

**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 OCTOBER 21, 2019 AT 6:00 P.M.**

- I. CALL TO ORDER – NOTING OF ROLL BY CLERK**
- II. CONSENT AGENDA**
  - A. APPROVAL OF MINUTES FROM AUGUST 19, 2019 AND SEPTEMBER 16, 2019**
- III. PUBLIC APPEARANCES**
  - A. PUBLIC COMMENTS**
- IV. UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**
  - 1. DISCUSS/CONSIDER A TID 3 GRANT REQUEST FORM DEERFIELD  
RENTALS/TERESA PELLETIER – 2 S MAIN STREET**
- V. NEW BUSINESS**
  - A. RESOLUTIONS**
  - B. REVIEW & ACTION**
    - 1. DISCUSS/CONSIDER A REQUEST FROM THE VILLAGE OF DEERFIELD FOR A  
VARIANCE FROM THE MINIMUM LOT SIZE ALLOWED IN THE M-1 INDUSTRIAL  
ZONING DISTRICT AND WAIVERS TO OTHER PROVISION OF VILLAGE CODE  
CH. 112 RELATED TO THE SUBDIVISION OF 40 W NELSON STREET BY  
CERTIFIED SURVEY MAP**
    - 2. DISCUSS/CONSIDER – GENERAL DEVELOPMENT PLAN FOR WOODSEGE  
DEVELOPMENT - WALTER & IRENE OLSON**
- VI. COMMUNICATIONS**
- VII. STAFF REPORTS**
- 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 10/17/2019

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

**TAX INCREMENTAL DISTRICT NO. 6 CREATION  
AND  
TAX INCREMENTAL DISTRICT NO. 3 PROJECT PLAN AMENDMENTS**

**August 19, 2019 at 6:00 p.m.**

**Deerfield Volunteer Fire Department  
305 N. Industrial Park Road**

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

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

**CONSENT AGENDA**

Motion by Evensen and seconded by Bastian to approve the August 19, 2019 agenda as posted. All ayes, motion carried.

**A. APPROVAL OF MINUTES FROM JUNE 17, 2019**

Motion by Evensen and seconded by Bastian to approve the minutes from June 17, 2019 with the spelling of Chair corrected in section B under Public Appearances. All ayes, motion carried.

**PUBLIC APPEARANCES**

Dave Ferris of Ehlers stated that TID #6 is a new Industrial TID and the main reason for its creation is to provide a developer incentive to Greka Development/Truckstar. For this TID to be successful, the district will need approximately \$1,275,000 in new value to cash flow plus inflation. The projection shows that construction will begin in 2020 however the developer wants shovels in the ground by 2019. Ferris also walked the board through the cash flow projection worksheet for TID #6.

Ferris explained that the original mixed use TID 3 district was created on September 12, 2005 and was subsequently amended on September 11, 2006 and August 13, 2007 to add territory and amend the project list and it can only be amended four (4) times over the life of the district. The purpose of this amendment is to update the project cost from the prior plans and add proposed additional project costs up to \$2.1M with the expenditure period ending on September 12, 2020 which cannot change. As of 1/1/19 the valuation of TID #3 is \$24,237,900 and with the proposed project cost, the district will need to have average growth of 2.15% each year to close successfully assuming all project costs are undertaken. If all the projects are undertaken and increment appreciation is achieved the district will close in 2026 successfully. Ferris also explained the project costs, financial status, estimated project costs, increment forecast, and the cash flow projection as presented in the draft project plan for the project plan amendment of TID #3.

**A. PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 6 (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON AUGUST 1, 2019 & AUGUST 8, 2019).**

Frutiger opened the public hearing regarding the proposed project plan, boundaries and creation of TID No. 6 at 6:18 pm and asked if there were any comments. No one spoke and the public hearing was closed at 6:19 pm.

**B. PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT OF PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 3 (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON AUGUST 1, 2019).**

Frutiger opened the public hearing regarding the proposed amendment of project plan for TID No. 3 at 6:19 pm and asked if there were any comments. No one spoke and the public hearing was closed at 6:20 pm

**C. PUBLIC COMMENTS - none**

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

**A. RESOLUTIONS**

**1. CONSIDERATION OF RESOLUTION R2019-13 DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEERFIELD, WISCONSIN**

Motion by Quamme and seconded by Evensen to approve resolution R2019-13 designating the proposed boundaries and approving a project plan for TID No. 6. All ayes, motion carried.

**2. CONSIDERATION OF RESOLUTION R2019-14 APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF DEERFIELD, WISCONSIN”.**

Motion by Quamme and seconded by Evensen to approve resolution R2019-14 approving a project plan amendment for TID No. 3. All ayes, motion carried.

**B. REVIEW & ACTION**

**1. DISCUSS/CONSIDER DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM KARIZMA SALON/TERA SCHROEDER – 10 LIBERTY STREET SUITE 105**

Tera Schroeder currently rents suite 105 at 10 Liberty Street and is planning to purchase and update a larger suite in order to expand their business. The new suite will allow Schroeder to hire an additional stylist and expand their services to include nails and tanning. The project costs include acquisition of \$75,500, renovation of \$27,751 and fixtures & equipment of \$7,890 totaling \$11,140 and Schroeder is requesting a grant of \$38,640.

Motion by Evensen and seconded by Quamme to approve and recommend to the Village Board issuance of a TID #3 grant to Karizma Salon/Tera Schroeder, 10 Liberty Street, Suite 105 in the amount of \$38,640. All ayes, motion carried.

**2. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM SHERRY AND MERLIN LANGE/AMERICAN FAMILY INSURANCE – 21 N MAIN STREET**

Sherry and Merlin Lange plan to purchase the building they are currently leasing and upon acquisition they plan to upgrade the front façade, window and door configuration and add a restroom to the commercial space for employees. The project costs consist of acquisition of \$90,000 and interior & exterior improvement of \$58,500 totaling \$148,500 and a grant request of \$46,500 is being requested.

Motion by Bastian and seconded by Evensen to approve and recommend to the Village Board issuance of a TID #3 grant to Sherry and Merlin Lange/American Family Insurance, 21 N Main Street in the amount of \$46,500. All ayes, motion carried.

**3. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM WILFREDO DEXTRE – 28/30 N MAIN STREET**

Wilfredo Dextre has purchases the building at 28-30 N Main Street to open a Chinese-Peruvian restaurant. Dextre plans to upgrade the plumbing, electric, HVAC and framing & insulation to the building. The project costs include owner equity of \$10,000, owner in-kind labor of \$14,485 and a grant of \$67,655 totaling \$92,140. Frutiger stated he was concerned with the grant’s percentage of the project being requested.

Motion by Evensen and seconded by Bastian to approve and recommend to the Village Board issuance of a TID #3 grant to Wilfredo Dextre, 28-30 N Main Street in the amount of \$67,655. All ayes, motion carried.

**COMMUNICATIONS**

**STAFF REPORTS**

**ADJOURN**

Motion by Evensen and seconded by Bastian to adjourn at 6:38 pm. All ayes, motion carried.

/S/ Elizabeth McCredie  
Village Administrator/Clerk/Treasurer

**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 SEPTEMBER 16, 2019 AT 6:00 P.M.**

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

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

**CONSENT AGENDA**

Motion by Tebon and seconded by Bastian to approve the September 16, 2019 agenda as posted. All ayes, motion carried.

**PUBLIC APPEARANCES**

**A. PUBLIC COMMENTS**

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

**A. RESOLUTIONS**

**B. REVIEW & ACTION**

**1. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM DEERFILED RENTALS/TERESA  
PELLETIER – 2 S MAIN STREET & 8/10 N MAIN STREET**

Pelletier informed the members that she is requesting a \$133,976 grant for 2 S Main Street and 8/10 N Main Street to renovate them into updated quality rental apartments. The project items for 2 S Main Street includes renovating the façade, improve building stability, modernize insulation, improve drainage and parking options and upgrade electricity to safer standards at a cost of \$58,537. The projects for 8/10 N Main Street include improving façade; modernize to current standards for safety & energy efficiency and installing solar panels at a cost of \$75,439. Their sources of funds include acquisition costs of \$294,800 and interior/exterior cost of \$3,000 totaling \$297,800. The committee stated that they were open to the projects but felt that the purchase of 8/10 N Main Street from 2 years prior negated the "But For" clause and requested that the grant be brought back as two (2) separated applications with more owner participation, photos and solar credits being applied to the cost. The members also agreed that the eligible projects for 8/10 N Main Street included adding millwork and trim along Main Street, replacement of original single-pane windows and the replacement of decaying garage doors but not the stump removal. Pelletier was asked to bring back the applications to the October 21, 2019 plan meeting with addition documentation.

**2. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM ALAN MIKKELSON – 102 N MAIN  
STREET**

Mikkelson informed the members that he is requesting a 50/50 grant for 102 N Main Street in the amount of \$1,325. The grant would be used to remove the chimney, to just below the roof overhang, that is no longer being used as his mechanical system was updated last year and to patch the roof where the chimney was. The commissioners felt that the project meet the grant requirements and the project would improve the property's appearance.

Motion by Tebon and seconded by Evensen to approve and recommend to the Village Board issuance of a TID 3 grant, in the amount of \$1,325.00, for the removal of the chimney to just below the roof overhang and to repair the roof, for the property located at 102 N Main Street. All ayes, motion carried.

**3. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM ALAN MIKKELSON – 218 W NELSON  
STREET**

Mikkelson stated that he was representing Rocking M Investments, the owner of 218 W Nelson Street, and informed the members that he intends to do a complete overhaul of the exterior of the building. The project consists blasting off the old peeling paint, replacing failed cement block, tuck-pointing, sanding & prepping trim, caulking and painting the entire exterior of the building including the walls and six (6) overhead doors. The total project cost will be \$17,460 and a grant in the amount of \$8,730 is being requested. Quamme stated he felt the block restoration was needed but had concerns with the \$1,440 being requested for the prep and painting of the

overhead doors. The members also requested an estimated cost for past maintenance projects.

Motion by Evensen and seconded by Quamme to approve and recommend to the Village Board issuance of a TID 3 grant, in the amount of \$8,010.00, which accounts for the removal of the prep and painting of the six (6) overhead doors contingent upon receipt of costs for past maintenance projects at 218 W Nelson Street. All ayes, motion carried.

**COMMUNICATIONS**

**STAFF REPORTS**

**ADJOURN**

Motion by Tebon and seconded by Bastian to adjourn at 6:42pm. All ayes, motion carried.

/S/ Elizabeth McCredie  
Village Administrator/Clerk/Treasurer



**REDEVELOPMENT  
RESOURCES**

**Project Name:** Apartment rentals renovations  
**Applicant:** Deerfield Rentals LLC  
**Address:** 2 S Main St  
**Amount requested:** \$53,537

### **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 has purchased this property under Deerfield Rentals, LLC and plans to renovate it into updated quality rental apartments. The renovations include:

- Renovate façade, improve building stability, modernize insulation - \$30,070
- Improve drainage and parking options - \$20,069
- Upgrade electricity to safer standards - \$3,398

The total project investment, including recent acquisition in September 2019, will be \$203,437 and they are requesting a grant of \$53,537 to help with the renovations.

### **Community Benefits**

These updates will improve curb appeal and safety of the buildings, providing much-improved housing options for Deerfield residents. The building is well-known in the community for having a poor exterior appearance, and this project will help address that. Improving housing options downtown brings more life to Main Street, which benefits businesses, other downtown residents, and the overall sense of community.



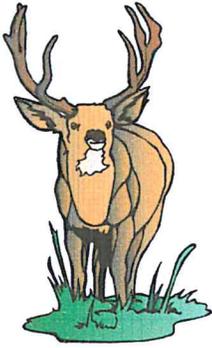
REDEVELOPMENT  
RESOURCES

### Sources & Uses

These sources of funds and their uses cover the renovation project Deerfield Rentals, LLC is undertaking and the purchase price of \$149,900, an investment the applicant made in September 2019.

	<b>Owner Equity/Loans (74%)*</b>	<b>TID 3 Grant (26%)</b>	<b>Total</b>
<b>Acquisition</b>	\$ 149,900	\$ -	\$ 149,900
<b>Interior &amp; Exterior Improvements</b>	\$	\$ 53,537	\$ 53,537
<b>Total</b>	\$ 149,900	\$ 53,537	\$ 203,437

\* recently invested



# 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 7 Oct 19

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

### APPLICANT INFORMATION

### PROJECT INFORMATION

Property Owner Teresa Pelletier

Business Name Deerfield Rentals LLC

Mailing Address PO Box 191

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

Deerfield, WI 53531

Project Address 2 S Main St.

Contact Person same

Deerfield, WI 53531

Contact Address same

Contact Person phone 571.276.1812

e-mail DeerfieldRentalsWI@gmail.com

Parcel Number	Year <u>2018</u> Assessed Value	Year _____ Equalized Value
0712.214.7515.7	144,800	

Information found on tax bills.

- 1) Description of project (250 words or less) addressing the following: *please see attached sheet*
- 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
2019 - 20	\$53,537	

- 4) Why assistance is needed (250 words or less). *please see attached*
- 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

## 2 S Main St

1. Deerfield Rentals business vision is to provide modern living spaces that provide safety and comfort in the Deerfield community. Our residential renovation project (details in Attachment 2) 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. and contributing it to being one of the best small towns in Wisconsin.

Improving the quality of the apartments available for rent will attract 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. We have personally invested in 2 S Main St. Considering our already significant investment to the prosperity of the Village, we are asking for approximately \$53,537 to update the buildings to continue the improvements.

#### 4. Why Assistance is Needed:

We have exhausted our personal funds in purchasing 2 S Main and other investments in Deerfield. We will not be able to proceed with any renovations or upgrades without additional assistance.

<b>2 S Main Street</b>		
<ol style="list-style-type: none"> <li>1. Renovate façade, improve stability, and modernize insulation, windows               <ol style="list-style-type: none"> <li>a. Add millwork and trim along windows and roof</li> <li>b. Paint exterior</li> <li>c. Put in joists of deck</li> <li>d. Replace decaying deck boards</li> <li>e. Replace deck on south side of building</li> <li>f. Replace original (single pane, decaying) with double-pane windows</li> <li>g. Replace damaged roof</li> <li>h. Replace damaged basement door and windows</li> <li>i. Replace damaged insulation in basement</li> <li>j. Weatherize basement pipes and provide heat source</li> </ol> </li> </ol>	<i>CR Custom Construction (1)</i>	<i>30,070</i>
<ol style="list-style-type: none"> <li>2. Improve drainage &amp; increase parking options for residents               <ol style="list-style-type: none"> <li>a. Replace concrete on southside</li> <li>b. Replace retaining wall on southside</li> <li>c. Regrade lawn to redirect water away from building</li> <li>d. Increase parking spots to 2</li> <li>e. Pave parking spots</li> <li>f. Replace retaining wall in front of parking spots</li> <li>g. Replace gutters on building</li> <li>h. Move downspouts</li> </ol> </li> </ol>	<i>Manning Landscape (2)</i>          <i>Weathertight (3)</i>	<i>17,469</i>          <i>2600</i>
<ol style="list-style-type: none"> <li>3. Update electric for safety and compliance               <ol style="list-style-type: none"> <li>a. Move electric panel in kitchen</li> <li>b. Move outlets above baseboard heaters</li> <li>c. Move lights from above shower to safer location</li> <li>d. Replace Federal-Pacific panel in basement with current panel</li> </ol> </li> </ol>	<i>Design Electric (4)</i>	<i>3,398</i>
	<b>TOTAL</b>	<b><i>53,537</i></b>

1

# CR Custom Construction

P: (608)358-0539

E: [crrucks@gmail.com](mailto:crrucks@gmail.com)

ESTIMATE 09-09-2019

## Teresa

2 S. Main St.

Deerfield, WI 53531

[teresa@deerfieldcoffeehouse.com](mailto:teresa@deerfieldcoffeehouse.com)

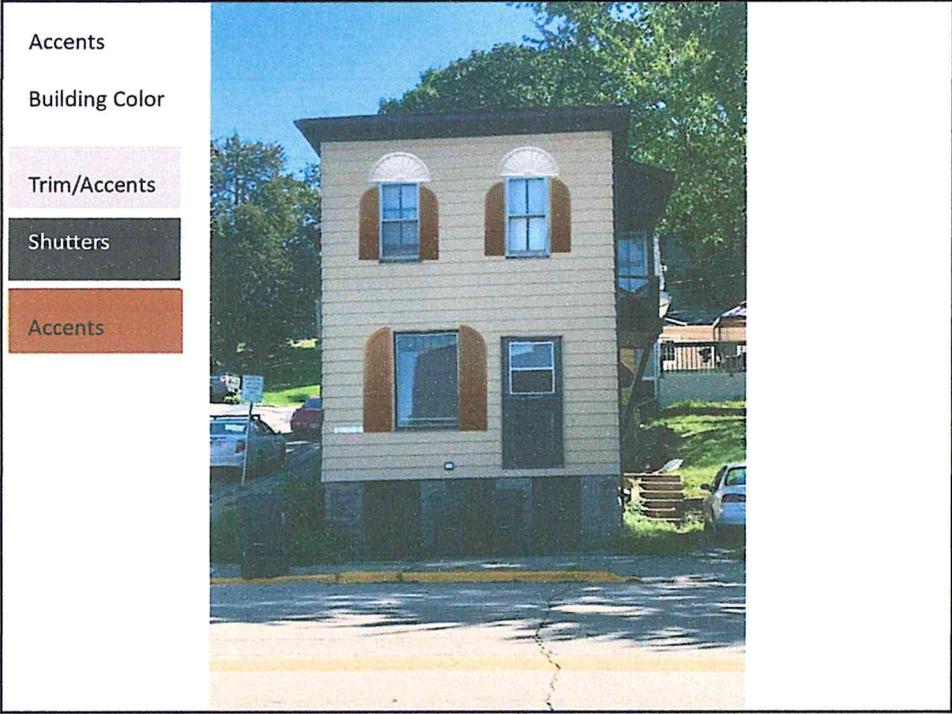
## ESTIMATED COST

# \$30,070

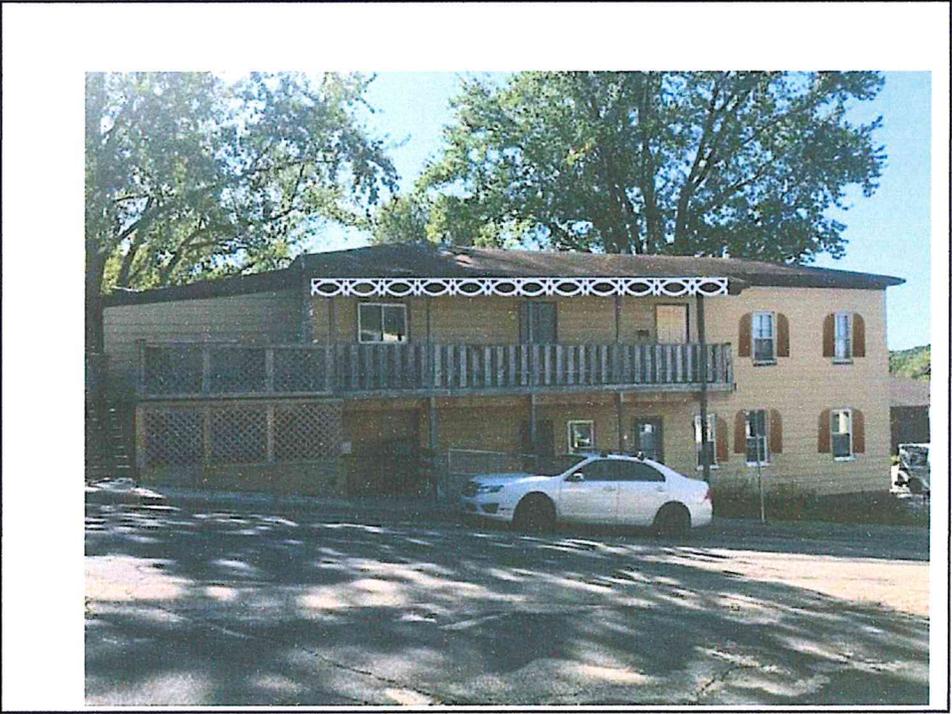
Item Description	Estimated Time	Estimated Cost
Basement; remove insulation, have an electrician look at electrical in floor, reinsulate between floor joists, install "1/2" from board to bottom of joists		\$2500
Basement window, remove and replace with a vinyl window with screen, low E glass		\$350 4 windows @\$350 = \$1,400
Basement door, steel door with rot free frame. Lockset with deadbolt		Door-\$600 Lockset-\$135
Roof- tear off 1 layer of shingles, shingles brought to the recycling center, new roof to include Ice and Water shield on bottom 6', #15 felt, new roof vents and Aluminum drip edge, IKO lifetime warranty shingle (customer to pick color)		\$11,000 \$700 for each additional layer of tear off
Windows- Low E vinyl sash kits Low E vinyl windows (complete unit) Front picture windows		\$450 per sash kit \$625 per vinyl window \$600 Per picture window 4 vinyl windows @ \$625 = \$2500 2 picture windows @ \$600 = \$1200
Joists hangers installed where missing		\$350

1

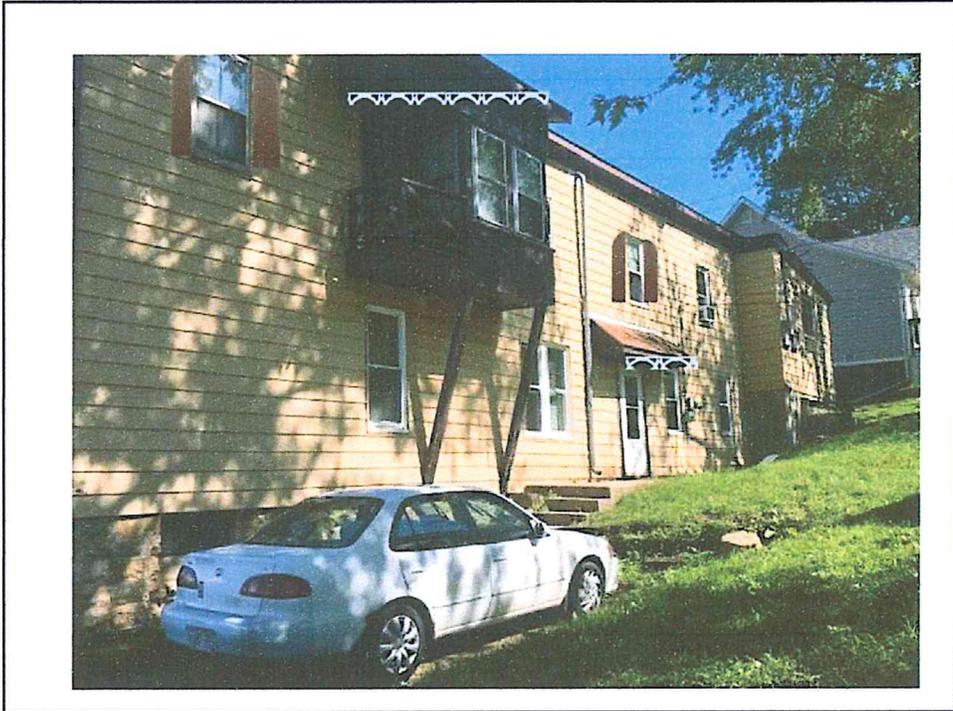
Front siding		\$3500
Second story porch- Remove and replace rotted frame material and replace with new. Green treated on deck area. Remove and replace windows with low E vinyl, new entry door and lockset with deadbolt, vinyl siding (color to be chosen by owner). Aluminum soffit under porch area		\$4650
Aluminum screen door		\$185-
Labor prices for addition projects		\$50 hr carpenter @ 10 hrs = \$500 \$35 hr laborer @ 10 hrs = \$350
TOTAL		\$30,070



1



2



3

# ESTIMATE



**Teresa Pelletier**  
50 N Main St  
Deerfield , WI 53531  
(571) 276-1812

## Manning Landscaping and Lawn Care LLC

1515 Hommen Rd  
Deerfield, Wisconsin 53531

Phone: (608) 630-7998  
Email: wsmanning10@gmail.com

Web: www.manninglandscaping.com

Estimate # 000002  
Date 08/20/2019  
Business / Tax # 82-5196735

Description	Total
Concrete	\$7,160.00
Removing old concrete from door all the way back, also excavating driveway out to 20 ft wide for 2 parking spots. Roughly 720 sqft. Using 6 bag mix with saw cut finish (same as Wetzel's. We will have a 6" base and 4 inches of concrete	
Block Retaining wall	\$9,399.00
Removal of old block retaining wall around top of house by door and also removing soil in driveway to extend wall for a 20ft driveway. Then we will install 330 sqft of retaining wall block between both walls. We will then add a 8" base below the retaining wall and 10" base behind the wall enclosed with fabric with drain tile at the bottom so water will run through the fabric, into the rock and out the drain tile. This estimate assumes there is not a frost wall on that first wall on top of the house. If there is, we will have to estimate that (should not be too costly). The walls will also be higher than the current ones to direct water away from building	

<b>Subtotal</b>	\$16,559.00
Sales Tax	\$910.75
<b>Total</b>	<b>\$17,469.75</b>
<b>Deposit Due</b>	<b>\$4,367.44</b>

### Payment Schedule

Deposit (25%)	\$4,367.44
2nd payment (75%)	\$13,102.31

# Manning LANDSCAPING AND LAWN CARE

Wills Manning

608-630-7998

[wills@manninglandscaping.com](mailto:wills@manninglandscaping.com)

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HARDSCAPES • SOFTSCAPES • SNOW REMOVAL





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Office-221-4447  
Fax- 222-2838

[Info@Weathertightdoneright.com](mailto:Info@Weathertightdoneright.com)

for over 30 years!

PROPOSAL SUBMITTED TO Teresa pelletier	PHONE (571)-276-1812	DATE 9/11/19
STREET	JOB NAME Deerfield rentals	
CITY, STATE, ZIP CODE Deerfield WI	JOB LOCATION 2 S. Main	

**We hereby submit specifications and estimates for the following:**

- Remove existing gutters and downspouts, haul away
- Install approximately 230' of seamless .032 gutters and 3x4 .024 downspouts all around building
- Install drop in gutter covers in all gutters
- Total \$2600

**10 year craftsmanship warranty**

Any other wood work is on a time and material basis

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO THE STANDARD PRACTICES. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AN OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

**WE PROPOSE** hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. CANCELLATION MUST BE DONE IN WRITING.	Payment to be made as follows: upon completion of job
	Authorized Signature:
<b>Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</b>	
Signature:	Signature:
Date:	Date:

4



6320 Monona Dr. Suite 203  
Madison, WI 53716

Phone # (608) 221-3563  
E-mail Info@DesignElectricMadison.com

# Proposal

Date	Job #
9/5/2019	5647

Proposal Prepared For
Teresa Pelletier 50 N. Main St. Deerfield, WI 53531

Job Address	
Teresa Pelletier Rental Inspection correction 2 S. Main St. Deerfield, WI 53531 (571)276-1812	
P.O. No.	Terms
	50% Down Payment

Description	Total
<p>Furnish labor and materials to complete the following:</p> <p>Unit #4:</p> <ol style="list-style-type: none"> <li>1) Furnish &amp; install 100amp 24 circuit main lug breaker panel on living room interior wall Note: Plaster on wall will need to be removed for a whole stud with and from floor to ceiling to allow for relocation of circuitry as well install of new unit panel feed</li> <li>2) Transfer circuits from existing breaker panel into new breaker panel Note: Existing breaker panel will remain as junction box only</li> <li>3) Extend sub panel feed from existing meter main disconnect, through basement, up interior wall of 1st floor unit, across ceiling space of 1st floor unit into new unit panel</li> <li>4) Install surface wiremold conduit to extend (4) outlets so they are not located overtop of electric baseboard heater Note outlet locations: (1) kitchen, (2) living room, (1) bedroom</li> </ol> <p>Unit #1:</p> <ol style="list-style-type: none"> <li>1) Remove existing fluorescent trougher located over shower</li> <li>2) Furnish and install (1) WF6 6" LED wafer over shower Note: replacement 2x4 ceiling tile to be provided by others</li> </ol> <p>Basement:</p> <ol style="list-style-type: none"> <li>1) Build 4" tall 3' x 30" platform in front of breaker panel</li> <li>2) Remove existing FPE breaker panel</li> <li>3) Install new plywood backboard</li> <li>4) Furnish &amp; install 100amp 24 circuit breaker panel near existing panel location but slightly lower to accommodate future servicing Note: Price assumes that existing wiring feeding breaker panel is a 4 wire conductor. Please refer to option #1 for pricing to replace panel feeder with 4-wire feeder if necessary</li> <li>5) Transfer existing circuits onto new breakers in new panel</li> </ol> <p style="text-align: right;">TOTAL: \$3,398.00</p>	3,398.00

Prepared by Richard J.D. Logan, V.P. Design Electric of Madison, Inc may withdraw this proposal if not accepted within 60 days	<b>Subtotal</b>
	<b>Sales Tax (5.5%)</b>
	<b>Total</b>

Signature \_\_\_\_\_ Date \_\_\_\_\_

4



6320 Monona Dr. Suite 203  
Madison, WI 53716

Phone # (608) 221-3563  
E-mail Info@DcsignElectricMadison.com

# Proposal

Date	Job #
9/5/2019	5647

Proposal Prepared For
Teresa Pelletier 50 N. Main St. Deerfield, WI 53531

Job Address	
Teresa Pelletier Rental Inspection correction 2 S. Main St. Deerfield, WI 53531 (571)276-1812	
P.O. No.	Terms
	50% Down Payment

Description	Total
<p>Option #1 Basement breaker panel</p> <p>1) Extend 4 conductor wiring from existing meter assembly to breaker panel located in basement Note: Surface conduit will be installed on exterior of building to meter location Add to total: \$428.00</p> <p>Option #2 Service change:</p> <p>1) Remove and abandon existing overhead service entrance and associated 4 position main breaker meter sockets 2) Furnish &amp; install new 400amp rated 4 position meter main breaker meter assembly at new location on rear of building Note: Exact location to be confirmed with homeowner and utility 3) Install overhead PVC mast up to roof light and to the right to terminate onto utility wiring 4) Install new water and earth ground and terminate in new meter assembly 5) Extend 4-wire 100amp feeds to feed each 100amp rated unit breaker panel Add to total: \$3,880</p>	

Prepared by Richard J.D. Logan, V.P. Design Electric of Madison, Inc may withdraw this proposal if not accepted within 60 days	<b>Subtotal</b>
	<b>Sales Tax (5.5%)</b>
	<b>Total</b>

Signature \_\_\_\_\_ Date \_\_\_\_\_



6320 Monona Dr. Suite 203  
Madison, WI 53716

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# Proposal

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Teresa Pelletier 50 N. Main St. Deerfield, WI 53531

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Teresa Pelletier Rental Inspection correction 2 S. Main St. Deerfield, WI 53531 (571)276-1812	
P.O. No.	Terms
	50% Down Payment

Description	Total
<p>Proposal notes and clarifications</p> <ul style="list-style-type: none"> <li>•Price includes electrical permit and inspection fees</li> <li>•Price assumes that any vermiculite insulation discovered is to be removed by others at owners expense prior to electrical installation</li> <li>•Price does not include repair of unknown or unlisted code violations</li> <li>•All work to be completed during normal business hours</li> <li>•Project may be rescheduled due to inclement weather</li> <li>•Electricity will be turned off during portions of proposed project. All tenant notifications to be given by owners to allow required access to tenant units.</li> <li>•Price assumes owner's personal belongings be relocated away from required work areas prior to job start</li> <li>•While damage to drop ceiling tiles is not expected in this project it is always possible when removing &amp; replacing ceiling tiles. Price does not include replacement of broken or damaged drop ceiling tiles</li> <li>•Drywall, plaster damage is expected in this project. Price does not include drywall and/or plaster repair</li> <li>•Panel change &amp; service upgrade in and of itself does not correct individually over-fused branch circuits. Some re-feeding of branch circuits may be found to be necessary and can be performed at additional cost at later date</li> <li>•Price contingent on Utility site approval</li> <li>•Price does not include any utility fees that may be imposed by utility company</li> <li>•Design electric does not provide warranty investigation, repair or replacements of any wiring not installed by Design Electric of Madison</li> <li>•50% Down payment and signed contract requested to begin scheduling process</li> <li>•Allow 3 to 4 weeks scheduling lead time</li> <li>•Includes industry leading warranty, 5 years from time of completion, on all workmanship and products provided and installed by Design Electric of Madison, Inc</li> </ul>	

Prepared by Richard J.D. Logan, V.P. Design Electric of Madison, Inc may withdraw this proposal if not accepted within 60 days ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. Design Electric of Madison, Inc is authorized to perform the work as specified. Payments will be made as per terms detailed above. Signature _____ Date _____	<b>Subtotal</b>	\$3,398.00
	<b>Sales Tax (5.5%)</b>	\$0.00
	<b>Total</b>	\$3,398.00



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# VILLAGE OF DEERFIELD

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

TELEPHONE: 608-764-5404

FAX: 608-764-5807

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Village President: Greg Frutiger

Village Administrator / Clerk-Treasurer: Elizabeth McCredie

[www.deerfieldwi.com](http://www.deerfieldwi.com)

September 25, 2019

Village of Deerfield Planning Commission  
4 N. Main Street  
Deerfield, WI 53531

**Re: Application for CSM Approval and Variances/Waivers for 40 W. Nelson Street**

Planning Commission,

The Village of Deerfield owns 40 W. Nelson Street. The parcel is partially contaminated by chlorinated solvents stemming from its prior industrial use and it is part of an open environmental repair site as designated by the Wisconsin Department of Natural Resources. As part of an expansion of Truckstar Collision Center, Inc. (**Truckstar**), a local heavy truck repair facility operating at 38 and 34 W. Nelson Street, the Village has entered into a development agreement with GreKa Holdings, LLC (**GreKa**), the owner of 38 and 34 W. Nelson Street and landlord to Truckstar. The development agreement provides for GreKa to purchase the portion of 40 W. Nelson that is contaminated, and lease the portion of 40 W. Nelson that is uncontaminated, which will remain in Village ownership owing to the Village's local governmental exemption from liability under state and federal law.

To accomplish this, the Village is responsible for subdividing 40 W. Nelson by Certified Survey Map (**CSM**) into two parcels, one of which shall be merged with 38 W. Nelson Street. The Village Administrator has been given authority to implement the development agreement, including by submitting an application on behalf of the Village for CSM approval. This letter serves as the Village's application for approval of the attached CSM pursuant to the Code of Ordinances of the Village of Deerfield, Wisconsin (Deerfield Code) sections 112-84 and 112-177.

Due to the unique characteristics of 40 W. Nelson, including the contamination, a subdivision of the property will result in the parcel to be retained by the Village (Lot 2 on the attached CSM) not meeting the minimum lot area for property zoned M-1 Industrial District under the Village's zoning code, sec. 113-200. Consequently, pursuant to Deerfield Code section 112-450, this letter also serves as the Village's application for a variance from the minimum lot size as such is incorporated into the subdivision code pursuant to Deerfield Code section 112-8(4).

A variance is warranted and in compliance with the standards set forth in Deerfield Code section 112-450(a)(1), specifically that the division is not detrimental to the public good, does not substantially impair the overall intent of the subdivision chapter, and does not impede the desirable development of the village in accordance with the adopted comprehensive plan. The environmental contamination on Lot 2 that inhibits any other productive use of the property and the subdivision of the lot as provided in the CSM encourages productive reuse of the entirety of 40 W. Nelson in furtherance of the Truckstar expansion and limited environmental remediation.

As the Village is the applicant, the subdivision is pursuant to a developer's agreement between the Village and GreKa providing for Village review of plans and specifications for the development, and the subdivision is a minor subdivision of an existing parcel, the Village, pursuant to Deerfield Code section 112-450, also seeks waivers from certain conditions imposed by the subdivision code, specifically the following sections:

<b>Deerfield Code</b>	<b>Waived Conditions</b>
Sections 112-450 and 112-452	Fees for CSM application and review, engineering, inspection, attorney, and waiver/variance applications
Sections 112-39, 112-45, and 112-84(d)(3)	Pre-development agreement; development agreement; security for performance
Sections 112-84(d)(3) and 112-178; and Chapter 105	Erosion Control Plans

I certify that the above information is true and complete.

Sincerely,



Elizabeth J. McCredie  
Village Administrator - Clerk/Treasurer

cc: Gregory Frutiger, Village President  
Jared W. Smith, Village Attorney

Encl. Ten reproductions of the certified survey map

CENTER OF SECTION 21, T.07N., R.12E., 3/4" REBAR FOUND

# Certified Survey Map

LOT 1 & 2, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 5483 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, T.07N., R.12E., VILLAGE OF DEERFIELD, DANE COUNTY, WISCONSIN (part of former depot grounds).

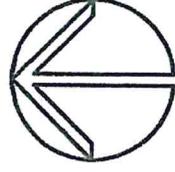
**Prepared for:**

Greka Holdings LLC.  
2276 State Highway 73  
Cambridge, WI. 53523

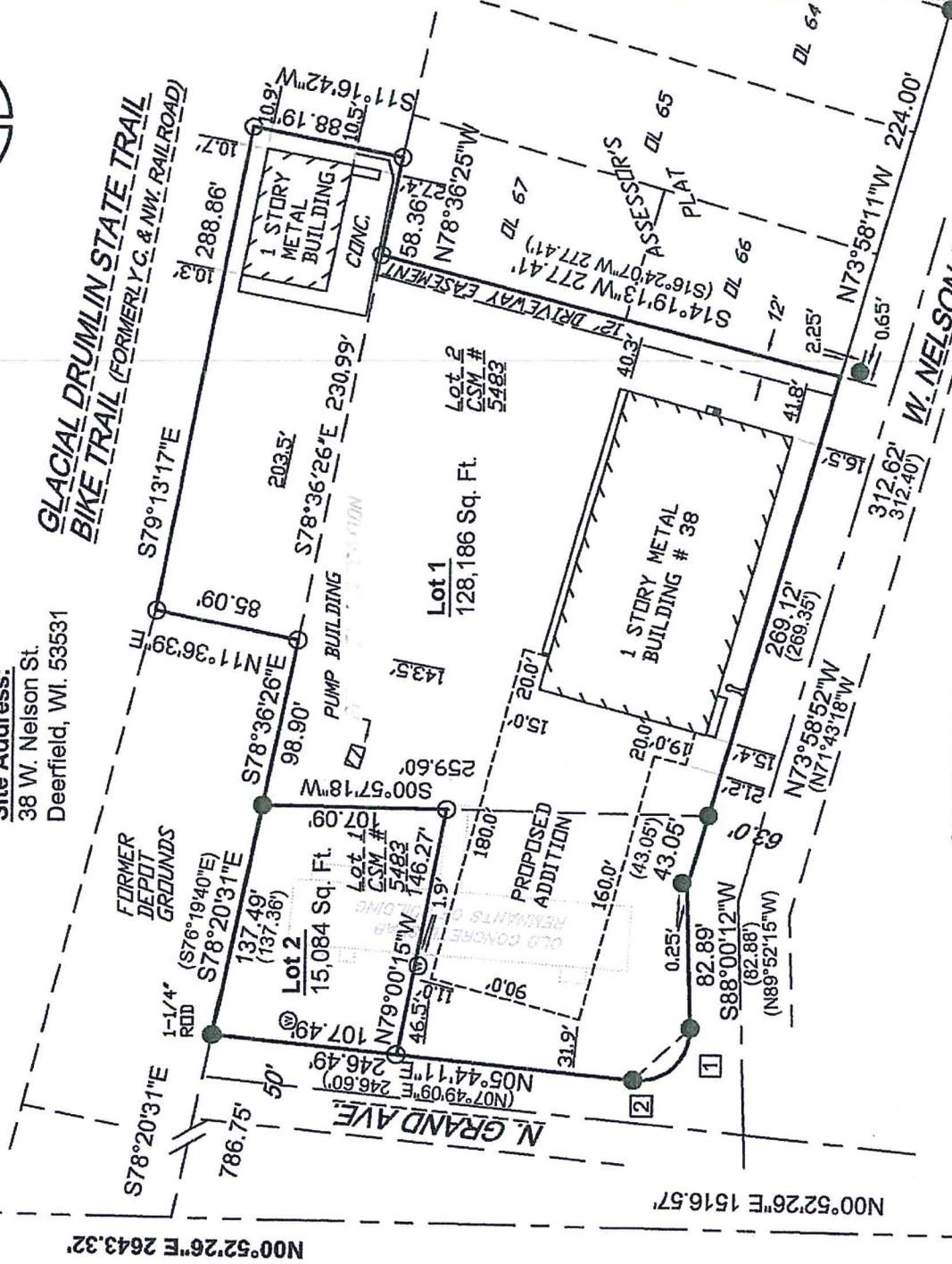
**Site Address:**

38 W. Nelson St.  
Deerfield, WI. 53531

Referred to the Dane County Coordinate System, with the W line of the SE 1/4 bearing N00°52'26"E



**GLACIAL DRUMLIN STATE TRAIL BIKE TRAIL (FORMERLY C. & NW. RAILROAD)**

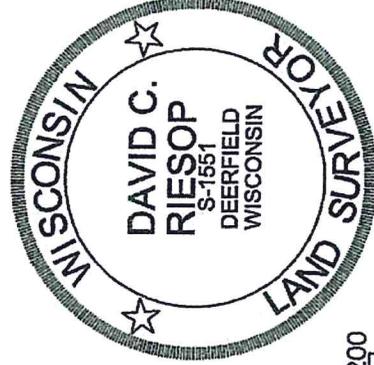


**CURVE TABLE**

CURVE DELTA	RADIUS	ARC	LONG CHORD	TANGENT BEARING
1-2	97°40'18"	30.00'	51.14'	N42°53'11"W, 45.17' S88°16'40"W, N05°56'58"E

SOUTH 1/4 CORNER, SECTION 21, T.07N., R.12E., RR. SPIKE FOUND

Scale 1" = 100'



**Legend:**  
 ● = 1" dia. pipe found unless otherwise noted  
 ○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot  
 Parentheses indicate recorded as values.

**Wisconsin Mapping, LLC**

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

Dwg. No. 4970-16 Date 08/21/2019  
 Sheet 1 of 2  
 Document No. \_\_\_\_\_  
 C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

Monday, October 7, 2019 4:15 PM

c/o Elizabeth McCredie  
Clerk/Treasurer  
Village of Deerfield  
To: Plan Commission & Board Members

Topic: Presentation of General Development Plan for WOODS EDGE project

Please note there are two sets of plans for the WOODS EDGE project.

The GENERAL DEVELOPEMENT PLAN

Is a map of all lands owned by the developer within the Village of Deerfield depicts use areas as exist or as proposed, using color codes. The design is primarily driven by differing geographic conditions both natural and man made. Certain lands depicted as agricultural zones contain storm water controls, parkland, wildlife reserves and transitional buffers dependent upon anticipated future Village growth needs.

There is depicted a direct Village access from Morningside St southerly across London Rd and extending in a SW direction to intersect Hwy 73 at the designated access location #2 in the WOODS EDGE BUSINESS PARK. The DOT ACCESS as part of DOT PERMIT #13-10067407-2014'

WOODS EDGE COMMERCIAL PARK map depicts lands presently zoned C/M located at the SW corner of the GENERAL DEVELOPMENT PLAN having 1500'+/\_ frontage on Hwy 73. There are two access locations allowed under DOT Project 30-02-21. The Access point #2, above described as WOODS EDGE Rd and as built. The other access location known as #1 has not yet been built. In 2014 DOT indicated they would prefer wider spacing between the two access locations as earlier approved. This will require Village approval to relocate the access. Presently the c/l of the access is about 450'S. of the N property corner on Hwy 73. It appears the access could be located northerly to within 250' of the N property corner. This would still allows building on either side of the street.

The use of cul-du-sacs reduces the amount of impervious surfaces, facilitates storm water management, and eliminates drive-thru traffic.

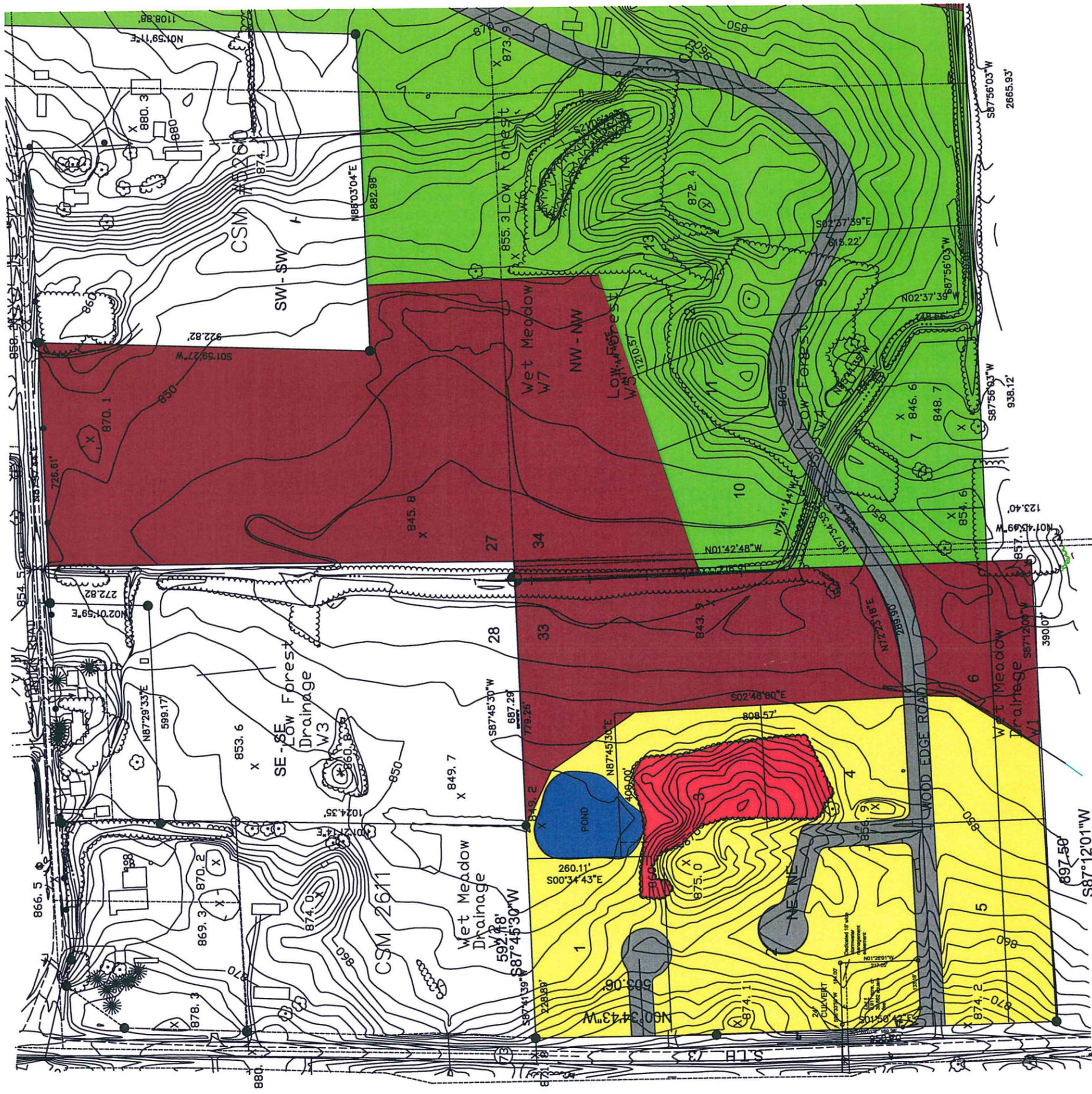
Your Consideration is appreciated.

Sincerely;



Walter J. Olson  
720 London Road  
Deerfield, WI 53531  
608-333-2193

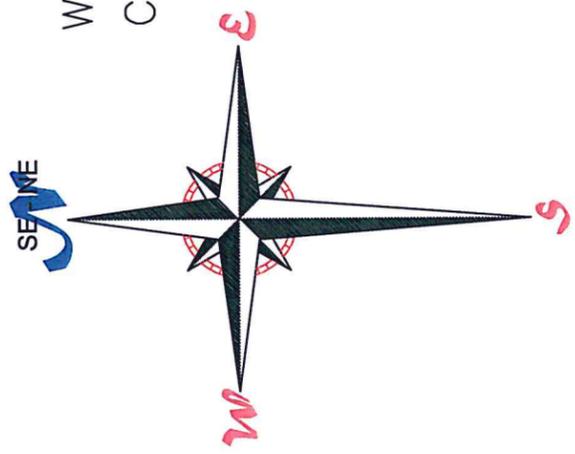
Enclosures: Two Maps of WOODS EDGE project



**LEGEND**

- X SPOT
- ⊕ PHOTO CENTER
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- WETLAND BOUNDARY
- ESTATE LOTS
- OFFICE/PROFESSION
- COMMERCIAL/MANUFACTURING
- AGRICULTURAL
- GOVERNMENT
- WATER BODY
- ⊕ SATELLITE DISH
- BUILDING
- ⊙ SILO
- CULVERT
- WETLAND SAMPLE POINTS
- TEST PITS

WOODS EDGE  
COMMERCIAL  
PARK



SCALE : 1" = 300

