wis.; thence North $01^{\circ}21'02''$ West along the West line of Lot 3, 35.91 feet to a point in the West right-of-way line of a public alley and the East line of Lot 2, Certified Survey Map, No. 12940; thence North $32^{\circ}29'40''$ East along the West line of a public alley and the East line of Lot 2, Certified Survey Map, No. 12940, 22.21 feet to a point in the North line of Lot 3; thence North $87^{\circ}41'40''$ East along the North line of Lots 3 and 4, 20.77 feet to the point of beginning. Containing 881 square feet (0.02 acres), more or less.

Legal Description of Public Alley Parcel:

Being part of an alley within the Assessor's and Consolidated Plat of Village of Deerfield, Dane County, Wisconsin, located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 21, Town 7 North, Range 12 East, Village of Deerfield, Dane County Wisconsin, described as follows:

Beginning at the Northeast corner of Lot 1, Certified Survey Map, No. 12940, said point being in the West right-of-way line of a public alley and the South right-of-way line of West Deerfield Street; thence South $75^{\circ}01'06''$ East along the North line of a public alley and the South right-of-way line of West Deerfield Street, 16.00 feet to a point in the East line of a public alley, said point being the Northwest corner of Lot 14, Block 2, Alek Nelson's Plat of Addition to Deerfield in Dane County, Wis.; thence South $16^{\circ}06'47''$ West along the East line

of a public alley and the West line of Lots 10, 11, 12, 13 and 14, Block 2, Alek Nelson's Plat of Addition to Deerfield in Dane County, Wis., 119.92 feet; thence South $32^{\circ}29'40''$ West along the East line of a public alley, 44.66 feet to a point in the North line of Lot 4, Block 2, Alek Nelson's Plat of Addition to Deerfield in Dane County, Wis.; thence South $87^{\circ}41'40''$ West along the North line of Lot 4, 3.59 feet; thence North $16^{\circ}06'47''$ East along the West right-of-way line of a public alley and the East line of Lots 1 and 2, Certified Survey Map, No. 12940, 163.58 feet to the point of beginning. Containing 2,334 square feet (0.05 acres), more or less.

ELEVATION LEGEND & NOTES

MASONRY	
BRK	BRICK VENEER
STN	STONE VENEER
CST	CAST STONE
CNC	CONCRETE
CJ	CONTROL JOINT
GRT	GROUT
CPC	CEMENTITIOUS PARGE COAT
HERITAGE - SMOKEY MOUNTAIN RUNNING PATTERN	
REFLECTION - ENCHANTMENT MIX OF REFLECTION STONE AND GRAND REFLECTION STONE - RANDOM PATTERN	
HERITAGE - GRAYSTONE	
DARK BRONZE AT BRICK & STONE - DELOREAN GRAY MEDIUM GRAY	
SIDING & TRIM	
FCLS	FIBER CEMENT LAP SIDING - 6" EXPOSURE
FCS	FIBER CEMENT SHAKE SIDING
FCP	FIBER CEMENT PANEL
TR-1	FIBER CEMENT TRIM 1x4
TR-2	FIBER CEMENT TRIM 1x6
FSA	FASCOA
SFT	SOFFIT
COBBLESTONE IRON GRAY	
COUNTRY LANE RED	
COBBLESTONE	
ARCTIC WHITE	
COBBLESTONE	
COBBLESTONE	
PREFINISHED METAL	
DS	DOWNSPROUT
GTR	GUTTER
FLA	FLASHING (NOT SHOWN IN ELEV)
SSR	STAINLESS STEEL RAIL
DARK BRONZE	
DARK BRONZE	
DARK BRONZE	
SATIN	
STOREFRONT	
ANODIZED ALUMINUM	COLOR
	BOYSENBERRY
ROOFING	
ASP	ARCHITECTURAL ASPHALT SHINGLE
	COLOR
	TIMBERLINE SLATE
WINDOWS & TRANSLUCENT	
FIBERGLASS WINDOW FRAMES	COLOR
TRANSLUCENT WALL PANEL FRAMING	DARK BRONZE
	HARTFORD GREEN
GENERAL NOTES	
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.	
B. AT 135 DEGREE OUTSIDE CORNERS PROVIDE 135 DEGREE BRICK CORNER UNITS	
C. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.	
D. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.	

DEERFIELD NEW VILLAGE HALL
23 WEST NELSON ST
DEERFIELD, WI

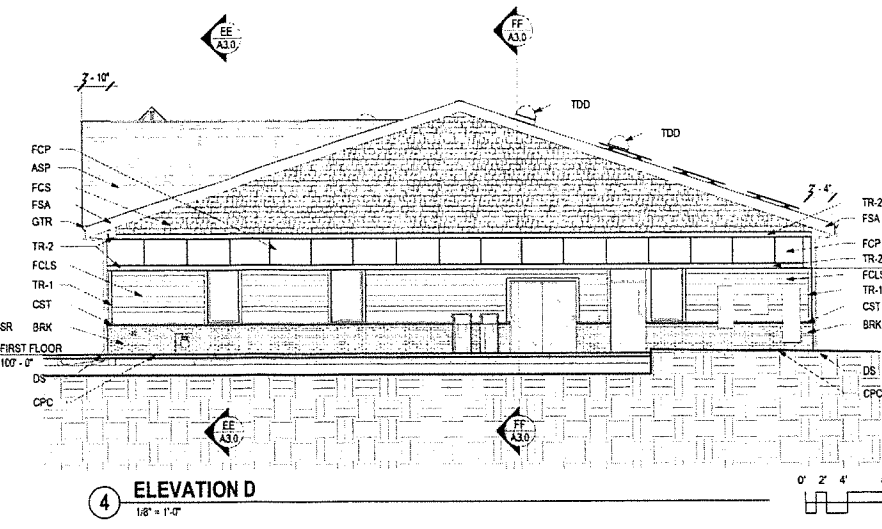
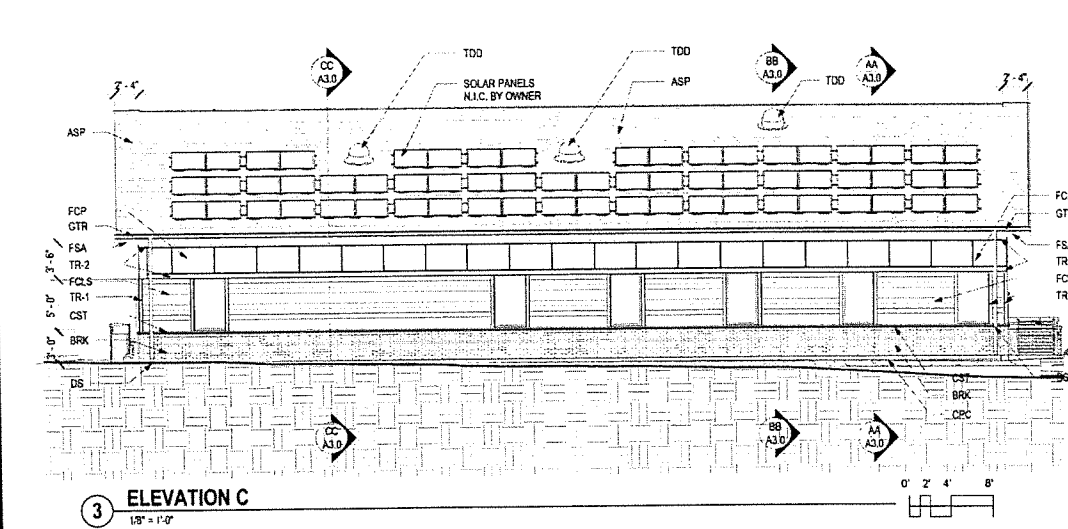
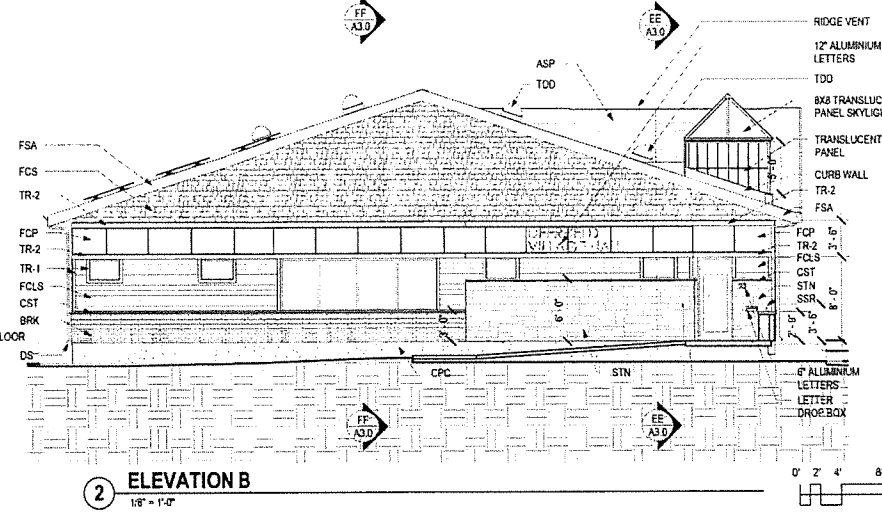
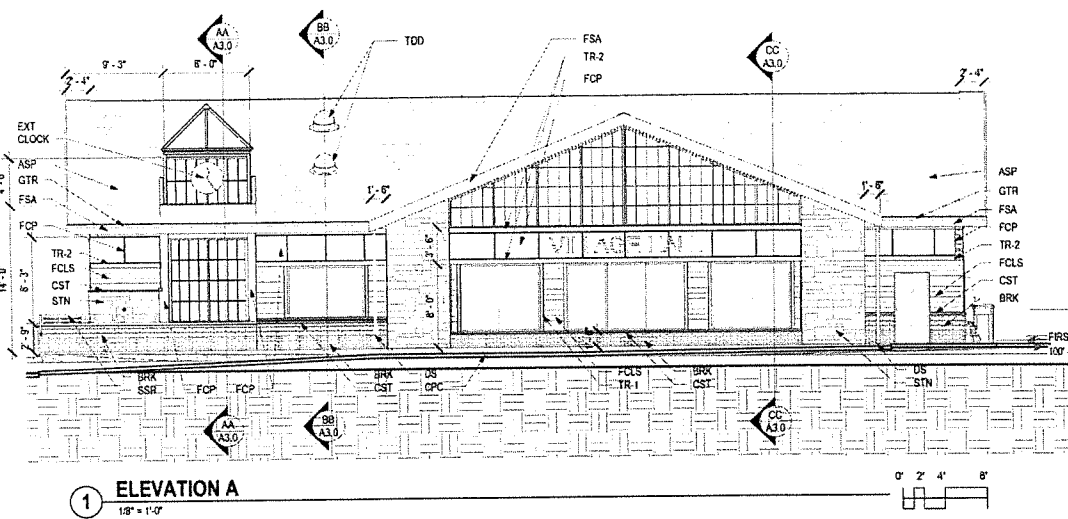
DATE OF ISSUE: 3/11/2022

REVISIONS:
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT # 21092

EXTERIOR ELEVATIONS

A2.0



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