

**PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
AGENDA
VILLAGE OF DEERFIELD**

**FOR A MEETING OF THE PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
OF THE VILLAGE OF DEERFIELD TO BE HELD AT THE DEERFIELD VILLAGE HALL, 4 N. MAIN
STREET, DEERFIELD, WISCONSIN ON JUNE 17, 2019 AT 6:00 P.M.**

- I. CALL TO ORDER – NOTING OF ROLL BY CLERK**
- II. CONSENT AGENDA**
 - A. APPROVAL OF MINUTES FROM MAY 20, 2019**
- III. PUBLIC APPEARANCES**
 - 1. ECONOMIC DEVELOPMENT RESOURCES COORDINATOR UPDATE**
 - A. PUBLIC COMMENTS**
 - B. PUBLIC HEARING REQUEST TO CONSIDER REPEALING AND RECREATING PARAGRAPH 113-197(C)(8) WITHIN THE VILLAGE CODE OF ORDINANCES PERTAINING TO RESIDENTIAL DWELLING USES IN C-1, COMMUNITY BUSINESS DISTRICT**
 - C. PUBLIC HEARING REQUEST TO CONSIDER A CONDOMINIUM PRELIMINARY PLAT FOR 131/133 PARK VIEW ROAD – ROGER AND KAAREN KEENE**
- IV. UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**
- V. NEW BUSINESS**
 - A. RESOLUTIONS**
 - B. REVIEW & ACTION**
 - 1. DISCUSS/CONSIDER REPEALING AND RECREATING PARAGRAPH 113-197(C)(8) WITHIN THE VILLAGE CODE OF ORDINANCES PERTAINING TO RESIDENTIAL DWELLING USES IN C-1, COMMUNITY BUSINESS DISTRICT**
 - 2. DISCUSS/CONSIDER A CONDOMINIUM PRELIMINARY PLAT FOR 131/133 PARK VIEW ROAD – ROGER AND KAAREN KEENE**
 - 3. DISCUSS/CONSIDER A REQUEST FROM C. M. MORRIS GROUP, INC/610 WEDVICK RD. FOR THE ERECTION OF A BUSINESS SIGN**
- VI. COMMUNICATIONS**
- VII. STAFF REPORTS**
 - 1. VIERBICHER STREETSCAPE DESIGN PROPOSAL**
- VIII. 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 6/14/2019

**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 commission that they have been meeting with business owners and encouraging them to apply for grants and questioned what kind of improvements is 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 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



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

May 22, 2019

Re: Public Hearing Considering Amending Sec. 113-197 (C)(8) in C-1 zoning

Dear Property Owner,

Please find, on the reverse side of this memo, a Public Hearing notice for an amendment to the Village's code of ordinance Sec. 113-197 (C)(8). You are receiving this notice because you either own a property that is zoned C-1 or live within 200 ft. of a property with this zoning.

Complete copies of the amendments, with changes indicated, are available for review at the Village Hall, 4 N Main St., Deerfield, WI.

**NOTICE OF PUBLIC HEARING
VILLAGE OF DEERFIELD**

NOTICE IS HEREBY GIVEN of a public hearing by the Deerfield Planning Commission on Monday, June 17, 2019, at approximately 6:05 p.m. at 4 N. Main St., Deerfield, WI, to consider repealing and recreating paragraph 113-197(C)(8) within the Village code of ordinances pertaining to residential dwelling uses in C-1, Community Business district. Final approval will be considered by the Deerfield Village Board on Monday, June 24, 2019, at approximately 7:10 p.m. at 4 N. Main St., Deerfield, WI. Complete copies of the amendments, with changes indicated, are available for review at the Village Hall, 4 N. Main St., Deerfield, WI.

**/s/ Elizabeth J. McCredie
Village Clerk-Treasurer**

Class II Legal,

Publish 05/16/19 and 05/23/19

Donald Dunn
6 Washburn Rd
Deerfield, WI 53531

Mike Rogers
8 Washburn Rd
Deerfield, WI 53531

Conor Corbett
8 Washburn Rd
Deerfield, WI 53531

Suzanne Brettell
12 Washburn Rd.
Deerfield, WI 53531

Andrew Schmelzer
14 Washburn Rd.
Deerfield, WI 53531

WHPC-Shelter LLC
2 E Mifflin St., 401
Madison, WI 53703

Tammy & Gerald Pooch
656 Koshkonong Rd.
Cambridge, WI 53523

Daniel & Tammy Gratz
504 S Main St
Deerfield, WI 53531

Hausa Management LLC
69 Hoopen Rd
Cambridge, WI 53523

Daniel & Lori Higgs
509 S Frontage Rd
Deerfield, WI 53531

Rusty Lee
515 S Frontage Rd.
Deerfield, WI 53531

Fred & Mary Wagner
100 Elizabeth Ct.
Deerfield, WI 53531

Delores Berge
101 Elizabeth Ct.
Deerfield, WI 53531

Joseph & Shirley Peacock
102 Elizabeth Ct.
Deerfield, WI 53531

Alma Shea
103 Elizabeth Ct.
Deerfield, WI 53531

Mike Berge
104 Elizabeth Ct.
Deerfield, WI 53531

Gary Borgrud
11 Lake St
Deerfield, WI 53531

Susan Kotleski
17 Lake St
Deerfield, WI 53531

SSM/DEAN MEDICAL CLINIC
103 LAKE ST
DEERFIELD, WI 53531

TERRY PROPERTIES LLC
107 ELIZABETH CT
DEERFIELD, WI 53531

MICHELLE DISCHER
302 S. MAIN ST
DEERFIELD, WI 53531

JAMES KNAPWURST
KAN JUA
464 RUSHMORE LN
MADISON, WI 53711

WAYNE KELLER/LISA GUNDLACH
207 S MAIN ST.
DEERFIELD, WI 53531

HAZEL KELLER
211 S. MAIN ST
DEERFIELD, WI 53531

STEVE KELLER
215 S. MAIN ST.
DEERFIELD, WI 53531

Jim & Betty Strand
105 Elizabeth Ct.
Deerfield, WI 53531

Dale & Diane Schmidt
106 Elizabeth Ct.
Deerfield, WI 53531

Fred & Ethal Nelson
109lake Elizabeth Ct.
Deerfield, WI 53531

Dianne Bakken
110 Lake St.
Deerfield, WI 53531

Mike & Jennie Dillenbeck
112 Lake St.
Deerfield, WI 53531

Thomas & Julainne Sorenson
199 Lake St.
Deerfield, WI 53531

Betty Glover
201 Lake St.
Deerfield, WI 53531

Genny Castagna
203 Lake St.
Deerfield, WI 53531

Barb Schultz
205 Lake St.
Deerfield, WI 53531

Sam & Julie Baskinger
207 Lake St.
Deerfield, WI 53531

Brian Doughty
9 Legreid St.
Deerfield, WI 53531

Kevin & Judy Pospichal
11 Legreid St.
Deerfield, WI 53531

Steven Krueger
103 Legreid St.
Deerfield, WI 53531

Mobil on Main
% Jerome Stoikes
865 Harbor Rd.
Milton, WI 53563

Ralph Grossman
301 S Main St
Deerfield, WI 53531

James Knapwurst
801 N Holt Cir
Madison, WI 53719

Peter Felknor
201 S Main St
Deerfield, WI 53531

TSG Properties LLC
PO Box 426
Deerfield, WI 53531

Dennis & Kathy Milanowski
PO Box 346
Deerfield, WI 53531

Bank of Deerfield
PO Box 85
Deerfield, WI 53531

Todd Forsythe
1204 Pflaum Rd
Madison, WI 53531

Holly Treige
PO Box 162
Deerfield, WI 53531

Dallas & Jocelyn
PO Box 374
Deerfield, WI 53531

Cardinal Homestead LLC
PO Box 723
Sun Prairie, WI 53590

Richard & Carol Bates
418 Sunset Ct.
Marshall, WI 53559

Chad Petersen
616 Raygen Rd.
Marshall, WI 53559

Peter & Krysta Wetzel
101 S Main St
Deerfield, WI 53531

Dawn Wagner
PO Box 175
Deerfield, WI 53531

Judy Hottman
105 S Main St.
Deerfield, WI 53531

Stella & Cory Prey
108 S Main St
Deerfield, WI 53531

Jer Thoast/Pashia Thao
5 Jubilee Cir
Madison, WI 53718

Kling LLC
PO Box 6654
Monona, WI 53716

CS Manor
PO Box 332
Deerfield, WI 53531

Ray Peterson
619 Morningside Ave.
Madison, WI 53716

Chuck Anderberg
106 Liberty St
Deerfield, WI 53531

Steve & Sue Neath
310 W Quarry St.
Deerfield, WI 53531

Greg & Beth Welsh
PO Box 148
Deerfield, WI 53531

Green Crossing II LLC
4692 State Rd 73
Deerfield, WI 53531

Brice Properties, LLC
104 Farwell Drive
Cottage Grove, WI 53527

Wilfrade Chavez
5870 Lochinbars Trail
Marshall, WI 53559

David Dinkel
PO Box 103
Deerfield, WI 53531

Dennis & Victoria Borger
PO Box 135
Deerfield, WI 53531

Wild Company Realtors
425 Kleine St
Deerfield, WI 53531

Klinefelter Rentals, LLC
PO Box 62
Deerfield, WI 53531

Aplin & Ringsmuth, LLC
PO Box 348
Deerfield, WI 53531

Rocking M Investments LLC
PO Box 2
Deerfield, WI 53531

Marv Dorshorst
1078 Nesheim Rd
Deerfield, WI 53531

Chad Holzhueter
W9655 E Main St
Cambridge, WI 53523

Steve Bilsky
2047 Nora Rd
Cottage Grove, WI 53527

Korby Holzhueter
59 London Rd.
Cambridge, WI 53523

Deerfield Tire & Auto
PO Box 165
Deerfield, WI 53531

Kids Count Inc.
PO Box 52
Deerfield, WI 53531

Nelson-Young Lumber Co
PO Box 46
Deerfield, WI 53531

Shacks Tap
PO Box 362
Deerfield, WI 53531

Stadler Enterprises LLC
217 N Main St
Deerfield, WI 53531

Ryan Olson
218 N Main St
Deerfield, WI 53531

Lee Dahl
219 N Main St
Deerfield, WI 53531

Robert Coates
223 N Main St
Deerfield, WI 53531

Marian Development LLC
5379 Mariners Cove Dr. #504
Madison, WI 53704

William Lathrop
PO Box 364
Deerfield, WI 53531

Jenny & Ryan Pingel
PO Box 184
Deerfield, WI 53531

Nicholaus & Holly Slater
PO Box 392
Deerfield, WI 53531

John Tucker
PO Box 354
Deerfield, WI 53531

Doug Hildreth
PO Box 71
Deerfield, WI 53531

Adam Lazare
PO Box 143
Deerfield, WI 53531

Nicole Valley
30 E Rockdale Rd
Cambridge, WI 53523

Karen Nelson
PO Box 484
Deerfield, WI 53531

Jennifer Van Kauwenbergh
PO Box 342
Deerfield, WI 53531

NOTICE OF PUBLIC HEARING

Notice is hereby given of a Public Hearing to be held by the Village of Deerfield's Planning Commission on Monday, June 17, 2019 at approximately 6:05 pm at the Deerfield Village Hall, 4 N. Main St., Deerfield, WI to hear a request from Rogers and Kaaron Keene on a preliminary plat review for the creation of a condominium to an existing duplex located at 131/133 Park View Road. Final approval will be considered by the Deerfield Village Board on Monday, June April 24, 2019, at approximately 7:15 p.m. at 4. Main St., Deerfield, WI.

The public can make written or oral comments at this hearing.

Elizabeth McCredie
Village Clerk

CLASS I LEGAL

PUBLISH: June 13, 2019

TO: Deerfield Planning Commission

FR: Elizabeth McCredie

Board Meeting Date: June 17, 2019

AGENDA ITEM: Repealing and Recreating Paragraph 113-197(c)(8) for Residential Dwelling in C-1 zoning.

The Planning Commission will be holding the Public Hearing on repealing and recreating paragraph 113-197(c)(8) for Residential Dwelling in C-1 zoning and then taking action on it afterwards. The Building Inspector provided the following information based on an assumption that the property owner has a 1,300 sq. ft. building and they're going to use 600 sq. ft. as a one bedroom apartment leaving a 700 sq. ft. office:

Off street parking for business: 1 stall per 300 Square feet of business.

$700/300 = 2.3333$. I would say two parking stalls

Dwelling, single family says 3 per dwelling unit.

This is not a dwelling.

I would consider this to fall under lodging or boarding house: 1 stall per bedroom

Based on size then I would total 1.

I would require based on dual use three off street parking spaces.

Parking space should be 9'x18'. The surface is supposed to be dustless.

I've included a copy of Sec. 113-292 – Parking requirements with the surfacing section highlighted for your information.

If you have any questions on this issue prior to the meeting, feel free to contact me at Village Hall, at 764-5404 or email: mccredie@deerfieldwi.com.

Liz

Sec. 113-292. - Parking requirements.

All new parking lots and all alterations of existing lots shall be subject to the approval of the village board, after a recommendation from the plan commission. Requests for said parking lots shall be accompanied with detailed plans on landscaping, parking layout, drainage provisions and driveway locations. In all districts, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:

- (1) *Access.* Adequate access to a public street shall be provided for each parking space.
- (2) *Design standards.* Each required off-street parking space shall have a stall width of at least nine feet and a stall length of at least 18 feet. Such space shall have a vertical clearance of at least 6½ feet. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows: Aisles shall be not less than 24 feet wide for 90-degree parking, 18 feet wide for 60-degree parking, 15 feet wide for 45-degree parking (angle shall be measured between centerline of parking space and centerline of aisle), and 12 feet wide for parallel parking. Aisles for two-way traffic shall be not less than 24 feet wide for 90-degree parking. No parking area of more than four spaces shall be designed as to require any vehicle to back into a public street. Any parking area of more than five spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of unchanneled parking areas shall be avoided by interior landscaping and safety islands.
- (3) *Location.*
 - a. Location is to be on the same lot as the principal use or not over 400 feet from the principal use.
 - b. Off-street parking is permitted in all yards of all districts except in the front yards of single-family and multifamily residence districts, but shall not be closer than five feet to a side lot line, right-of-way line, or rear lot line.
 - c. Off-street parking in a single-family residence and multifamily residence districts is permitted in the front yard in the driveway, even though closer than five feet to a side lot line. Parking stalls for single- and two-family residences may be placed one behind the other.
 - d. ADA. Stalls shall be located per ADA requirements.
- (4) *Surfacing.* All open off-street parking areas shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 4,000 pounds. "Dustless all-weather material" includes asphalt, concrete and brick. Gravel or crushed stone is not an acceptable surface for off-street parking constructed after January 1, 2005. Any parking area for more than five vehicles shall have the aisles and spaces clearly marked.
- (5) *Landscaping requirements.*
 - a. *Landscaping.* All public and private off-street parking areas which serve five vehicles or more and are created or redesigned and rebuilt subsequent to the adoption of the ordinance from which this chapter is derived shall be provided with accessory landscape areas totaling not less than ten percent of the surfaced area. The minimum size of each landscape area shall not be less than 100 square feet.
 - b. *Location.* Location of landscape areas, plant materials, protection afforded the plantings, including curbing and provision for maintenance by the property owner, shall be subject to approval by the zoning administrator.
 - c. *Plans.* All plans for such proposed parking areas, at the discretion of the zoning administrator and building inspector, shall include a topographic survey or grading plan which shows existing and proposed grades and location or improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

- d. *Special residential requirements.* Those parking areas for five or more vehicles if adjoining a residential use shall be 50 feet from the lot line and screened from such use by a solid wall, fence, evergreen planting of equivalent visual density, or other effective means, built and maintained at a minimum height of five feet. When a solidly constructed decorative fence is provided along the interior lot line, the minimum setback for the parking area shall be five feet from said lot line. Said fence shall be located a minimum of one foot from the said lot line. A street separation from the parking would exclude the screening requirements.
 - e. *Repair and service.* No motor vehicle repair work or service of any kind shall be permitted in association with parking facilities provided in residence districts.
 - f. *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed three footcandles measured at the lot line.
- (6) *Parking stalls required.* Parking stalls for particular buildings, businesses, uses and districts shall be set forth below. In the absence of a specific ratio for a particular business, building or use, the ratio or number of parking stalls shall be recommended by the plan commission and approved by the village board.
- a. Single-family dwellings: see R-1 and R-2 district requirements.
 - b. Mobile homes: see R-1 and R-2 district requirements.
 - c. Two-family dwellings: see R-3 district requirements.
 - d. Multi-family dwellings: see R-4 requirements.
 - e. Hotels and motels: one stall per room, plus one extra stall per eight rooms or dwelling units.
 - f. Clubs, lodges, sororities, dormitories, lodginghouses and boardinghouses: one stall per room or dwelling unit, plus one extra stall per eight rooms or dwelling units.
 - g. Sanitariums, institutions, rest and nursing homes: one stall per room or dwelling unit, plus one extra stall per eight rooms or dwelling units.
 - h. Hospitals, medical and dental clinics: one stall per 300 square feet of gross floor area.
 - i. Manufacturing and processing plants, laboratories and warehouses: one stall per FTE employee or a minimum of four, plus one for each vehicle owned by the business; plus one visitor space for each 500 square feet of office space.
 - j. Financial institutions, libraries, business, governmental and professional offices: one stall per 300 square feet of gross floor area.
 - k. Funeral homes: eight stalls per chapel or parlor, plus one stall/business vehicle.
 - l. Bowling alleys: five stalls per alley.
 - m. Repair, retail, service: one stall per 300 square feet of gross floor area.

(Prior Code, § 24.42)

VILLAGE OF DEERFIELD ORDINANCE O-2019-02

AN ORDINANCE TO REPEAL AND RECREATE PARAGRAPH 113-197(C)(8) WITHIN THE VILLAGE CODE OF ORDINANCES PERTAINING TO RESIDENTIAL DWELLING USES IN C-1, COMMUNITY BUSINESS DISTRICT

The Village Board of the Village of Deerfield, Dane County, does ordain as follows:

1. **Sec. 113-197(c)(8)** of the Municipal Code of the Village of Deerfield is repealed and recreated to now read as follows:
 - (1) Residential dwelling units located in a building with only permitted uses as follows:
 - a. Within this paragraph (8):
 - i. “Commercial space” means any finished floor area of a building devoted to a permitted business use.
 - ii. “First floor” means the building floor level at grade with the adjacent principal street.
 - iii. “Principal street” means the public way adjacent to the building from which the building address is derived.
 - b. Residential dwelling units located on a floor other than the first floor if the following conditions are met:
 - i. The residential dwelling units meet commercial code for multi-family residential use;
 - ii. The residential dwelling units are not located in accessory structures;
 - iii. At least 1 off-street private parking stall is assigned per bedroom per residential dwelling unit, with a minimum of 1 parking stall per residential dwelling unit; and
 - iv. No first floor principal street frontage is dedicated to residential dwelling units except that no more than five feet of principal street frontage may be used for ingress and egress to the building’s residential dwelling units.
 - c. Residential dwelling units located on the first floor if the following conditions are met:
 - i. Conditions imposed by paragraph (8)b. above;
 - ii. The area dedicated to first floor residential dwelling units is no more than 50% of the finished first floor floor area; and
 - iii. There is no direct interior access, including but not limited to a locked door, between any residential dwelling unit and a commercial space.
2. If any portion of this Ordinance or its application on any person or circumstances is held invalid, the validity of this Ordinance as a whole or any other provision herein or its application shall not be affected.
3. This Ordinance shall take effect immediately upon passage and publication or posting, as required by law.

DATED this 24th day of June, 2019.

By: Gregory Frutiger, Village President

Attest: Elizabeth McCredie, Village Administrator
Clerk/Treasurer

Adopted: _____

Vote: Ayes: _____

Noes: _____

Published: _____

Sec. 113-292. - Parking requirements.

All new parking lots and all alterations of existing lots shall be subject to the approval of the village board, after a recommendation from the plan commission. Requests for said parking lots shall be accompanied with detailed plans on landscaping, parking layout, drainage provisions and driveway locations. In all districts, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:

- (1) *Access.* Adequate access to a public street shall be provided for each parking space.
- (2) *Design standards.* Each required off-street parking space shall have a stall width of at least nine feet and a stall length of at least 18 feet. Such space shall have a vertical clearance of at least 6½ feet. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows: Aisles shall be not less than 24 feet wide for 90-degree parking, 18 feet wide for 60-degree parking, 15 feet wide for 45-degree parking (angle shall be measured between centerline of parking space and centerline of aisle), and 12 feet wide for parallel parking. Aisles for two-way traffic shall be not less than 24 feet wide for 90-degree parking. No parking area of more than four spaces shall be designed as to require any vehicle to back into a public street. Any parking area of more than five spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of unchanneled parking areas shall be avoided by interior landscaping and safety islands.
- (3) *Location.*
 - a. Location is to be on the same lot as the principal use or not over 400 feet from the principal use.
 - b. Off-street parking is permitted in all yards of all districts except in the front yards of single-family and multifamily residence districts, but shall not be closer than five feet to a side lot line, right-of-way line, or rear lot line.
 - c. Off-street parking in a single-family residence and multifamily residence districts is permitted in the front yard in the driveway, even though closer than five feet to a side lot line. Parking stalls for single- and two-family residences may be placed one behind the other.
 - d. ADA. Stalls shall be located per ADA requirements.
- (4) *Surfacing.* All open off-street parking areas shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 4,000 pounds. "Dustless all-weather material" includes asphalt, concrete and brick. Gravel or crushed stone is not an acceptable surface for off-street parking constructed after January 1, 2005. Any parking area for more than five vehicles shall have the aisles and spaces clearly marked.
- (5) *Landscaping requirements.*
 - a. *Landscaping.* All public and private off-street parking areas which serve five vehicles or more and are created or redesigned and rebuilt subsequent to the adoption of the ordinance from which this chapter is derived shall be provided with accessory landscape areas totaling not less than ten percent of the surfaced area. The minimum size of each landscape area shall not be less than 100 square feet.
 - b. *Location.* Location of landscape areas, plant materials, protection afforded the plantings, including curbing and provision for maintenance by the property owner, shall be subject to approval by the zoning administrator.
 - c. *Plans.* All plans for such proposed parking areas, at the discretion of the zoning administrator and building inspector, shall include a topographic survey or grading plan which shows existing and proposed grades and location or improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

- d. *Special residential requirements.* Those parking areas for five or more vehicles if adjoining a residential use shall be 50 feet from the lot line and screened from such use by a solid wall, fence, evergreen planting of equivalent visual density, or other effective means, built and maintained at a minimum height of five feet. When a solidly constructed decorative fence is provided along the interior lot line, the minimum setback for the parking area shall be five feet from said lot line. Said fence shall be located a minimum of one foot from the said lot line. A street separation from the parking would exclude the screening requirements.
 - e. *Repair and service.* No motor vehicle repair work or service of any kind shall be permitted in association with parking facilities provided in residence districts.
 - f. *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance. However, in no case shall such lighting exceed three footcandles measured at the lot line.
- (6) *Parking stalls required.* Parking stalls for particular buildings, businesses, uses and districts shall be set forth below. In the absence of a specific ratio for a particular business, building or use, the ratio or number of parking stalls shall be recommended by the plan commission and approved by the village board.
- a. Single-family dwellings: see R-1 and R-2 district requirements.
 - b. Mobile homes: see R-1 and R-2 district requirements.
 - c. Two-family dwellings: see R-3 district requirements.
 - d. Multi-family dwellings: see R-4 requirements.
 - e. Hotels and motels: one stall per room, plus one extra stall per eight rooms or dwelling units.
 - f. Clubs, lodges, sororities, dormitories, lodginghouses and boardinghouses: one stall per room or dwelling unit, plus one extra stall per eight rooms or dwelling units.
 - g. Sanitariums, institutions, rest and nursing homes: one stall per room or dwelling unit, plus one extra stall per eight rooms or dwelling units.
 - h. Hospitals, medical and dental clinics: one stall per 300 square feet of gross floor area.
 - i. Manufacturing and processing plants, laboratories and warehouses: one stall per FTE employee or a minimum of four, plus one for each vehicle owned by the business; plus one visitor space for each 500 square feet of office space.
 - j. Financial institutions, libraries, business, governmental and professional offices: one stall per 300 square feet of gross floor area.
 - k. Funeral homes: eight stalls per chapel or parlor, plus one stall/business vehicle.
 - l. Bowling alleys: five stalls per alley.
 - m. Repair, retail, service: one stall per 300 square feet of gross floor area.

(Prior Code, § 24.42)

TO: Deerfield Planning Commission

FR: Elizabeth McCredie

Board Meeting Date: June 17, 2019

AGENDA ITEM: Condominium Preliminary Plat Review for 131-133 Park View Rd.

The Village received a request to change the duplex located at 131/133 Park View to a condominium plat and as I have never had a request like this before I contacted the Village Attorney for guidance. I was informed that this request falls under the preliminary plat requirements and that the applicant should submit the plat along with a request to waive the erosion control plan and environmental assessment due to the fact that this is an existing building and no new construction is taking place and submit the review fees for a preliminary plat. Both of which have been done.

If you have and questions on this issue prior to the meeting, feel free to contact me at Village Hall, at 764-5404 or email: mccredie@deerfieldwi.com.

Liz

June 6, 2019

RE: 131 and 133 Park View Road, Deerfield, WI
Parcel # 0712-2723109-7
Formation of a two-unit condominium

RECEIVED
JUN 06 2019
VILLAGE OF DEERFIELD

Dear Deerfield Planning Commission and Village Board,

Rodgers and Kaaron Keene own the duplex located at 131-133 Park View Road and reside in the 131 Park View unit. The property is properly zoned in the R-3 District, but is the only duplex in the immediate area of single family residences. The Owners intend to create a two-unit condominium to allow flexibility in the ownership of the property. (They may choose to sell the 133 unit.) In review of the Village ordinances, it seems appropriate to create a condominium as opposed to the "zero-lot" line division.

As per discussion with Village staff, the Keene's are hereby applying for the conversion to the condominium form of ownership. The Keene's are requesting a waiver of the pre-development agreement, the erosion control plan, and the environmental assessment due to the fact that this is an existing building and no new construction is taking place. The required fee and maps, which have been prepared by Wisconsin Mapping, LLC, are also being delivered to the Village Hall.

If you have any question or need additional information, please contact me.



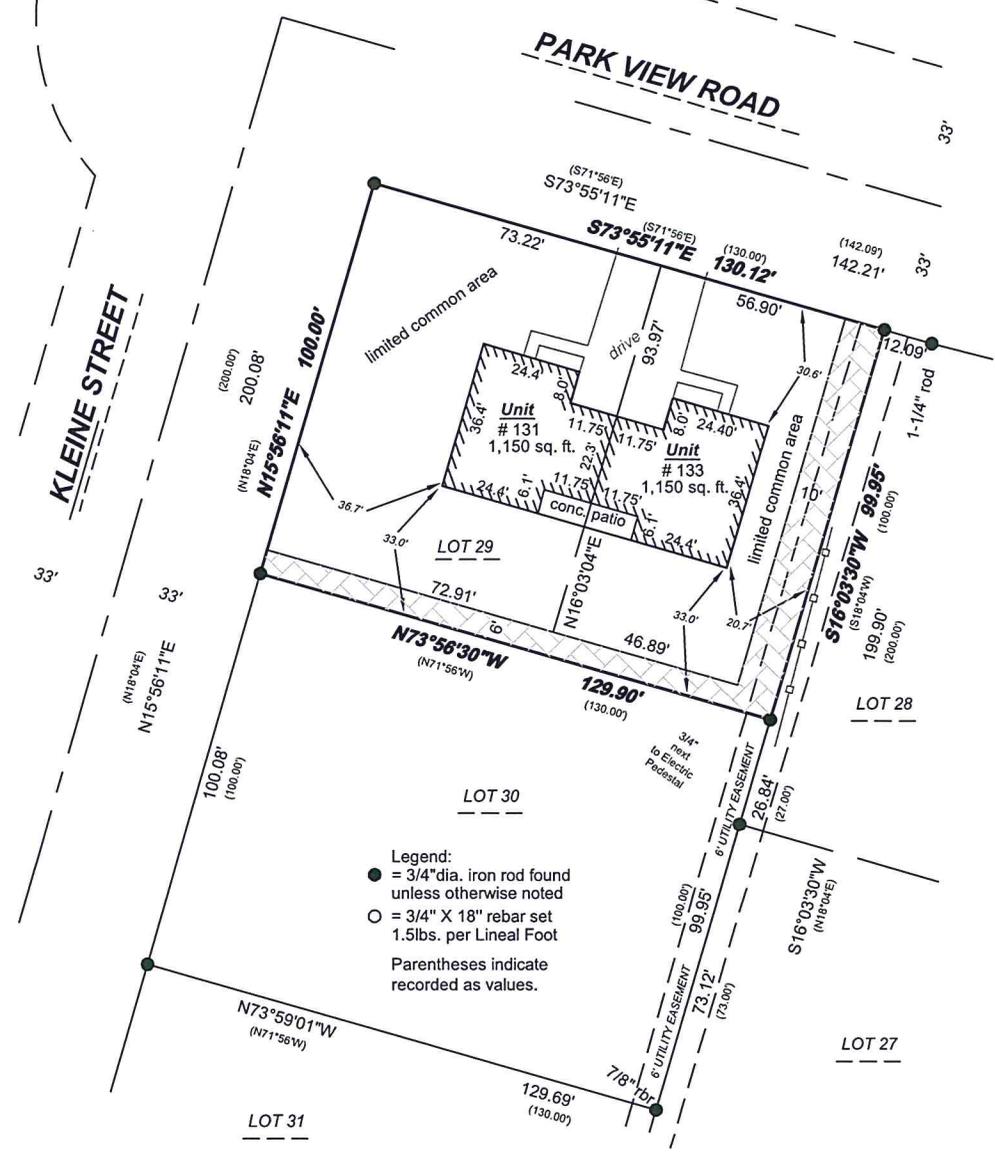
David R. Dinkel as Authorized Agent for the Owners

608-95-6262 or dave@propertyshop-realtors.com

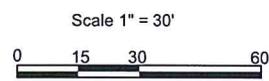
RECEIVED
 JUN 06 2019
 VILLAGE OF DEERFIELD

Preliminary
Park View Deerfield Condominium
 CONDOMINIUM PLAT

Lot 29, Park View Addition to Deerfield, being further located in part of the NW 1/4 of the NW 1/4 of Section 27, T.7N., R.12E., Village of Deerfield, Dane County, Wisconsin.



Legend:
 ● = 3/4" dia. iron rod found unless otherwise noted
 ○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
 Parentheses indicate recorded as values.



Legend:
 ● = 3/4" dia. iron rod found unless otherwise noted
 ⊠ = common area
 Parentheses indicate recorded as values.

Surveyor's Certificate

I, David C. Riesop, a Wisconsin Registered Land Surveyor, do hereby certify that this Condominium Plat of Park View Deerfield Condominium is a correct representation of the field survey made, and of the property described hereon, and further that the building as shown was located, and that the identification and location of each unit and the common elements and limited common elements can be determined from the plat, and further certify that this survey and plat is correct to the best of my knowledge and belief.

Dated _____ David C. Riesop S-1551

Notes

- 1) Prepared for Rogers and Kaaron Keene, 133 Park View Road, Deerfield, WI. 53531



City Approval

This Condominium Plat was approved for recording per Village of Deerfield Plan Commission action of _____ and Village Board action of _____.
 Dated this _____ day of _____, 2019

 Clerk, Village of Deerfield

Register of Deeds Certificate

Received for recording this _____ day of _____, 2019 at _____ o'clock ____M.
 and recorded in Volume _____ of Condominium Plats, on Page _____.

 Kristi Chlebowski, Register of Deeds, Dane County

There are no objections to this condominium with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.
 Dated this _____ day of _____, 20____

 Dane County Planning and Development

TO: Deerfield Planning Commission

FR: Elizabeth McCredie

Board Meeting Date: June 17, 2019

AGENDA ITEM: REQUEST FOR A BUSINESS SIGN BEING ERECTED IN THE INDUSTRIAL PARK – CM MORRIS GROUP, 610 WEDVICK RD

CM Morris is requesting to erect a business sign at 610 Wedvick Rd. and per the Industrial Park Covenants and Village Ordinance they must get approval from the Planning Commission and Village Board.

Included is a copy of Sec. 113-324 (g) – Signs in the business park for your information.

If you have any questions on this issue prior to the meeting, feel free to contact me at Village Hall, at 764-5404 or email: mccredie@deerfieldwi.com.

Liz

113-324
(g) *Signs in the business park.*

- (1) Signs erected, relocated, reconstructed or maintained in the business park are subject to the same application and permitting requirements and enforcement guidelines set forth in this section, except as expressly modified by this subsection:
 - a. All applications for permits for signs in the business park shall be reviewed by the business park commission and the village board, rather than the building inspector. Following approval by the business park commission and village board, the building inspector shall issue a permit as directed by the village board. Thereafter, signs in the business park shall comply with and conform to any and all requirements set forth in the final sign permit. Both the business park commission and the building inspector shall have concurrent enforcement jurisdiction over signs in the business park.
 - b. When reviewing applications for sign permits in the business park, the business park commission and village board shall consider the standards set forth in this article and the standards set forth in the "First Amended Declaration of Covenants, Conditions, and Restrictions for the Industrial Park in the Village of Deerfield," as may be amended from time to time. While these standards shall provide guidance, the village recognizes that:
 1. These standards may not adequately consider relevant factors for signs in the business park; and
 2. Signs in the business park have a unique significance for both the village and businesses located in the business park.
- (2) Therefore, the standards applied to a particular application for a sign in the business park shall be determined by the business park commission and village board on a case-by-case basis, with final approval or denial resting in the discretion of the village board.

(Prior Code, § 24.51)

608-688-0997 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION madisoninspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. _____ TAXKEY# _____
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ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>DEERFIELD</u> COUNTY: <u>DANE</u>	PROJECT LOCATION (Building Address) <u>610 WEDVICK RD, DEERFIELD, WI 53531</u>	PROJECT DESCRIPTION <u>NEW EXTERIOR SIGNAGE</u> <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY
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Owner's Name <u>C.M. MORRIS GROUP, INC.</u>	Mailing Address - Include City & Zip <u>610 WEDVICK RD. DEERFIELD, WI 53531</u>	Telephone - Include Area Code <u>609-764-3274</u>
Construction Contractor (DC Lic No.) <u>SIGNAGE RYAN SIGNS, INC.</u>	Mailing Address - Include City & Zip <u>3007 PERRY ST. MADISON, WI 53713</u>	Telephone - Include Area Code <u>608-271-7979</u>
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION		Subdivision Name		Lot No.	Block No.
Zoning District	Lot Area	Sq. Ft.	N.S.E.W.	Front	Rear
			Setbacks	Ft.	Ft.
				Left	Right
				Ft.	Ft.

1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT	12. ENERGY SOURCE																					
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other <u>SIGNAGE</u>	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>LP.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>										
Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar																			
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING	* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																					
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No.																						
2. AREA	5. ELECTRICAL	8. USE	11. WATER	13. HEAT LOSS (Calculated)																					
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: <input type="checkbox"/> New <input type="checkbox"/> Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company:	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other	<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	Total _____ BTU/HR																					
				14. ESTIMATED COST																					
				\$ <u>6,000.00</u> (MONUMENT)																					

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

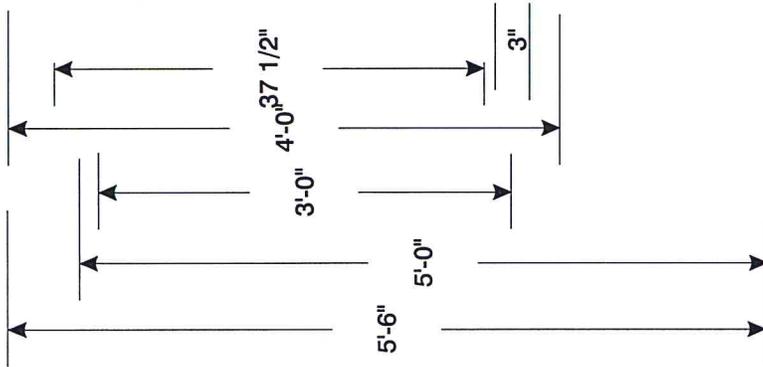
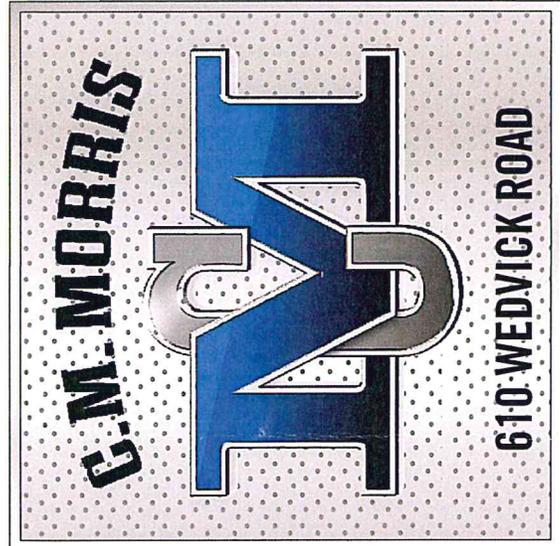
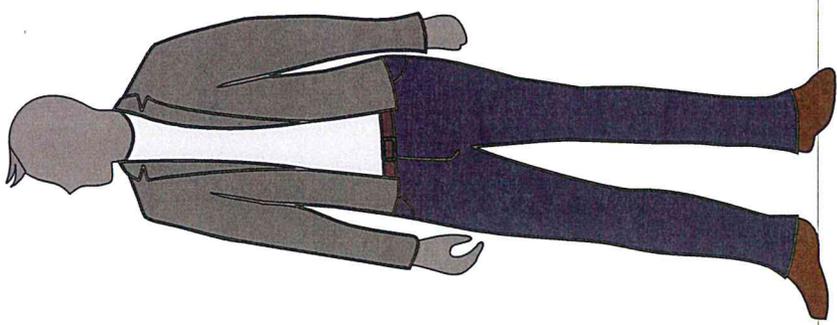
APPLICANT (PRINT): BRIDGET HART (ON BEHALF OF C.M.) SIGN: [Signature] DATE: 5/30/2019

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
 Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.
		PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____	

1B.1



MAP Brushed Aluminum Extruded Aluminum Posts Full Color Digital Print Reveal
Wind Load **Illumination Compliance** **Construction:**
 Compliance Statement: Withstand up to 75 MPH Winds N/A Brushed Silver Frame w/ Perforated Internal Panel,
 Gray Reveal Extruded Aluminum Posts & Digital
 Print Graphics Applied Directly Flat Cut Background

$3' \times 4'-0" = 13.8'$
 $1' \times 4' = 4'$

17.8 #

Ryan Signs, Inc.
 3007 Perry Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853
 SCALE: 3/4" = 1'-0" APPROVED: _____
 DATE: 5/8/19 REVISED: 5/23/19 Copyright 2015 by Ryan Signs, Inc.
 DRAWN BY: KW
CM MORRIS-610 WEDVICK RD.-DEERFIELD
 These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you on your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin. If you do purchase from Ryan Signs, Inc. to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.
 Client Signature: _____
DRAWING NUMBER: 6872



MONUMENT SIGN SGT BACK 25' FROM PROPERTY LINE

Center of Section
22.77N, R.12E.
3/4" REBAR
FOUND

672.85' 672.85'
N86°15'57"E
N88°53'38"E

LOT 1
CSM # 5955

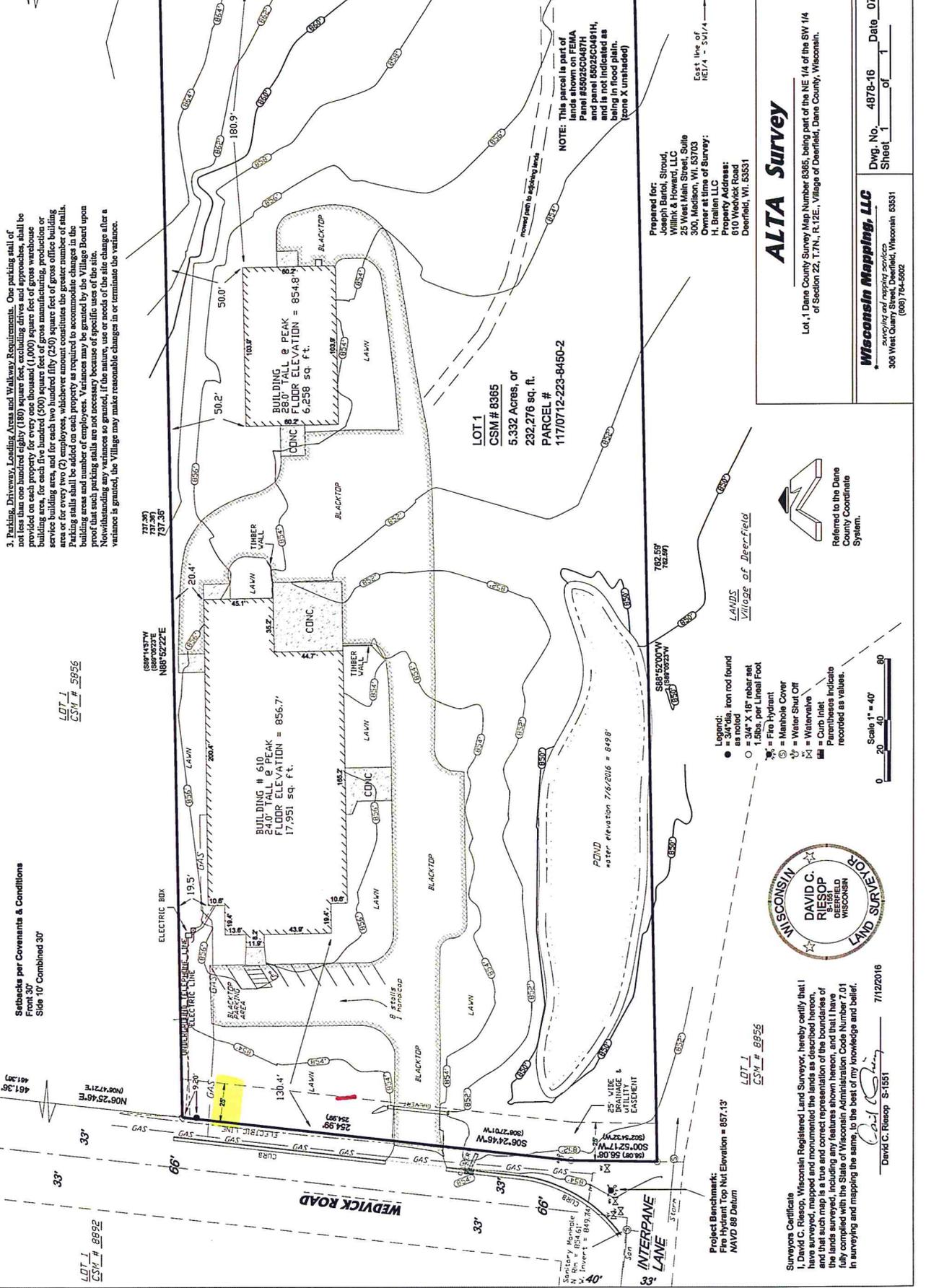
Subbacks per Covenants & Conditions
Front 30'
Side 10' Combined 30'

3. Parking, Driveway, Loading Area and Walkway Requirements. One parking stall of not less than one hundred eighty (180) square feet, including driveway and approaches, shall be provided for every one hundred (100) square feet of gross area of the building. The building area, for each five hundred (500) square feet of gross manufacturing, production or service building area, and for each two hundred fifty (250) square feet of gross office building area or for every two (2) employees, whichever amount constitutes the greater number of stalls. Parking stalls shall be added on each property as required to accommodate changes in the building areas and number of employees. Variances may be granted by the Village Board upon proof that such parking stalls are not necessary because of specific uses of the site. Notwithstanding any variance so granted, if the nature, use or needs of the site change after a variance is granted, the Village may make reasonable changes in or terminate the variance.

LOT 1
CSM # 8965

Prepared for:
Steward
Willik & Howard LLC
25 West Main Street, Suite
300, Madison, WI 53703
Owner at time of Survey:
H. Bralieu LLC
Property Address:
810 Washick Road
Deerfield, WI 53531

NOTE: This parcel is part of lands shown on FEMA Flood Insurance Rate Map #59025C0491H, and is not indicated as being in flood plain. (zone X unshaded)



Project Benchmark:
Fire Hydrant Top Nut Elevation = 857.13'
NAVD 88 Datum

LOT 1
CSM # 8956

Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, mapped and monumented the lands as described hereon, and that such map is a true and correct representation of the boundaries of the lands surveyed, including any features shown hereon, and that I have fully complied with the State of Wisconsin Administration Code Number 7.01 in surveying and mapping the same, to the best of my knowledge and belief.

DAVID C. RIESOP
S-1551
7/12/2016

Legend:
● = 3/4" dia. iron rod found as noted
○ = 3/4" X 18" rebar set 1.5lbs. per Linear Foot
☼ = Fire Hydrant
☼ = Manhole Cover
☼ = Water Shut Off
☼ = Valve/Valve
☼ = Curb Inlet
Parentheses Indicate recorded as values.

Scale 1" = 40'

Referenced to the Dane County Coordinate System.

ALTA Survey

Lot 1 Dane County Survey Map Number 8385, being part of the NE 1/4 of the SW 1/4 of Section 22, T.7N., R.12E., Village of Deerfield, Dane County, Wisconsin.

Wisconsin Mapping, LLC
Surveying and Mapping Services
300 West Walnut Street, Wisconsin 53531
(608) 784-5602

Dwg. No. 4878-16 of 1 Date 07/07/2016
Sheet 1 of 1

Existing Monument Sign



CM
C.M. MORRIS
(608) 497-1403

www.cmmorrisgroup.com

**Fireproofing &
Acoustical Spray**

4'

8'

Existing Monument Sign



MONUMENT SIGN SET-BACK 40' FROM CURB

608-688-0997 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION madisoninspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. _____ TAXKEY# _____
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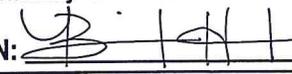
ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>DEERFIELD</u> COUNTY: <u>DANE</u>	PROJECT LOCATION (Building Address) <u>610 WEDVICK RD, DEERFIELD, WI 53531</u>	PROJECT DESCRIPTION <u>NEW EXTERIOR SIGNAGE</u> <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY
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Owner's Name <u>C.M. MORRIS GROUP, INC.</u>	Mailing Address - Include City & Zip <u>610 WEDVICK RD. DEERFIELD, WI 53531</u>	Telephone - Include Area Code <u>609-764-3274</u>
Construction Contractor (DC Lic No.) <u>RYAN SIGNS, INC.</u>	Mailing Address - Include City & Zip <u>3007 PERRY ST. MADISON, WI 53713</u>	Telephone - Include Area Code <u>608-271-7979</u>
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION		Subdivision Name			Lot No.	Block No.																					
Zoning District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																					
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT		12. ENERGY SOURCE																						
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other <u>SIGNAGE.</u>	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		<table style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>LP.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>										
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Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
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1b. GARAGE	4. CONST. TYPE	7. FOUNDATION		10. PLUMBING																							
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____		Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																							
2. AREA	5. ELECTRICAL	8. USE		11. WATER																							
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: ___ New ___ Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____		<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well																							
				13. HEAT LOSS (Calculated)																							
				Total _____ BTU/HR																							
				14. ESTIMATED COST																							
				\$ 1,500.00 (WAV SIGN)																							

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): BRIDGET HART (ON BEHALF OF CM.M.) **SIGN:**  **DATE:** 5/30/2019

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
 Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK# _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.
		PERMIT ISSUED BY MUNICIPAL AGENT:	
		Name _____ Date _____ Certification No. _____	

3C

3'-2"

14' OF LINEAR FRONTAGE SHOWN

4 1/2"
27"



$2.25' \times 3.12' = 7.02 \text{ } \phi$

■ Black Flat Cut Letters	Illumination Compliance Statement: N/A	Construction: Flat Cut Letters Stud Mounted to Building
Wind Load Compliance Statement: Withstand up to 75 MPH Winds		

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853	SCALE: 1/2" = 1'.0"	APPROVED:
	DATE: 5/8/19	© Copyright 2015 by Ryan Signs, Inc.
CM MORRIS-610 WEDVICK RD.-DEERFIELD	REVISID:	
	DRAWN BY: KW	DRAWING NUMBER:
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of it's employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small> client signature		6872

Existing Wall Sign



WALL SIGN ELEVATION: 69.4
LINEAL FEET

