

**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 MAY 20, 2019 AT 6:00 P.M.**

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

The meeting was called to order at 6:00pm by Chair Tebon. Roll call: Evensen, Riesop, Quamme, Bastian and Tebon present, G Frutiger and C Frutiger absent. Also present: see sign-in sheet on file in the clerk's office.

**CONSENT AGENDA**

Motion by Tebon and seconded by Evensen to approve the May 20, 2019 agenda as posted. All ayes, motion carried.

**A. APPROVAL OF MINUTES FROM APRIL 15, 2019**

Motion by Evensen and seconded by Bastian to approve the minutes from April 15, 2019 with the word "apply" in Public Appearances section B being changed to "applying". All ayes, motion carried.

**PUBLIC APPEARANCES**

**1. PRESENTATION OF CONCEPTUAL DESIGN FOR CM ZONING ON HWY 73 – SONA OLSON/INVENTURE REALTY GROUP**

Sona Olson stated that she was attended on behalf of Walt & Irene Olson to present a conceptual design for the property located on Hwy 73. Olson informed the members that the front façade design would wrap the south facing elevations of the building(s) and it would be used as a rental facility for individual tenants. The members informed Olson that they did not want this project to be piecemealed and requested that a Comprehensive Development Plan be presented including architectural elements and road patterns.

**2. ECONOMIC DEVELOPMENT RESOURCES COORDINATOR UPDATE KRISTIN FISH**

Fish informed the commissions that they have been meeting with business owners and encouraging them to apply for grants and questioned what kind of improvements are allowed. Fish also questioned if the TID grant submission timing requirement in the Planning Commission Submission Policy could be waived and Tebon stated he did not see a problem with waiving the timing but only on the TID #3 grant requests for Redevelopment Resources. Fish also recommended that a more detailed list of what is and what isn't allowed be create to aid in the grant submissions.

**3. UPDATE ON TRUCKSTAR PROJECT – STEPHANIE SCHWARTZ**

Schwartz stated that there were no updates at this time.

**A. PUBLIC COMMENTS**

Dave Dinkel stated that the Quilted Oak & Ice Cream store has opened and is a perfect example to advocate for the downtown TID grant program.

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

**A. RESOLUTIONS**

**B. REVIEW & ACTION**

**1. DISCUSS/CONSIDER REQUEST FROM CARDIAC SCIENCE/500 BURDICK WAY FOR THE CONSTRUCTION OF AN ENTRANCE CANOPY**

Cardiac Science submitted a proposal to construct a custom canopy for the south entry sidewalk at 500 Burdick Way per the covenants, conditions and restrictions of the Village of Deerfield Industrial Park. The commission reviewed the request and saw no reason for denial.

Motion by Evensen and seconded by Tebon to approve the request from Cardiac Science, to construct a custom canopy for the south entry sidewalk at 500 Burdick Way. All ayes, motion carried.

**2. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM SCOTT WHITING/KLINEFELTER RENTALS - 43 N MAIN STREET**

Whiting informed the commission that Klinefelter Rental LLC owns a commercial/residential building at 43 N. Main St. and for the last 20 years has rented a portion of it to Deerfield Pistol and Archery Center and this update would allow for its continuance for another 20 years. Fish noted that the TID #3 grant application is not tooled for

Whiting’s request and is not a “pay as you go” grant. The redevelopment project will cost approximately \$811,000.00 and consists of following items:

- replacing the second boiler
- a new steel roof on the main building
- remodeling the emergency side exit stairway
- brick tuck pointing
- painting the stucco on the exterior north side of the building
- front retail shop high efficiency windows
- replacing several additional building windows
- replacing the side and rear wood doors with new steel doors
- replacing the deteriorating awnings on the front and back of the building

Whiting is requesting a TID #3 grant for \$56,000.00 and has provided a copy of his bank’s approval to finance him up to \$26,000.00 to cover the rest.

Motion by Evensen and seconded by Quamme to approve and recommend to the Village Board issuance of a TID #3 grant request, as presented, to Klinefelter Rental LLC for up to \$56,000.00. All ayes, motion carried.

Tebon requested that going forward Redevelopment Resources provide a write-up from them as to why they are recommending approval of any grant requests submitted.

**COMMUNICATIONS**

**STAFF REPORTS**

McCredie informed the members that the building inspected is asking if the Village wants to allow garages on lots without a principal structure. The members stated they did not want this to be allowed.

**ADJOURN**

Motion by Tebon and seconded by Bastian to adjourn at 6:59 pm. All ayes, motion carried.

/S/ Elizabeth McCredie  
Village Administrator/Clerk-Treasurer