

**VILLAGE BOARD AGENDA  
VILLAGE OF DEERFIELD**

**FOR A MEETING OF THE VILLAGE BOARD OF THE VILLAGE OF DEERFIELD TO BE HELD AT THE  
DEERFIELD VILLAGE HALL, 4 N. MAIN STREET, DEERFIELD, WISCONSIN ON  
MONDAY, DECEMBER 23, 2019 AT 7:00 P.M.**

- I. CALL TO ORDER – NOTING OF ROLL BY CLERK/SIGN IN SHEET**
  
- II. CONSENT AGENDA**
  - A. APPROVAL OF MINUTES FROM DECEMBER 9, 2019**
  - B. APPROVAL OF VOUCHERS**
  - C. TREASURER’S REPORT FOR NOVEMBER 2019**
  - D. COMMITTEE REPORTS**
    - 1. FIRE COMMISSION**
    - 2. JT LAW ENFORCEMENT**
    - 3. EMS**
    - 4. PLANNING COMMISSION**
    - 5. LIBRARY**
    - 6. FINANCE**
  
- III. PUBLIC APPEARANCES**
  - A. PUBLIC COMMENTS**
  
- IV. UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**
  
- V. NEW BUSINESS**
  - A. RESOLUTIONS**
  - B. LICENSES & PERMITS**
    - 1. CONSIDER A REQUEST FOR AN OPERATOR’S LICENSE FOR THE PERIOD OF DECEMBER 27, 2019 TO JUNE 30, 2020 FOR BRANDY L EVONOVICH**
  - C. REVIEW & ACTION:**
    - 1. DISCUSS/CONSIDER REAPPOINTMENT OF ELECTION WORKERS**
    - 2. DISCUSS/CONSIDER REQUEST FOR A CONDITIONAL USE PERMIT FOR ZERO-LOT LINE DUPLEXES AND A CERTIFIED SURVEY MAP RELATED TO THE ZERO-LOT LINE DUPLEXES AT 574/576 MEADOW TRACE FROM DAN HOESLY**
    - 3. DISCUSS/CONSIDER CERTIFIED SURVEY MAP RELATED TO THE ZERO-LOT LINE DUPLEXES AT 416/418 MEADOW TRACE**
    - 4. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM AND DEVELOPER’S AGREEMENT WITH DEERFIELD RENTALS, LLC FOR 8-10 N MAIN STREET**
    - 5. DISCUSS/CONSIDER FIRST AMENDMENT TO AGREEMENT TO UNDERTAKE DEVELOPMENT IN TID #3 WITH KLINEFELTER RENTALS**
  
- VI. ORDINANCES**
  
- VII. COMMUNICATIONS**
  
- VIII. STAFF REPORTS**
  - A. ADMINISTRATOR’S REPORT**
  
- IX. 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 VILLAGE BOARD 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 VILLAGE BOARD 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) 12/20/2019 (Mun. Bldg, Library, Bank)

**TREASURER'S REPORT FOR  
NOVEMBER 2019**

11/1/2019 CHECKING'S BEGINNING BALANCE

22,553.55

DEPOSITS FOR THE MONTH

#32308 & # 32310 - #32377

222,489.69

CHECKS FOR THE MONTH

# 54772 - #54847

187,002.18

PAYROLL CHECKS FOR THE MONTH

#18064 - #18090

28,304.80

OTHER EXPENSES FOR THE MONTH

DATE	STATE W/H	T.T.&L	ETF	HEALTH INSURANCE	INCOME INSURANCE	OTHER	TOTAL EXPENSES
11/3/2019						39.95	
PSN monthly fee (10/1-10/31/19)							
11/4/2019		3,961.94					
TT&L							
11/15/2019	1,663.26						
State Withholding							
11/18/2019		3,977.39					
TT&L							
11/24/2019				10,609.98			
Health Insurance							
11/29/2019			7,358.26				
ETF - WRS							
<b>TOTALS</b>	1,663.26	7,939.33	7,358.26	10,609.98	0.00	39.95	27,610.78

27,610.78

11/30/2019 BALANCE REMAINING IN CHECKING

2,125.48

11/30/2019 BALANCE IN MONEY MARKET ACCOUNT

22,553.55

11/30/2019 BALANCE IN LOCAL GOVERNMENT INVESTMENT POOL

1,369,249.57

TOTAL FUNDS

4,277,116.14

Prior Month Balances

1,440,955.03

Difference

-71,705.46

- Operating \$67,000.00 & loan \$6,847.50, + Interest \$2,142.04

2,905,741.09

+ Interest \$3,966.69 & Shared Rev \$150,167.46 - State Loan \$16,103.22

2,767,710.26

138,030.83

45,897.30

Period: 11/30/2019 (11/19)

Report Criteria:

Transaction.Journal Code = "CR"

Date	Ref No	Payee or Description	GL Account No	Debit Amount	Credit Amount
11/04/2019	1	DEPOSIT	001-11000	5,757.51	
11/04/2019	2	DEPOSIT	001-11000	250.11	
11/04/2019	3	DEPOSIT	001-11000	608.96	
11/04/2019	4	DEPOSIT	001-11000	179.81	
11/04/2019	5	DEPOSIT	001-11000	199.30	
11/05/2019	6	DEPOSIT	001-11000	1,210.56	
11/05/2019	7	DEPOSIT	001-11000	541.55	
11/06/2019	8	DEPOSIT	001-11000	6,723.29	
11/06/2019	9	DEPOSIT	001-11000	1,259.32	
11/07/2019	10	DEPOSIT	001-11000	4,149.37	
11/07/2019	11	DEPOSIT	001-11000	373.65	
11/08/2019	12	DEPOSIT	001-11000	3,180.45	
11/08/2019	13	DEPOSIT	001-11000	287.51	
11/12/2019	14	DEPOSIT	001-11000	10,216.85	
11/12/2019	15	DEPOSIT	001-11000	114.29	
11/12/2019	16	DEPOSIT	001-11000	267.35	
11/12/2019	17	DEPOSIT	001-11000	223.07	
11/12/2019	18	DEPOSIT	001-11000	149.92	
11/14/2019	19	DEPOSIT	001-11000	3,398.22	
11/14/2019	20	DEPOSIT	001-11000	50,000.00	
11/14/2019	21	DEPOSIT	001-11000	653.66	
11/14/2019	22	DEPOSIT	001-11000	368.08	
11/15/2019	23	DEPOSIT	001-11000	3,151.11	
11/15/2019	24	DEPOSIT	001-11000	1,185.88	
11/18/2019	25	DEPOSIT	001-11000	14,308.19	
11/18/2019	26	DEPOSIT	001-11000	743.88	
11/18/2019	27	DEPOSIT	001-11000	237.19	
11/19/2019	28	DEPOSIT	001-11000	1,625.79	
11/19/2019	29	DEPOSIT	001-11000	537.38	
11/21/2019	30	DEPOSIT	001-11000	9,973.96	
11/21/2019	31	DEPOSIT	001-11000	15,291.44	
11/21/2019	32	DEPOSIT	001-11000	484.00	
11/21/2019	33	DEPOSIT	001-11000	1,267.39	
11/21/2019	34	DEPOSIT	001-11000	2,496.93	
11/21/2019	35	DEPOSIT	001-11000	1,912.80	
11/22/2019	36	DEPOSIT	001-11000	7,389.72	
11/22/2019	37	DEPOSIT	001-11000	1,174.53	
11/25/2019	38	DEPOSIT	001-11000	25,692.17	
11/25/2019	39	DEPOSIT	001-11000	1,103.16	
11/25/2019	40	DEPOSIT	001-11000	1,449.09	
11/25/2019	41	DEPOSIT	001-11000	2,666.71	
11/26/2019	42	DEPOSIT	001-11000	37,741.03	
11/26/2019	43	DEPOSIT	001-11000	973.09	
11/27/2019	44	DEPOSIT	001-11000	478.28	
11/27/2019	45	DEPOSIT	001-11000	493.14	
11/04/2019	32308	BRENDEN POTTER - P.T. #3552	100-43611		20.00 -
11/04/2019	32310	C. & T. WALKER - 2018 SP ASMT 9 E DRFLD	100-46130		897.75 -
11/04/2019	32311	SUNDRY PERSONS - PSN - CK & CC	601-11420		65.93 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		3.31 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		136.61 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		6.75 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		37.51 -

Period: 11/30/2019 (11/19)

Date	Ref No	Payee or Description	GL Account No	Debit Amount	Credit Amount
11/04/2019	32312	SUNDRY PERSONS - PSN - CK & CC	601-11420		250.11* -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		177.60 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		5.32 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		337.42 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		10.10 -
					78.52 -
					608.96* -
11/04/2019	32313	SUNDRY PERSONS - PSN - CK & CC	601-11420		48.28 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		1.43 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		100.02 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		2.96 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		27.12 -
					179.81* -
11/04/2019	32314	SUNDRY PERSONS - PSN - CK & CC	601-11420		59.71 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		1.76 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		107.83 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		3.23 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		26.77 -
					199.30* -
11/04/2019	32315	SUNDRY PERSONS - UB	601-11420		1,372.17 -
		SUNDRY PERSONS - UB	601-11421		41.05 -
		SUNDRY PERSONS - UB	602-11420		2,674.75 -
		SUNDRY PERSONS - UB	602-11421		81.34 -
		SUNDRY PERSONS - UB	100-13604		670.45 -
					4,839.76* -
11/05/2019	32316	SUNDRY PERSONS - PSN - CK & CC	601-11420		155.35 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		2.51 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		313.31 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		5.10 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		65.28 -
					541.55* -
11/05/2019	32317	SUNDRY PERSONS - UB	601-11420		341.67 -
		SUNDRY PERSONS - UB	602-11420		686.81 -
		SUNDRY PERSONS - UB	100-13604		162.08 -
					1,190.56* -
11/05/2019	32318	LIC #AGK2405 - P.T. #003553	100-43611		20.00 -
11/06/2019	32319	SUNDRY PERSONS - BUILDING PERMITS	100-43510		4,848.54 -
11/06/2019	32320	SUNDRY PERSONS - PSN - CK & CC	601-11420		372.48 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		4.89 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		698.01 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		8.90 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		175.04 -
					1,259.32* -
11/06/2019	32321	SUNDRY PERSONS - UB	601-11420		575.14 -
		SUNDRY PERSONS - UB	601-11421		5.94 -
		SUNDRY PERSONS - UB	602-11420		1,036.44 -
		SUNDRY PERSONS - UB	602-11421		9.91 -
		SUNDRY PERSONS - UB	100-13604		247.32 -
					1,874.75* -
11/07/2019	32322	DIANE MARIE - C.U.P. - 576 MEADOW TRACE	100-44733		175.00 -
11/07/2019	32323	DEERFIELD SCHOOL DIST -DVD'S FOR 2018-19	202-47001		1,200.00 -
11/07/2019	32324	SUNDRY PERSONS - PSN - CK & CC	601-11420		109.62 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		.79 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		211.81 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		1.60 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		49.83 -

CASH RECEIPTS

CR JOURNAL

Period: 11/30/2019 (11/19)

Date	Ref No	Payee or Description	GL Account No	Debit Amount	Credit Amount
					373.65* -
11/07/2019	32325	SUNDRY PERSONS - UB	601-11420		811.52 -
		SUNDRY PERSONS - UB	601-11421		5.77 -
		SUNDRY PERSONS - UB	602-11420		1,622.99 -
		SUNDRY PERSONS - UB	602-11421		11.50 -
		SUNDRY PERSONS - UB	100-13604		322.59 -
					2,774.37* -
11/08/2019	32326	SUNDRY PERSONS - PSN - CK & CC	601-11420		75.26 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		5.60 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		154.55 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		11.53 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		40.57 -
					287.51* -
11/08/2019	32327	SUNDRY PERSONS - UB	601-11420		937.08 -
		SUNDRY PERSONS - UB	601-11421		5.75 -
		SUNDRY PERSONS - UB	602-11420		1,993.46 -
		SUNDRY PERSONS - UB	602-11421		12.41 -
		SUNDRY PERSONS - UB	100-13604		231.75 -
					3,180.45* -
11/12/2019	32328	JOSEPH NELSON - OPER LICENSE	100-43120		25.00 -
		JOSEPH NELSON - OPER LICENSE	100-44110		7.00 -
		JOSEPH NELSON - OPER LICENSE	100-43120		10.00 -
					42.00* -
11/12/2019	32329	SUNDRY PERSONS - PSN - CC	601-11420		32.56 -
		SUNDRY PERSONS - PSN - CC	601-11421		.98 -
		SUNDRY PERSONS - PSN - CC	602-11420		65.46 -
		SUNDRY PERSONS - PSN - CC	602-11421		1.97 -
		SUNDRY PERSONS - PSN - CC	100-13604		13.32 -
					114.29* -
11/12/2019	32330	SUNDRY PERSONS - PSN - CK	601-11420		86.45 -
		SUNDRY PERSONS - PSN - CK	602-11420		142.35 -
		SUNDRY PERSONS - PSN - CK	100-13604		38.55 -
					267.35* -
11/12/2019	32331	SUNDRY PERSONS - PSN - CK	601-11420		65.63 -
		SUNDRY PERSONS - PSN - CK	602-11420		131.77 -
		SUNDRY PERSONS - PSN - CK	100-13604		25.67 -
					223.07* -
11/12/2019	32332	SUNDRY PERSONS - UB	601-11420		1,795.66 -
		SUNDRY PERSONS - UB	601-11421		13.76 -
		SUNDRY PERSONS - UB	602-11420		3,761.00 -
		SUNDRY PERSONS - UB	602-11421		27.25 -
		SUNDRY PERSONS - UB	100-13604		459.43 -
					6,057.10* -
11/12/2019	32333	DEER VALLEY DEV CORP - RECONNECT FEE	601-46740		36.00 -
11/12/2019	32334	SUNDRY PERSONS - P SN - CK	601-11420		45.29 -
		SUNDRY PERSONS - P SN - CK	601-11421		.16 -
		SUNDRY PERSONS - P SN - CK	602-11420		89.61 -
		SUNDRY PERSONS - P SN - CK	602-11421		.32 -
		SUNDRY PERSONS - P SN - CK	100-13604		14.54 -
					149.92* -
11/12/2019	32335	SUNDRY PERSONS - UB	601-11420		1,313.22 -
		SUNDRY PERSONS - UB	601-11421		.62 -
		SUNDRY PERSONS - UB	602-11420		2,300.54 -
		SUNDRY PERSONS - UB	602-11421		1.31 -
		SUNDRY PERSONS - UB	100-13604		466.06 -

Period: 11/30/2019 (11/19)

Date	Ref No	Payee or Description	GL Account No	Debit Amount	Credit Amount
					4,081.75* -
11/14/2019	32336	DEERFIELD COMM CENTER - TIF #3 APP FEE	511-42733		125.00 -
11/14/2019	32337	D DINKELJA PATTERSON - C.U.P. APP FEE	100-44733		175.00 -
11/14/2019	32338	MM 100-116-38	100-11506		50,000.00 -
11/14/2019	32339	SUNDRY PERSONS - PSN - CK & CC	601-11420		186.86 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		376.85 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		89.95 -
					653.66* -
11/14/2019	32340	SUNDRY PERSONS - PSN - CK & CC	601-11420		102.20 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		.78 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		210.61 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		1.59 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		52.90 -
					368.08* -
11/14/2019	32341	SUNDRY PERSONS - UB	601-11420		885.38 -
		SUNDRY PERSONS - UB	601-11421		2.42 -
		SUNDRY PERSONS - UB	602-11420		1,770.05 -
		SUNDRY PERSONS - UB	602-11421		4.61 -
		SUNDRY PERSONS - UB	100-13604		435.76 -
					3,098.22* -
11/15/2019	32342	SUNDRY PERSONS - PSN - CK & CC	601-11420		347.06 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		1.12 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		680.63 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		2.22 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		154.85 -
					1,185.88* -
11/15/2019	32343	SUNDRY PERSONS - UB	601-11420		691.57 -
		SUNDRY PERSONS - UB	602-11420		1,384.94 -
		SUNDRY PERSONS - UB	100-13604		248.73 -
					2,325.24* -
11/15/2019	32344	VILLAGE OF CAMBRIDGE - COURT SEPT 2019	100-43610		825.87 -
11/18/2019	32345	SUNDRY PERSONS - PSN - CK & CC	601-11420		225.31 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		430.31 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		88.26 -
					743.88* -
11/18/2019	32346	SUNDRY PERSONS - PSN - CK & CC	601-11420		65.53 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		.72 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		135.66 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		1.44 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		33.84 -
					237.19* -
11/18/2019	32347	SUNDRY PERSONS - UB	601-11420		2,118.72 -
		SUNDRY PERSONS - UB	601-11421		3.65 -
		SUNDRY PERSONS - UB	602-11420		4,390.32 -
		SUNDRY PERSONS - UB	602-11421		7.37 -
		SUNDRY PERSONS - UB	100-13604		684.15 -
					7,204.21* -
11/18/2019	32348	CHARTER - JUL-OCT FRANCHISE FEE	202-41110		7,070.98 -
11/18/2019	32349	DEERFIELD COMM CENTER - A/R INV #27322	100-13802		33.00 -
11/19/2019	32350	SUNDRY PERSONS - PSN - CK & CC	601-11420		152.95 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		.99 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		303.44 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		1.99 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		78.01 -

Period: 11/30/2019 (11/19)

Date	Ref No	Payee or Description	GL Account No	Debit Amount	Credit Amount
					537.38* -
11/19/2019	32351	SUNDRY PERSONS - UB	601-11420		481.76 -
		SUNDRY PERSONS - UB	601-11421		1.65 -
		SUNDRY PERSONS - UB	602-11420		919.91 -
		SUNDRY PERSONS - UB	602-11421		3.35 -
		SUNDRY PERSONS - UB	100-13604		219.12 -
					1,625.79* -
11/21/2019	32352	SHUNDRY PERSONS - DIRECT PAYMENTS	601-11420		4,523.89 -
		SHUNDRY PERSONS - DIRECT PAYMENTS	602-11420		8,852.90 -
		SHUNDRY PERSONS - DIRECT PAYMENTS	100-13604		1,914.65 -
					15,291.44* -
11/21/2019	32353	TDS - RENTAL	100-48260		484.00 -
11/21/2019	32354	AMERICAN TOWER - RENTAL	100-48260		1,267.39 -
11/21/2019	32355	SUNDRY PERSONS - PSN - CK & CC	601-11420		813.74 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		1,425.80 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		257.39 -
					2,496.93* -
11/21/2019	32356	SUNDRY PERSONS - PSN - CK	601-11420		586.92 -
		SUNDRY PERSONS - PSN - CK	601-11421		6.76 -
		SUNDRY PERSONS - PSN - CK	602-11420		1,165.50 -
		SUNDRY PERSONS - PSN - CK	602-11421		13.49 -
		SUNDRY PERSONS - PSN - CK	100-13604		140.13 -
					1,912.80* -
11/21/2019	32357	SUNDRY PERSONS - UB	601-11420		3,136.32 -
		SUNDRY PERSONS - UB	601-11421		3.60 -
		SUNDRY PERSONS - UB	602-11420		6,015.46 -
		SUNDRY PERSONS - UB	602-11421		7.29 -
		SUNDRY PERSONS - UB	100-13604		791.29 -
					9,953.96* -
11/21/2019	32358	FORWARD ELECTRIC - P.T. #0281245WV4	100-43611		20.00 -
11/22/2019	32359	SUNDRY PERSONS - PSN - CK & CC	601-11420		348.80 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		1.68 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		680.15 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		3.03 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		140.87 -
					1,174.53* -
11/22/2019	32360	SUNDRY PERSONS - UB	601-11420		2,148.80 -
		SUNDRY PERSONS - UB	601-11421		12.82 -
		SUNDRY PERSONS - UB	602-11420		3,940.44 -
		SUNDRY PERSONS - UB	602-11421		25.72 -
		SUNDRY PERSONS - UB	100-13604		812.86 -
					6,940.64* -
11/22/2019	32361	SUNDRY PERSONS -LIBRARY - FINES/FAX/COPY	205-43130		214.55 -
11/22/2019	32362	SOUTH CENTRAL LIBRARY SYSTEM	205-43130		234.53 -
11/25/2019	32363	SUNDRY PERSONS - PSN - CK & CC	601-11420		316.54 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		.92 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		627.04 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		1.86 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		156.80 -
					1,103.16* -
11/25/2019	32364	SUNDRY PERSONS - PSN - CK & CC	601-11420		421.60 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		847.20 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		180.29 -
					1,449.09* -
11/25/2019	32365	SUNDRY PERSONS - PSN - CK & CC	601-11420		728.90 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		1.55 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		1,549.30 -

Period: 11/30/2019 (11/19)

Date	Ref No	Payee or Description	GL Account No	Debit Amount	Credit Amount
		SUNDRY PERSONS - PSN - CK & CC	602-11421		3.18 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		383.78 -
					2,666.71* -
11/25/2019	32366	SUNDRY PERSONS - UB	601-11420		2,917.30 -
		SUNDRY PERSONS - UB	601-11421		5.79 -
		SUNDRY PERSONS - UB	602-11420		5,137.05 -
		SUNDRY PERSONS - UB	602-11421		11.12 -
		SUNDRY PERSONS - UB	100-13604		1,136.34 -
					9,207.60* -
11/25/2019	32367	INTERCON - A/R INV#27320	100-13802		38.15 -
11/25/2019	32368	CAMBRIDGE SCHOOL - POLICE WAGE AUG-OCT	100-13607		16,426.42 -
11/25/2019	32369	EMMA DUSHACK - P.T. #028124SWV8	100-43611		20.00 -
11/26/2019	32370	MOBILE - LIQ LIC B. EVONOVICH	100-43120		25.00 -
		MOBILE - LIQ LIC B. EVONOVICH	100-44110		7.00 -
		MOBILE - LIQ LIC B. EVONOVICH	100-43120		10.00 -
					42.00* -
11/26/2019	32371	ANNA RODRIGUEZ - P.T. #0281245WV5	100-43611		20.00 -
11/26/2019	32372	ANDREA ANDERSON - P.T.#0281245WV3	100-43611		20.00 -
11/26/2019	32373	SUNDRY PERSONS - PSN - CK & CC	601-11420		280.66 -
		SUNDRY PERSONS - PSN - CK & CC	601-11421		1.07 -
		SUNDRY PERSONS - PSN - CK & CC	602-11420		560.26 -
		SUNDRY PERSONS - PSN - CK & CC	602-11421		2.14 -
		SUNDRY PERSONS - PSN - CK & CC	100-13604		128.96 -
					973.09* -
11/26/2019	32374	SUNDRY PERSONS - UB	601-11420		17,557.49 -
		SUNDRY PERSONS - UB	601-11421		.85 -
		SUNDRY PERSONS - UB	602-11420		2,585.07 -
		SUNDRY PERSONS - UB	602-11421		1.02 -
		SUNDRY PERSONS - UB	100-13604		514.60 -
					20,659.03* -
11/26/2019	32375	MONEY MARKET 100-116-38	100-11506		17,000.00 -
11/27/2019	32376	SUNDRY PERSONS - PSN - CK	601-11420		141.70 -
		SUNDRY PERSONS - PSN - CK	602-11420		277.33 -
		SUNDRY PERSONS - PSN - CK	100-13604		74.11 -
					493.14* -
11/27/2019	32377	SUNDRY PERSONS - UB	601-11420		124.17 -
		SUNDRY PERSONS - UB	601-11421		.82 -
		SUNDRY PERSONS - UB	602-11420		304.92 -
		SUNDRY PERSONS - UB	602-11421		1.68 -
		SUNDRY PERSONS - UB	100-13604		46.69 -
					478.28* -
Documents: 114 Transactions: 270				Totals:	222,489.69 222,489.69 -

Report Criteria:

Transaction.Journal Code = "CR"

Check Issue Date(s): 11/01/2019 - 11/30/2019

Per	Date	Check No	Vendor No	Payee	Amount
	11/19	11/01/2019	54772	Void Check	.00 V
	11/19	11/01/2019	54773	240 DEERFIELD POST OFFICE	248.43
	11/19	11/11/2019	54774	2061 ADVANCED DISPOSAL	11,671.50
	11/19	11/11/2019	54775	Information Only Check	.00 V
	11/19	11/11/2019	54776	Information Only Check	.00 V
	11/19	11/11/2019	54777	25 ALLIANT ENERGY/WPL	8,187.50
	11/19	11/11/2019	54778	2360 AMERICOLLECT, INC	100.00
	11/19	11/11/2019	54779	2458 BOARDMAN & CLARK LLP	3,885.00
	11/19	11/11/2019	54780	2200 CENTURYLINK	1.02
	11/19	11/11/2019	54781	1412 CHARTER COMMUNICATIONS	855.81
	11/19	11/11/2019	54782	2118 CT LABORATORIES	534.00
	11/19	11/11/2019	54783	2263 DANE CO TREAS-POLICE CONTRACT	38,018.18
	11/19	11/11/2019	54784	295 ELECTION SYSTEMS & SOFTWARE	180.00
	11/19	11/11/2019	54785	755 FRONTIER	144.27
	11/19	11/11/2019	54786	305 FRY, FRED	655.00
	11/19	11/11/2019	54787	310 FRY, KAIA	175.00
	11/19	11/11/2019	54788	315 GARDINER APPRAISAL SERVICE LLC	4,116.07
	11/19	11/11/2019	54789	2583 KARIZMA HAIR SALON	11,936.94
	11/19	11/11/2019	54790	2107 KLETTKE, NICK	120.00
	11/19	11/11/2019	54791	2584 MACQUEEN EQUIPMENT	701.00
	11/19	11/11/2019	54792	887 MCFARLANES'	154.52
	11/19	11/11/2019	54793	1707 MEITNERS LAND SERVICE LLC	125.00
	11/19	11/11/2019	54794	120 NAPA AUTO PARTS	349.29
	11/19	11/11/2019	54795	1256 NEW VISION NETWORKS, INC.	230.00
	11/19	11/11/2019	54796	1827 POMP'S TIRE SERVICE, INC	231.00
	11/19	11/11/2019	54797	2558 REDEVELOPMENT RESOURCES, LLC	1,625.00
	11/19	11/11/2019	54798	405 SAFE BUILT, LLC	2,887.53
	11/19	11/11/2019	54799	515 SECURIAN FINANCIAL GROUP INC	172.98
	11/19	11/11/2019	54800	505 STAFFORD ROSENBAUM	180.00
	11/19	11/11/2019	54801	805 WI DEPT OF JUSTICE	21.00
	11/19	11/11/2019	54802	820 WI STATE LABORATORY OF HYGIENE	579.00
	11/19	11/11/2019	54803	870 WOLF PAVING & EXCAVATING CO.	802.37
	11/19	11/25/2019	54804	10 AFLAC	363.56
	11/19	11/25/2019	54805	25 ALLIANT ENERGY/WPL	1,858.18
	11/19	11/25/2019	54806	2360 AMERICOLLECT, INC	100.00
	11/19	11/25/2019	54807	50 ANDERSON, DEREK	190.45
	11/19	11/25/2019	54808	957 BP	591.58
	11/19	11/25/2019	54809	964 BROOKS, JANE	41.99
	11/19	11/25/2019	54810	140 CINTAS CORPORATION LOC.446	252.99
	11/19	11/25/2019	54811	2376 COMPLETE OFFICE OF WI	106.38
	11/19	11/25/2019	54812	2118 CT LABORATORIES	495.00
	11/19	11/25/2019	54813	2263 DANE CO TREAS-POLICE CONTRACT	36,169.47
	11/19	11/25/2019	54814	1803 DANE CO TREASURER	31.64
	11/19	11/25/2019	54815	2049 DANE CO TREASURER - TAXES	3,850.40
	11/19	11/25/2019	54816	2430 DE LAGE LANDEN FINANCIAL SRVC	241.04
	11/19	11/25/2019	54817	1014 DEERFIELD CHAMBER OF COMMERCE	225.00
	11/19	11/25/2019	54818	Information Only Check	.00 V
	11/19	11/25/2019	54819	884 DEERFIELD WATER UTILITY	16,939.71
	11/19	11/25/2019	54820	250 DEMCO	309.64
	11/19	11/25/2019	54821	1492 EHLERS & ASSOCIATES, INC	26,000.00
	11/19	11/25/2019	54822	1419 FRITSCHE, LEAH	56.84
	11/19	11/25/2019	54823	755 FRONTIER	109.52
	11/19	11/25/2019	54824	2431 GROB, KIM	93.98
	11/19	11/25/2019	54825	370 HELLENBRAND'S ACE HARDWARE	67.56
	11/19	11/25/2019	54826	380 HOMETOWN NEWS LP	31.33
	11/19	11/25/2019	54827	410 INGRAM LIBRARY SERVICES	184.24
	11/19	11/25/2019	54828	2068 INTERSTATE ALL BATTERY CENTER	238.80

M = Manual Check, V = Void Check

Check Issue Date(s): 11/01/2019 - 11/30/2019

Per	Date	Check No	Vendor No	Payee	Amount
11/19	11/25/2019	54829	2583	KARIZMA HAIR SALON	3,000.00
11/19	11/25/2019	54830	2246	LOOKOUT BOOKS	249.19
11/19	11/25/2019	54831	2417	MADISON PUBLIC LIBRARY	15.00
11/19	11/25/2019	54832	495	MCCREDIE, LIZ	60.47
11/19	11/25/2019	54833	1654	MICROMARKETING LLC	692.77
11/19	11/25/2019	54834	2101	MIDAMERICA BOOKS	247.35
11/19	11/25/2019	54835	1737	MOBIL/EXXON	590.25
11/19	11/25/2019	54836	1724	NORTH SHORE BANK	200.00
11/19	11/25/2019	54837	1717	NORTON, RALPH	33.70
11/19	11/25/2019	54838	2510	ORTIZ-FERGUSON, KAYLA	75.00
11/19	11/25/2019	54839	2342	PAGE, RACHAEL	88.28
11/19	11/25/2019	54840		Information Only Check	.00 V
11/19	11/25/2019	54841	2420	PARK BANK	2,950.04
11/19	11/25/2019	54842	1557	PTM DOCUMENT SYSTEMS	83.31
11/19	11/25/2019	54843	2174	SENTIMENTAL PRODUCTIONS	190.00
11/19	11/25/2019	54844	2182	THE PENWORTHY COMPANY LLC	398.52
11/19	11/25/2019	54845	715	TOWN & COUNTRY ENGINEERING	156.25
11/19	11/25/2019	54846	795	WE ENERGIES	423.65
11/19	11/25/2019	54847	2158	WOLLIN, JEREMY W.	111.69
Totals:					<u>187,002.18</u>

Pay Per Date	Jrnl	Check Date	Check Number	Payee	Emp No	Amount
11/10/19	PC	11/14/19	18064	ANDERSON, DEREK A	505	1,448.19
11/10/19	PC	11/14/19	18065	BROOKS, JANE M	305	374.79
11/10/19	PC	11/14/19	18066	BULLIS, ROBERT J	323	172.41
11/10/19	PC	11/14/19	18067	DOYLE, JOHN P	510	2,044.34
11/10/19	PC	11/14/19	18068	FRITSCH, LEAH E	313	1,511.42
11/10/19	PC	11/14/19	18069	GROB, KIM	211	1,158.54
11/10/19	PC	11/14/19	18070	KONZIELLA, DOLORES M	222	433.57
11/10/19	PC	11/14/19	18071	MCCREDIE, ELIZABETH J	210	1,937.79
11/10/19	PC	11/14/19	18072	MOYNIHAN, GAIL A	127	582.22
11/10/19	PC	11/14/19	18073	PAGE, RACHAEL M	328	663.99
11/10/19	PC	11/14/19	18074	PAOLI, NATHAN L	530	1,473.85
11/10/19	PC	11/14/19	18075	SCHUMACHER, BRYON R	527	1,133.72
11/10/19	PC	11/14/19	18076	WOLLIN, JEREMY W	519	1,105.45
11/24/19	PC	11/28/19	18077	ANDERSON, DEREK A	505	1,453.81
11/24/19	PC	11/28/19	18078	BROOKS, JANE M	305	458.25
11/24/19	PC	11/28/19	18079	BULLIS, ROBERT J	323	161.85
11/24/19	PC	11/28/19	18080	DOYLE, JOHN P	510	2,000.80
11/24/19	PC	11/28/19	18081	FRITSCH, LEAH E	313	1,511.42
11/24/19	PC	11/28/19	18082	FRUTIGER, GREGORY S	603	184.70
11/24/19	PC	11/28/19	18083	GROB, KIM	211	1,158.54
11/24/19	PC	11/28/19	18084	KONZIELLA, DOLORES M	222	457.77
11/24/19	PC	11/28/19	18085	MCCREDIE, ELIZABETH J	210	1,937.79
11/24/19	PC	11/28/19	18086	MOYNIHAN, GAIL A	127	642.86
11/24/19	PC	11/28/19	18087	PAGE, RACHAEL M	328	575.09
11/24/19	PC	11/28/19	18088	PAOLI, NATHAN L	530	1,473.85
11/24/19	PC	11/28/19	18089	SCHUMACHER, BRYON R	527	1,142.34
11/24/19	PC	11/28/19	18090	WOLLIN, JEREMY W	519	1,105.45

Grand Totals:

28,304.80

# Application for an "Operator's" License

To Serve or Sell Fermented Malt Beverages and Intoxicating Liquors  
Deerfield, WI

Pd  
4/2-

**New**     **Renewal**    Date \_\_\_\_\_, \_\_\_\_\_

I, the undersigned, do hereby respectfully make application to the local governing body of the Village of Deerfield, County of Dane, Wisconsin for a License to serve and/or sell, from date hereof to **June 30**, \_\_\_ inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32 (2) and 125.68 (2) of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale or service of such beverages and liquors if a license be granted to me.

**Answer the following questions fully and completely:**

Name of Applicant Brandy Lee Evonovich Phone 608-440-0958  
First (legal) Middle Last

Address of Applicant 214 Morningside Dr.

\*Date of Birth 11/08/1986 \*Sex Female \*Race White

\*Driver's License Number W151-0728-6908-07 State issued out of WI

Simple Case  
DOS ✓

As required by WI Statutes Section 125.17 (6), have you completed the Beverage Server Training Course? YES  
 If so, where? LEARN 2 SERVE

Have you been convicted of a felony or any alcohol-related or drug-related misdemeanor?  NO  YES  
 If yes, date of such conviction September 2019 Name of Court Dane County  
 Nature of offense OWI first offense misdemeanor

Mobil.

Have you been convicted of violating any law or ordinance regulating the sale of Fermented malt beverages or intoxicating liquors?  
 NO  YES - Date and Nature of violation \_\_\_\_\_

Have you ever had a license to serve alcohol beverages suspended or revoked, or surrendered the license in lieu of suspension or revocation?  
 NO  YES If yes, provide the place and date \_\_\_\_\_

Have you been convicted of operating a motor vehicle while intoxicated?  NO  YES - Date(s) See Above  
 Name of employer for which license is intended MOBIL ON MAIN

P-1920-61

**Fees:**  \$32.00 annual I understand that the fee is not refunded if this application is denied.

\* We request this information so we can verify your criminal and driving history.

STATE OF WISCONSIN  
Dane County

Brandy Evonovich, being first duly sworn on oath says that (s)he is the person who made and signed the foregoing application for an operator's license; that all the statements made by the applicant are true.

X Brandy Evonovich  
Applicant sign here

Subscribed and sworn to before me this 25  
 day of Nov, 2019  
Barbara A Smith  
 Notary Public, Dane County, Wisconsin

Pd  
Denied 4/19

<b>The Deerfield Police Department conducted a background check on:</b>			
<b>Recommendation:</b>	<input checked="" type="checkbox"/> I recommend approval of the license	<b>Records:</b>	<input type="checkbox"/> records attached
	<input type="checkbox"/> I recommend refusal of the license		<input type="checkbox"/> no record
<b>Explanation:</b>			
<b>Officer Signature:</b>	<u>[Signature]</u>	<b>Approved by Village Board:</b>	

# WISCONSIN SELLER / SERVER CERTIFICATION

**Trainee Name:** Brandy Evonovich

**School Name:** 360training.com, Inc.

**Date of Completion:** 11/22/2019

**Certification #:** WI-106499

I, Brandy Evonovich

Certify that the above named person  
successfully completed an approved  
Learn2Serve Seller/Server course.

COMPLIES WITH WISCONSIN STATUTES 125.04, 125.17, 134.66



Corporate Headquarters  
6801 N Capital of Texas Hwy, Bldg 1,  
Suite 250, Austin, TX 78731  
P: 877.881.2235

**TO: Applicants for Operator Licenses**

**FROM: Elizabeth J. McCredie  
Village Clerk**

The application for an original or renewal Operator's License asks questions regarding past convictions or arrests under State or Federal Laws, either as adult or juvenile. **These questions MUST be answered truthfully.** Please read these questions carefully.

A background check is performed on all applicants. **Should we find your information is NOT correct, we MAY deny your license.** The Finance Committee has adopted the "Parameters for Denial of Bartender's Licenses" as a guideline for license denials. If you have been convicted of two (2) or more of any combination of the offenses listed (#1 - #12), your application will be denied. **Please bring a copy of proof of identification (driver's license or I.D. card).** If you have any questions about this, please ask before completing the application.

Thank you.

### **PARAMETERS FOR DENIAL OF BARTENDER'S LICENSES**

1. Lying, giving false or incomplete information, or misinformation on the Application.
2. Arrests or convictions of underage selling during the past 5 years.
3. Convictions of any substance abuse during the past 5 years.
4. Convictions of driving under the influence of any alcohol or controlled substance during the past 5 years.
5. Convictions of allowing a person to use operator's license during the past 5 years.
6. Convictions of selling to an intoxicated person during the past 5 years.
7. Convictions of selling after hours during the past 5 years.
8. Convictions of selling without a license during the past 5 years.
9. Convictions of giving away intoxicating liquor to evade provisions of law twice during the last 5 years.
10. Convictions of any part of Chapter 125 State Statutes relating to alcohol beverages during the past five years.
11. Other arrests or convictions of charges related to the activities performed while bartending within the last 5 years.
12. Any habitual law offender or felon where the circumstances of the charges substantially related to the licensing activity.

Any person denied a license may appeal the decision. The request will be made through the Village Clerk's office and will be placed on the Board agenda. **IF YOUR APPLICATION SHOULD BE DENIED BY THE BOARD, FEES ARE NON-REFUNDABLE AND YOU CANNOT RE-APPLY UNTIL THE NEXT LICENSE YEAR.**

**2020 2021 APPROVED ELECTION INSPECTORS**  
**VILLAGE OF DEERFIELD**

Diane Wilkinson  
335 Washburn Rd  
Deerfield, WI 53531

Norman Dahl  
209 Bue Street  
Deerfield, WI 53531

Beverly Dahl  
209 Bue Street  
Deerfield, WI 53531

Jan Houle  
209 Morningside Dr  
Deerfield, WI 53531

Sharon Berge  
3 N. Prairie Ave.  
Deerfield, WI 53531

Donna Schultz  
103 Holman Rd  
Deerfield, WI 53531

Jane Brooks  
232 N. Main Street  
Deerfield, WI 53531

Gail Moynihan  
614 Meadow Trace  
Deerfield, WI 53531

Kaia Fry  
341 N. Atwood Lane  
Deerfield, WI 53531

Dave Lemke  
6 N. Western Ave.  
Deerfield, WI 53531

Elizabeth McCredie  
Village Clerk

Kim Grob  
Deputy Cler

CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF DEERFIELD

FILE NUMBER OF APPLICATION \_\_\_\_\_

DATE 10/7/19

APPLICANTS NAME AND ADDRESS Diane T. Marie 576 Meadow  
Trace, Deerfield WI 53531 Dan Hooley 2428  
 Hwy 73 Cambridge, WI 53523

PHONE (608) 575-6269

I/We are applying for a conditional use permit according to Village Ordinance 24.84(1-9) for the purpose of Making  
576 Meadow Trace a zero lot line structure  
property, Deerfield, WI 53531 (CSM)

The location that the conditional use permit is being requested for is 576 Meadow Trace,  
Deerfield WI 53531

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.

Daniel Hooley  
10/7/19

Diane T. Marie  
Signature of Applicant  
10/7/19  
Date

VILLAGE USE ONLY

- Application forwarded to:
- Attorney \_\_\_\_\_
- Planning Commission Members \_\_\_\_\_
- Village Clerk \_\_\_\_\_
- Village Engineer \_\_\_\_\_
- Building Inspector \_\_\_\_\_

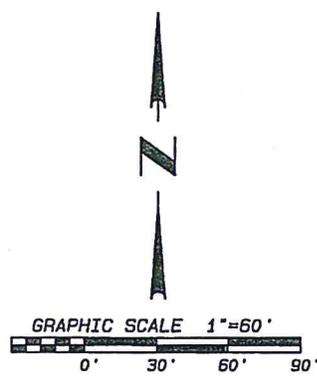
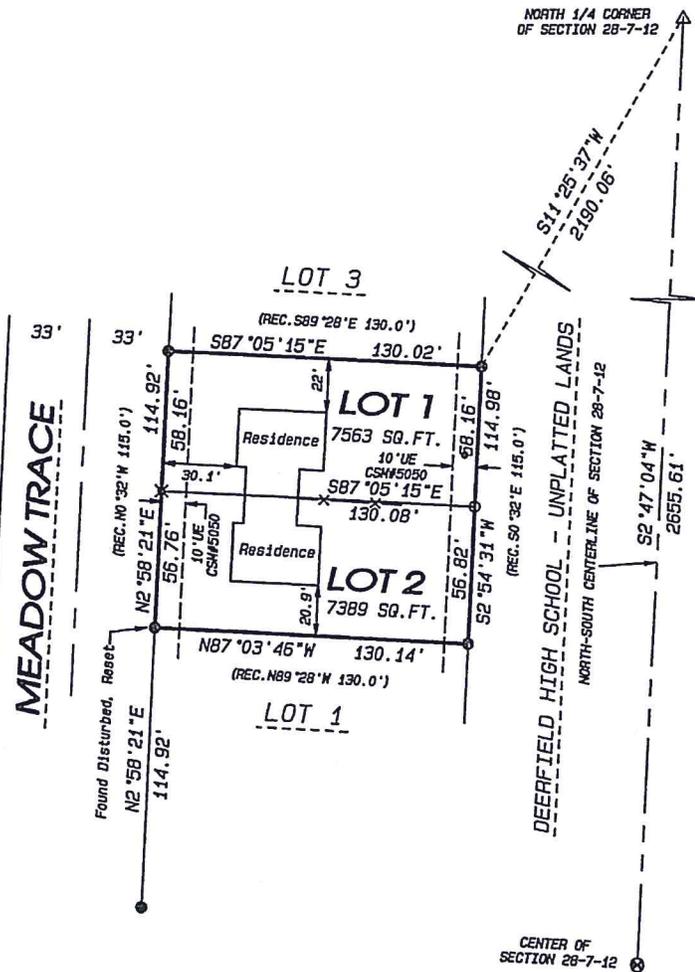
RECEIVED  
NOV 07 2019  
VILLAGE OF DEERFIELD

PAID  
NOV 07 2019  
VILLAGE OF DEERFIELD

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 2 OF CERTIFIED SURVEY MAP NO. 5050, RECORDED IN VOLUME 22, PAGES 290 AND 291 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 1966743 AND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 28, T.7N., R.10E. OF THE 4TH P.M., VILLAGE OF DEERFIELD, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:  
DANIEL H. HOESLY  
2428 STATE HWY 73  
CAMBRIDGE, WI 53523



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN. FT.
  - ✕ SET COTTON GIN PIN
  - FOUND 1-1/4" IRON PIPE
  - ⊗ SET SPIKE NAIL WITH DANE COUNTY WASHER
  - △ FOUND RAILROAD SPIKE
  - X— FENCE

NOTE: FIELDWORK COMPLETED OCTOBER 30TH, 2019.

NOTE: ASSUMED S2°47'04"W ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 28-7-12.

NOTE: PLSS CORNERS AND TIES WERE LOCATED IN GOOD CONDITION AND FIELD VERIFIED.

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

tel: 608 752-0575  
fax: 608 752-0534

**ZERO LOT LINE DECLARATION  
AND MAINTENANCE  
AGREEMENT**

This **DECLARATION AND MAINTENANCE AGREEMENT** made this 25<sup>th</sup> day of October, 2019, by Daniel H. Hoesly, owner of a duplex dwelling at 574-576 Meadow Trace, Deerfield, Wisconsin 53531.

This document is made for the purpose of creating a ZERO LOT LINE and providing for the further maintenance of the two separate units of the existing duplex dwelling at the addresses noted above.

WHEREAS, the undersigned are the owners of the following described real property:

**Lot 2, Certified Survey Map 5050 recorded in the Dane County Register of Deeds Office in Volume 22 of Certified Survey Maps, Page 290, as Document No. 1965743, Village of Deerfield, Dane County, Wisconsin.  
PIN 117/0712-282-9860-3.**

WHEREAS, there is located upon the property two single family living units in a duplex dwelling sharing a common wall, sharing a sewer lateral and sharing a water line lateral; and

WHEREAS, the undersigned executes this Declaration and Agreement for the protection of the owners and maintenance of the property and the duplex building located thereon and each separate dwelling portion thereof, and, further, in anticipation of the subsequent sale of one or both of the separate dwelling units.

**NOW, THEREFORE, IT IS HEREBY DECLARED, AS FOLLOWS:**

1. The Units are intended for residential purposes only as in presently or hereafter defined and permitted by the Village of Deerfield Zoning Ordinances and are restricted to that use. No nuisances shall be permitted to exist or operate within or on either unit. The leasing or rental of the Units for residential purposes is not prohibited by this clause provided any such leases or rentals are made subject to and the tenants are bound by the provisions of this Declaration.
2. Maintenance and Repair.
  - a. The owners of the Units shall maintain and repair the exterior surface of their dwelling portion of the duplex dwelling building and the driveway leading to their dwelling portion of the building, including without limitation, the painting of the same as often as necessary, the replacement of trim and caulking, and the maintenance and repair of the roof and driveway, and to be liable for the cost of any such maintenance or repairs made on their dwelling portion of the duplex

dwelling building. If any unit owner considers the dwelling portion of the other unit owner to be in need of any such repair or maintenance, hereinafter referred to as "work", they shall give written notice thereof to the other unit owner. Such notice shall specify the nature and extent of the work considered to be needed. If the other unit owner fails or neglects to perform the requested work or disagrees, in writing, that such work is needed, then, within thirty (30) days from the receipt of said written notice, the unit owners shall submit the issue of the necessity of the work and the nature and extent thereof to the American Arbitration Association at its offices, by mail, at 180 N. LaSalle Street, Suite 1025, Chicago, Illinois, 60606, or at such address then known to be that of the said Association.

- b. The arbitrator named by the Association shall be authorized to determine the format and procedure for arbitration limited only to the minimum due process requirements of the U.S. Constitution. The determination of the arbitrator shall be final and binding upon the owners, their heirs, successors, personal representatives, agents and assigns.
  - c. Arbitration as herein provided shall be the exclusive method for resolution of disputes relating to the maintenance, repair and use of the property. The fees and expense, if any, for the arbitrator shall be borne equally by the parties unless otherwise determined by the arbitrator. Each party shall bear the cost of his own exhibits and advocate, if any.
  - d. Notwithstanding the above, in the event that repair of the duplex building, including all utility connections and laterals and sewer lines in case of backup, is required on an emergency basis and failure to make such repairs would result in further damage to the said building or result in the untenability of the same, either unit owner may repair the damage and be entitled to compensation from the other unit owner for the cost of any repairs made to the other unit owner's portion of the building.
  - e. In order to gain access to the Units in case of an emergency situation, each unit owner shall provide to the other unit owner a key to their unit, a person to contact other than the unit owner that has access to their unit, or the location of a key to gain access to their unit. Said access shall only be used in an emergency situation.
3. Neither unit owners, without first obtaining written consent of the other, shall make or permit to be made any substantial structural alterations or improvements to the exterior of the duplex dwelling building or to his property. In connection therewith, alterations, changes or improvements exceeding an aggregate cost of One Thousand Dollars (\$1,000) shall be considered substantial.

Page Three:

4. Only dogs, cats, or other domesticated household pets may be kept by a unit owner on his property, provided that in no event shall such pets be kept, bred, or maintained for any commercial purpose. All such pets shall be housed wholly within the dwelling unit and no outside pens or structures shall be permitted unless otherwise agreed to in writing between the owners of the two units.
5. Unit owners shall maintain their property in good, sanitary and attractive condition, including but not limited to mowing the grass to a reasonable height, the removal of noxious weeds and removal of snow and ice from walkways and driveways.
6. Style, Color and Miscellaneous.
  - a. Any repairs or maintenance performed or allowed to be performed by a unit owner to the exterior of his dwelling portion of the duplex dwelling building shall employ materials uniform or consistent with those materials already incorporated into the building and improvements.
  - b. No unit owner shall change the color of the siding, trim or roof of his portion of the duplex dwelling building at any time without prior written agreement between the unit owners. Homogeneous roof, siding and trim colors shall be required at all times.
  - c. Outside doors, as to style, type and color, including garage doors, shall be identical at all times to each unit.
  - d. All outside areas shall be kept free from rubbish, debris, trash and other unsightly materials and shall not be obstructed, littered, defaced, or misused in any manner, nor shall any fire hazards be allowed to exist.
  - e. No garbage cans, supplies or other articles shall be placed outside of either of the dwelling units but rather shall be kept within the dwelling units or the attached garages except while the same shall be presently in use.
  - f. No outdoor storage of any kind shall be allowed upon the property without prior written agreement between the owners of the two dwelling units with the exception of a reasonable amount of firewood for a fireplace (if applicable) which shall be neatly stacked.
7. Unit owners shall not perform or allow to be performed any act or work which will impair the structural integrity or aesthetic appearance of the duplex dwelling building or the safety of the property of the other owner.

Page Four:

8. Any portion of a wall or roof of the duplex building placed on the dividing line between the respective properties shall constitute a party wall and the general rules of law regarding party walls and of liability for damage due to negligent or willful acts or omissions shall apply thereto.
9. The owners of each of the Units are granted and shall have an easement over and across those portions of the property occupied by each of the Units for the purpose of access to the underground electrical and, in addition, access to any curb boxes, water and sewer laterals, which together or separately service their respective Units, for the purpose of maintenance, repair and if necessary, replacement. The property shall be restored to the same condition as at the outset of any such maintenance, repair or replacement all at the cost to the Unit owner causing such repair, maintenance or replacement.
10. The owners of the individual dwelling units, their invitees, tenants, agents, personal representatives, successors and assigns, shall at all times abide by and be bound by any protective covenants, restrictions and easements of record that are effective as to the plat in which this property is located.
11. Enforcement of the covenants and restrictions of this Declaration may be by any proceeding at law or in equity against any unit owner violating or attempting to violate any such covenant or restriction to restrain violation or to recover damages. Failure by any unit owner to enforce any covenant or restriction shall in no event be deemed to be a waiver of the right to do so thereafter.
12. The invalidity or unenforceability of any particular provision of this Declaration shall not affect the other provisions hereof and the Declaration shall be constructed in all respects as if such invalid or unenforceable provision was omitted.
13. In construing this Declaration, words used in any gender shall include the plural and vice versa, unless the context requires otherwise.
14. No amendment or modification of this Declaration shall be valid unless the same be in writing and signed by all the parties hereto in recordable form and that no such change, amendment or modification shall be effective until recorded in the office of the Register of Deeds for Dane County.
15. The unit owners shall, for themselves and for their respective successors, assigns, heirs and personal representatives and agents, each to and with the other, his or their successors, assigns, representatives and heirs, be bound by and observe this Declaration and the covenants and restrictions herein contained which shall be perpetual and run with the land, but no owner is to be responsible except for his acts or defaults while owner.

Page Five:

IN WITNESS WHEREOF, this DECLARATION AND AGREEMENT has been executed in Dane County, Wisconsin on Oct. 25, 2019.

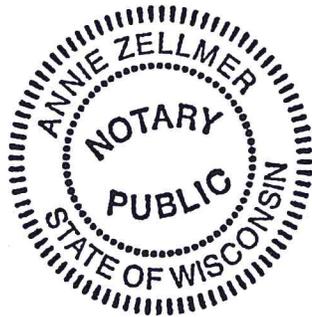
BY: Daniel H. Hoesly (SEAL) BY: Diane T. Marie (SEAL)

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF DANE )

Personally came before me this 25 day of October, 2019 the above named, DANIEL H. HOESLY & DIANE T. MARIE known to be the person/s who executed the foregoing instrument, and acknowledged the same.

Annie Zellmer  
ANNIE ZELLMER  
Notary Public, State of Wisconsin  
My Commission expires: 8-21-20

Drafted by:  
Michael D. Rumpf  
Attorney at Law  
State Bar No. 01015663  
P. O. Box 1  
Cambridge, WI 53589  
608-423-3254



**MAINTENANCE  
AGREEMENT  
SIDE-BY-SIDE DUPLEX**

This agreement is made and entered into this  
25 day of October, 2019 by and between  
Daniel H. Hoesly, owner of the real estate described  
And set forth in the attached.

The duplex is further described as  
Unit 574 and Unit 576 as set forth on the map.

Return to:

WHEREAS, the property of each of the parties consists of one dwelling portion of a side by side duplex dwelling building; and

WHEREAS, both parties desire to enter into an agreement for the mutual maintenance and protection of their respective properties and the one dwelling portion of the duplex dwelling building thereon.

NOW, THEREFORE, it is agreed by and between the parties, in consideration of the premises and the premises herein contained as follows:

1. Each of the parties agree that their property shall be used for residential purposes only with no trade or business of any kind being carried on therein. Either party may lease their property to third parties for residential purposes.

2. Each of the parties agree to maintain and repair the exterior surface of their dwelling portion of the building, including, without limitation, painting of the same as often as necessary, the replacement of trim and caulking, and the maintenance of the roof, and to be liable

for the cost of any such maintenance or repairs made on their dwelling portion of the duplex dwelling building. In the event that repair of the duplex dwelling building is required on an emergency basis and failure to make such repairs would result in further and substantial damage to said building or render the building uninhabitable, either party may repair the same and be entitled to contribution from the other party for the cost of any repairs made to the other parties' portion of the building.

3. In as much as the water is commingled under the concrete slab, and the sewer is charged according to water usage, the monthly sewer and water charge appearing on Parcel B's bill, shall be divided equally and their portion payable by Parcel A to Parcel B upon receipt of said utility bill from Deerfield Utilities by Parcel B. If said utility bill can be automatically split by the utility company, each party shall be responsible for their direct billed portion.

4. Neither party, without first obtaining the written permission of the other party, shall make or permit to be made any substantial structural alterations, changes or improvements to the exterior of their dwelling portion of the duplex dwelling building or to their property. In connection therewith, alternations, changes or improvements exceeding an aggregate cost of \$1,000.00 shall be considered substantial. Each party further agrees that the color of the exterior surfaces of their dwelling portion of the duplex shall not be changed without the prior written consent of the other party.

5. Each party agrees to maintain its property in a good, sanitary and attractive condition, including, but not limited to the mowing of grass to a reasonable height, the removal of noxious weeds and cleaning of snow off the entrance walks and driveway leading to their portion of the duplex property.

6. Any repairs or maintenance performed or allowed to be performed by a party on the exterior of his dwelling portion of the duplex dwelling building shall employ materials uniform or consistent with those materials already incorporated into the building and improvements.

7. Neither party shall perform or allow to be performed any act or work which will impair the structural integrity or aesthetic appearance of the duplex dwelling building or the safety of either parties' property including in particular their common wall.

8. Any portion of a wall or roof of the duplex dwelling building placed on the dividing line between the parties' respective property shall constitute a party wall and the general rules of law regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto.

9. Enforcement of the covenants, restrictions and conditions of this agreement may be made by any proceeding at law or in equity against any party violating or attempting to violate any such covenant or restriction, to restrain violation or to recover damages. Failure by any party to enforce any covenant or restriction or condition shall in no event be deemed a waiver of the right to do so thereafter.

10. The validity or unenforceability of any particular provision of this agreement shall not affect the other provisions hereof, and the agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

11. No change or modification of this agreement shall be valid unless the same be in writing and signed by all parties hereto.

12. In construing this agreement, words used in any gender shall include all genders and words used in a singular shall include the plural or vice versa, unless the context requires otherwise.

13. The parties hereto agree for themselves and their respective successors, assigns, heirs and representatives, to observe the above agreement and that the covenants and restrictions herein contained shall run with the land, but no owner is to be responsible except for his or her acts or defaults while owner of the property. This agreement shall be perpetual.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seals.

Dated: Oct. 25, 2019.

Daniel H. Heston

Dated: Oct. 25, 2019

Deane T. Marie

Dated: \_\_\_\_\_, 2019

\_\_\_\_\_

STATE OF WISCONSIN  
COUNTY OF DANE

Personally came before me this 25 day of October, 2019, the above-named DANIEL H. HOESLY & DIANE T. MARIE, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

  
\_\_\_\_\_  
ANNIE ZELLMER  
Notary Public, Dane County, Wisconsin  
My commission 8.21.20

This document drafted by  
Michael D. Rumpf  
RUMPF LAW OFFICE, S.C.  
P. O. Box 1  
Cambridge, WI 53523  
608-423-3254



**Elizabeth McCredie**

---

**From:** David R. Dinkel <dave@propertyshop-realtors.com>  
**Sent:** Tuesday, December 17, 2019 2:09 PM  
**To:** Elizabeth McCredie  
**Subject:** RE: 416-418 Meadow Trace, Deerfield WI  
**Attachments:** MEADOW TRACE (2).pdf

Hello Administrator McCredie,

Regarding the two-unit residential building located at 416/418 Meadow Trace in Deerfield WI:  
The Conditional Use Permit for the formation of a Zero Lot Line two-unit building was passed last month by the Plan Commission and the Village Board.

Attached is a copy of the Certified Survey Map prepared by Wisconsin Mapping that will change the existing lot into two lots containing the zero lot line residential units.

Please accept this communication as an application for the approval process of the Certified Survey Map. I understand there may be a fee for this process. I will bring a check when that fee is determined.

Please contact me if anything more is needed. drd

**David R. Dinkel, Co-Owner**

CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF DEERFIELD

RECEIVED  
OCT 25 2019  
VILLAGE OF DEERFIELD

FILE NUMBER OF APPLICATION \_\_\_\_\_

DATE 10/24/2019

APPLICANTS NAME AND ADDRESS Alison A. Patterson and David  
R. Dinkel, 310 N. Atwood Lane, Deerfield  
WI 53531

PHONE 608-695-6262

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

changing the status of an existing  
duplex to two zero lot line units

The location that the conditional use permit is being requested for is 416/418 Meadow Trace  
Deerfield WI 53531

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.

  
Signature of Applicant

10/24/2019  
Date

VILLAGE USE ONLY

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

# Certified Survey Map

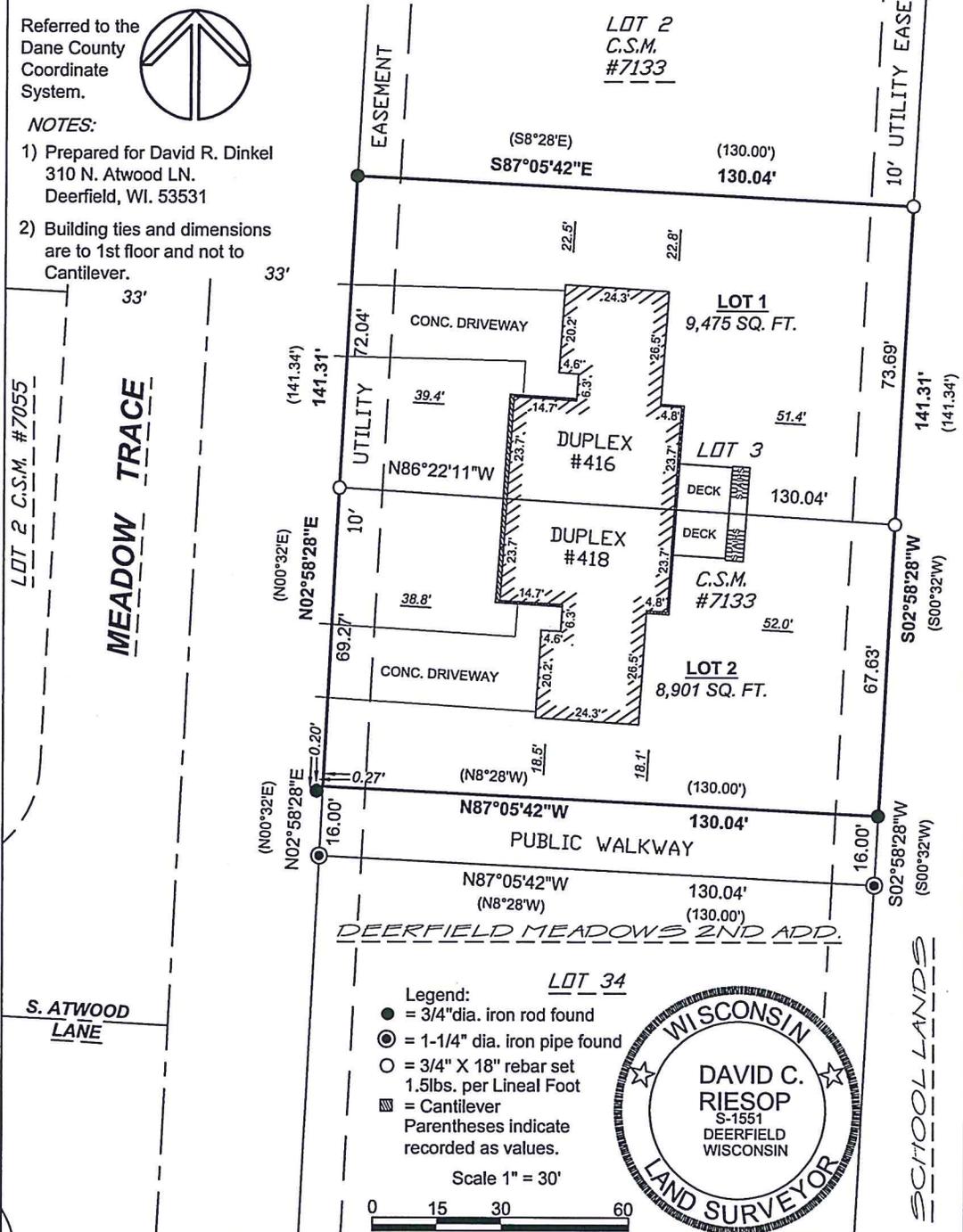
LOT 3 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 7133,  
VILLAGE OF DEERFIELD, DANE COUNTY, WISCONSIN.

Referred to the  
Dane County  
Coordinate  
System.



**NOTES:**

- 1) Prepared for David R. Dinkel  
310 N. Atwood LN.  
Deerfield, WI. 53531
- 2) Building ties and dimensions  
are to 1st floor and not to  
Cantilever.



**Wisconsin Mapping, LLC**  
\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 5436-19 Date 10/01/2019  
Sheet 1 of 2  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_



REDEVELOPMENT  
RESOURCES

**Project Name:** Apartment rentals renovations  
**Applicant:** Deerfield Rentals LLC  
**Address:** 8-10 N Main St  
**Amount requested:** \$15,000

### **Consistency with TID Grant Guidelines**

This project meets the following Objectives of the TID Grant Manual:

- #3 To encourage the leveraging of new private investment in the community.
- #6 To encourage the development of senior and other housing in the Village.
- #8 To support the downtown and main street revitalization in the Village.
- #10 To improve the quality of life in the Village.
- #11 To increase the tax base of the Village.

### **Eligibility**

As the owner of the building, Deerfield Rentals, LLC is an eligible applicant under the TIF Grant Manual. The renovation expenses for which grant money is being requested are considered Eligible Activities under the Grant Manual.

### **Project Description**

Teresa Pelletier purchased this property in 2017 under Deerfield Rentals, LLC and plans to renovate it into updated quality rental apartments. This project will include the following exterior updates:

- Replace garage doors - \$1,925
- Replace deck (visible from Main St) - \$2,350
- Replace windows - \$15,854

The total project investment will be \$20,129 and they are requesting a grant of \$15,000 to help with the renovations.

### **Community Benefits**

These updates will improve curb appeal and safety of the building, providing updated housing options for Deerfield residents. The building is very visible from Main Street and is directly next to Village Hall, so improving the exterior will improve the overall impression of downtown Deerfield. Improving housing options downtown brings more life to Main Street, which benefits businesses, other downtown residents, and the overall sense of community.

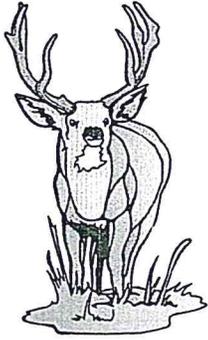


REDEVELOPMENT  
RESOURCES

### Sources & Uses

These sources of funds and their uses cover the renovation project Deerfield Rentals, LLC is undertaking.

	Owner equity (25%)	TID 3 Grant (75%)	Total
Exterior Improvements	\$ 5,129	\$ 15,000	\$ 20,129
<b>Total</b>	<b>\$ 5,129</b>	<b>\$ 15,000</b>	<b>\$ 20,129</b>



# VILLAGE OF DEERFIELD

4 North Main St., P.O. Box 66, Deerfield, WI. 53531

TELEPHONE: 608-764-5404

FAX: 608-764-5807

Village President: Greg Frutiger

Village Administrator / Clerk-Treasurer: Elizabeth McCredie

www.deerfieldwi.com

Village of Deerfield  
TIF Assistance Application  
Approved to Form April 18, 2011

Date 9 dec 19

Fees Paid \_\_\_\_\_  
Per Section 2.4(1) & (2)

### APPLICANT INFORMATION

### PROJECT INFORMATION

Property Owner Teresa Pelletier & Joe Howard

Business Name Deerfield Rentals, LLC

Mailing Address PO Box 191

Project Title \_\_\_\_\_

Deerfield, WI 53531 Project Address 8-10 N Main St.

Contact Person Teresa Pelletier

Contact Address same

Contact Person phone 571-276-1812

e-mail teresa@deerfieldcoffeehouse.com

Parcel Number	Year <u>2019</u> Assessed Value	Year <u>2020</u> Equalized Value
<u>0712-214-7515-7</u>	<u>\$144,800</u>	<u>\$164,800</u>

Information found on tax bills.

1) Description of project (250 words or less) addressing the following:

- a) Benefit to TID #3 and community
- b) Type of Project (Residential/Commercial)
- c) Redevelopment or New
- d) Number of project jobs to be created (if any)

2) Type of incentive being requested.

- a) Pay as you go
- b) Upfront payment
- c) Other \_\_\_\_\_

3) Estimated Value increase of property.

Construction Year	Value	Type
2020	\$20,000	windows, garage door

4) Why assistance is needed (250 words or less).

5) Description of source of other funds with supporting documents.

6) For Grant/Incentive request over \$25,000.00 the following are also required.

- a) Site Plans
- b) Building Plans
- c) Plat Plans

Return application to: Elizabeth McCredie  
P.O. Box 66  
Deerfield, WI 53531

**1. Benefit to TID#3 and community**

Deerfield Rentals business vision is to provide modern living spaces that provide safety and comfort in the Deerfield community. Our residential renovation project) incorporates the Village's Vision to have a "safe and quality way of life," with pleasant neighborhoods and viable residential growth, as well as increase the real estate value of buildings along Main Street. Our goal is to improve the safety and efficiency of the buildings, as well as increase the curbside appeal and contribution to an aesthetically pleasing Main Street. By beautifying our buildings, we'll be beautifying Deerfield.

Improving the quality of the apartments available for rent will attracts tenants who are capable of being a stable part of the economic stimulation along Main Street. Increasing the quality of apartments will also increase the value of the buildings, and, therefore, tax income to the village from property taxes. Residents who are seeking out comfortable, attractive living spaces will contribute to the restaurants and service-based companies in Deerfield.

We have demonstrated a strong commitment to building community and investing in the economy of Deerfield. Our project total is approximately \$20,000. We are able to invest \$5000 of personal funds and are asking for \$15,000 to facilitate the replacement of windows and garage doors, improve the deck and front concrete planter.

**4. Why Assistance is Needed:**

We have exhausted our personal and lending options in purchasing and beginning renovations for the buildings of Deerfield Rentals. We will not be able to proceed with any renovations or upgrades without additional assistance.

Attachment 2: Details of Project *Beautify the Buildings*

<b>8-10 N Main St Renovations</b>		
1. Improve façade		
a. Replace decaying garage doors		4,275
b. Replace decaying and slanting deck		
c. Remove stump and concrete planter along Main Street		
2. Replace original, single-pane windows	<i>Window World</i>	15,854
	<i>TOTAL</i>	<i>20,129</i>



1-800-NEXT-WINDOW  
 WindowWorld.com

Customer: TERESA PELLETIER Phone (h) 572761812  
 Install Address: 8-10 MAIN Phone (w) \_\_\_\_\_  
 Bill Address: \_\_\_\_\_ E-mail \_\_\_\_\_

WINDOW-WORLD	
33 2000 Series DH All-Weld	236 \$259 <del>778</del>
4000 Series DH All-Weld	\$289
6000 Series DH All-Weld	\$299
1 2 Lite Slider Up to 93 U.I.	\$300 <u>360</u>
2 Lite Slider Up to 119 U.I.	\$325
2 Lite Slider Over 120 U.I.	\$350
3 Lite Slider * (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$1000
Picture	\$600
Awning/Casement	\$350
2 Lite Casement *	\$700
3 Lite Casement * (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$1200
Bay Window *	\$3200
Bow Window *	\$3400
Garden Window *	\$
Specialty Window	\$
Beige/Almond *	\$40
Wood Grain Interior *	\$95
Colored Exterior *	\$150
Window Color <u>WHITE</u> / <u>WHITE</u>	
Inside Outside	

GLASS OPTIONS	
<u>INC</u> 1/2 Screens	\$9 INCLUDED
<u>INC</u> Foam Insulation on Jamb and Head	\$11 INCLUDED
<u>INC</u> Double Strength Glass	\$15 INCLUDED
<u>INC</u> Double Locks (> 24")	\$5 INCLUDED
<u>INC</u> Lifetime Warranty	\$ INCLUDED
Lifetime Glass Breakage Warranty	\$25
<u>34</u> Double Pane SolarZone*	\$99 <u>336</u>
Triple Pane SolarZone*	\$139

WINDOW OPTIONS	
Full Screens	\$35
Colonial Contoured Grids (BSO) (TSO)	\$40
Grids (BSO) (TSO)	\$90
Tempered, DH Sash (BSO) (TSO)	\$70/Sash
Obscure Glass (BSO) (TSO)	\$40/Sash
Oriel Style (40/60 or 60/40)	\$50
Mounting Fin	\$35
Foam Enhanced Frame **	\$35

PRE 1978 BUILT HOMES (WI DHS Lead Law)	
<u>34</u> Fee Per Section	\$30 <u>1020</u>
Fee Per Multiple	\$40
MY HOME WAS BUILT IN THE YEAR	Initial

DOORS	
(XO) (OX) Viewed from outside X is operating panel	
Vinyl Rolling Patio Door 6ft.	\$1300
Vinyl Rolling Patio Door 8ft.	\$1550
Vinyl Rolling Patio Door 9ft.	\$1850
Custom Size PD	\$
Colonial Contoured Grids	\$100
Double Pane SolarZone	\$225
Triple Pane SolarZone	\$400
Patio Door Exterior Trim	\$170
Facing Color	
Wood Grain Interior / Beige/Almond*	\$225
Colored Exterior *	\$385
Storm Door	\$
Door Color <u>WHITE</u> / <u>WHITE</u>	
Inside Outside	

MISCELLANEOUS	
<u>24</u> Custom Exterior Trim	\$95 <u>3230</u>
Facing Color <u>TR</u>	
Specialty Window Exterior Trim	\$
Mull to Form Unit/Mullion Removal	\$50
Metal Window Extra Labor/Vinyl	\$65
Insulate Weight Boxes	\$30
Interior Stops	\$45
Exterior Stops	\$40
Bay Roof (Install or Removal)	\$400
Interior Casing (Bay/Bow/PD)	\$150
Interior Casing (Window/Door)	\$100
Repair Sill, Jamb, Brickmold, WRB	\$50
Remove and Install A/C or Awning	\$100
Remove and Install Shutters/Security Bars	\$35
Paint / Stain Woodwork-Color	\$

Disclaimer: Estimate Valid For 30 Days.  
 \*Price is per section \*\* Available in DH & Picture Only



**NO EXTRA WORK IF NOT IN WRITING!**

**HOMEOWNER RESPONSIBLE FOR ALL PAINTING & STAINING**

Loan Term \_\_\_\_\_  
 Approval # \_\_\_\_\_

Customer agrees to the terms of payment as follows:

Extra Labor	\$ _____
Site set up and Disposal Fee	\$ <u>150.00</u>
Total Amount	\$ <u>15,854</u>
Custom Order Deposit 50%	\$ _____ Ck# _____
Balance Paid to Installer upon Completion	\$ _____
Amount Financed	\$ _____

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.  
 Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.  
**THIS IS A CUSTOM ORDER NOT FOR RESALE!**

Owner \_\_\_\_\_ Date \_\_\_\_\_

Salesman \_\_\_\_\_ Date \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_

**VILLAGE OF DEERFIELD,  
DANE COUNTY, WISCONSIN:**

**FIRST AMENDMENT TO  
AGREEMENT TO UNDERTAKE  
DEVELOPMENT IN TAX INCREMENTAL  
DISTRICT NO. 3**

Tax Parcel Number

117/ 0712- 214- 7274-9

THIS SPACE RESERVED FOR VILLAGE

RETURN TO:  
Elizabeth J. McCredie  
Village of Deerfield  
4 N. Main Street  
Deerfield, WI 53531

DRAFTED BY:  
Jared Walker Smith,  
Boardman & Clark  
1 S. Pinckney St., Suite 410  
Madison, WI 53703

PARCEL IDENTIFICATION NUMBERS:  
See this Page

See Addendum for legal description(s).

**FIRST AMENDMENT TO AGREEMENT TO UNDERTAKE DEVELOPMENT IN  
TAX INCREMENTAL DISTRICT NO. 3**

This First Amendment to Agreement To Undertake Development In Tax Incremental District No. 3 (the “**First Amendment**”) regarding the property located at 43 N. Main Street, Deerfield, WI (the “**Property**”) is entered into by and between the Village of Deerfield, a Wisconsin municipal corporation (“**Village**”), and Klinefelter Rentals LLC and James and Scott Whiting (individually, a “**Developer**” and collectively, “**Developers**”) to be effective when signed by all parties (the “**Effective Date**”).

**RECITALS**

1. The Village and Developers entered into a Development Agreement dated July 15, 2019 (the “**Agreement**”); and
2. The Agreement requires full completion on or before December 31, 2019; and
3. Developers have completed certain portions of the Project Plan, but due to factors outside Developers’ control, will not have full completion on or before December 31, 2019; and
4. Developers and Village wish to amend the Agreement so that the completion deadline will be extended.

**AGREEMENT**

**IN WITNESS WHEREOF**, and in consideration of the above recitals which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Village and Developers agree as follows:

1. Amendments to Agreement. The Agreement shall be amended as follows:
  - A. Amendment to Section 1 - Timeline. The timeline for completion of the project under Section 1 of the Agreement shall be amended by replacing “December 31, 2019” with “June 30, 2020.”
2. Ratification and Recording. Except as expressly modified herein, the Agreement is hereby ratified and reaffirmed by the Village and the Developers as if set forth in full herein. The Village may record this First Amendment on the record title to the Property, and append a legal description for said purpose.
3. Developers to Pay Village Costs. Developers will pay to the Village all costs incurred by the Village, including reasonable attorney fees, arising from the consideration, negotiation, drafting, and execution of this First Amendment, within 30 days from receipt of an invoice evidencing the total cost for the same.

IN WITNESS WHEREOF, this Agreement is effective when fully executed by the Village and Developers.

**\*DEVELOPERS\***

KLINEFELTER RENTALS LLC

\_\_\_\_\_  
James Whiting, Member and Authorized Representative

\_\_\_\_\_  
Scott Whiting, Member and Authorized Representative

INDIVIDUALLY

\_\_\_\_\_  
James Whiting

\_\_\_\_\_  
Scott Whiting

**ACKNOWLEDGMENT**

STATE OF WISCONSIN    )  
  ) SS  
COUNTY OF DANE        )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, a notary public in and for Dane County, Wisconsin, James Whiting and Scott Whiting, personally appeared, to me known to be the persons named herein and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act(s) and deed(s).

\_\_\_\_\_  
Notary Public, State of Wisconsin  
Name: \_\_\_\_\_  
My Commission: \_\_\_\_\_

**\*VILLAGE\***  
**VILLAGE OF DEERFIELD**

By: \_\_\_\_\_  
Name: Gregory Frutiger  
Title: Village President

ATTESTED:

By: \_\_\_\_\_  
Name: Elizabeth J. McCredie  
Title: Village Administrator Clerk-Treasurer

**AUTHENTICATION**

Signatures of Gregory Frutiger, Village President, and Elizabeth J. McCredie, Village Administrator-Clerk-Treasurer, authenticated on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jared Walker Smith  
Attorney, Boardman & Clark LLP  
TITLE: MEMBER STATE BAR OF WISCONSIN