

CITY OF DELAFIELD PLAN COMMISSION MINUTES

CALL MEETING TO ORDER

Mayor Craig called the meeting to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Mayor Paul Craig
Phil Schuman
Chrys Mursky
Mike Court
Beth Leonard
Dick Kuchler (entered 9:16 p.m.)
Roger Dupler
Tom Maney
Matt Carlson
Marilyn Czubkowski

1. APPROVE PLAN COMMISSION MEETING MINUTES OF FEBRUARY 25, 2004.

C. MURSKY MOTIONED TO APPROVE THE PLAN COMMISSION MEETING MINUTES FROM THE FEBRUARY 25, 2004 MEETING. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. DELAFIELD CITIZEN'S COMMENTS PERTAINING TO SUBJECTS ON THIS AGENDA.

Jim Stoffer, 637 Main Street – Discussed Item 4B, 629 Main Street. This property is adjacent to his. He was not in favor of the proposed use. He is both a business owner and resident in Delafield. Having two parking intensive businesses side by side is not a good idea. This proposed business would be open during his peak hours and he was afraid parking would become an issue with such an intensive business use. As a resident, he was opposed to having an alcohol establishment next to his house. He was also somewhat opposed to seeing this historic building decimated. He thought that this was too intense of a use for this property.

Janet Stoffer, 637 Main Street – Spoke regarding Item 4B. She lives next door to the property and stated that a permitted usage in this area is residential. Residential is on all four sides of this proposed lot. She would like to see a business on the lot, but the impact on the current area must be considered. This proposal would have a large negative impact on the residents in the area.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

She also thought that the hours of operation and type of operation were not compatible. Strongly objected to this development. M. Carlson clarified that permitted uses in the CBD1 district (which the proposed property is in) includes the proposed usage.

Barbara Soldovieri, 30960 Fairway Court – Spoke regarding Item 6B. Her block is the property line for the Westbrook property. There is a wooded area that separates her neighborhood from the church. She was concerned about the landscaping (woods). The woods acts as a visual shield from the building and traffic. They purchased their property because of the neighborhood. She expressed concern about lighting. Additionally, she was concerned about the impact this would have on her neighborhood.

Janet Benzin – Spoke regarding Item 4b. She is opposed to the proposal. She lives behind the property. The hours of operation were a concern as there are many residents in this area.

Jerry O'Neil, 320 Copperfield – Spoke regarding Item 6A – Thought it would be a benefit to have this development and it would make a great improvement to the downtown. This would increase pedestrian traffic downtown and would be a benefit to the tax base. He supported the concept.

John Platz, 703 Milwaukee St. – Spoke regarding Item 4A – The building design and architecture were discussed. He thought that the proposed architecture blends in nicely, would be a vast improvement to the property, and would improve drainage on the property. The potential owner had contacted him and discussed the proposed plans. He was very positive about their conversations and stated that the City should encourage business owners to talk to the surrounding neighbors before going to the City for changes. He thought that this business owner would make a great neighbor and asset to the business community.

Susan Vincent, 628 Milwaukee Street -- Discussed Item 4B. Opposed the restaurant. The alley is used as a playground. A restaurant that would stay open until 1 a.m. is not a good idea. This is their backyard.

Jim Zahorik, 1948 West Shore Drive – Item 4B – Has eaten at Fishbones and was present in these Council Chambers when discussion took place regarding parking problems in the area. Once the parking lot is full, parking goes out to the street and sometimes blocks driveways. He reviewed the size of the structure and stated that if this were in a different part of the city it would require 26.1 parking spots. He stated that there are two businesses adjacent to each other with similar hours of operation. He referred to the intent of the CBD1 in 1977 and 1990. This is a massive remodeling project. Thought there would be a serious impact to an existing business. Thought it was incumbent on the Plan Commission to have them provide off street parking.

Mayor Craig asked three times if there were any more citizen's comments. There were none.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

P. SCHUMAN MOTIONED TO CLOSE THE CITIZEN'S COMMENTS. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. CONSENT AGENDA

- a. **Tax Key 804.994.002 and 804.994.006. Wal-Mart, 2863 Heritage Drive, Delafield.** Applicant: Robert McQuillan, Tripoli Shrine representative. Applicant seeks Business Plan of Operation sale of Vidalia onions for Tripoli Shrine Fund Raiser. Hours of Operation: Friday, April 30, 2004 and Saturday May 1, 2004 from 9:00 a.m. – 5:00 p.m.
- b. **Tax Key 793.053, 400 Genesee Street, Delafield.** Applicant: Mary Boehner, Town Bank. Applicant seeks approval of amended Signage and Business Plan of Operation for Town Bank. Hours of Operation are weekdays, 8:00 a.m. – 5:30 p.m.; Saturday, 9:00 a.m. – 12:00 p.m.
- c. **Tax Key 793.017.001. Wells Street Tavern, 505 Wells Street, Delafield.** Applicant: Andrew Ruggeri Amendment to Business Plan of Operation. Hours of operation are Monday through Sunday, 8:00 a.m. – 12:00 a.m.; 1 full-time and 10 part-time.
- d. **Tax Key Tax 793.055, 329 B Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Karen Norris seeks approval of signage for Our Creative Outlet, LLC, a pottery studio/student gallery/gift shop.
- e. **Tax Key 807.982.001, 3586 Hillside Road, Delafield.** Applicant: Mike Landry. Applicant seeks approval of site plan for tent display from May 1 – 24, 2004 at Area Rental.

P. SCHUMAN MOTIONED TO APPROVE THE CONSENT AGENDA. M. COURT SECONDED THE MOTION. C. MURSKY ASKED TO REMOVE ITEM 3E. P. SCHUMAN AND M. COURT AGREED. M. CZUBKOWSKI READ ITEMS 3A-3D. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

In regards to Item 3F – Patrick Foltz, General Manager was present at the meeting. He stated that he would move the tent further back. The tent would be 25' tall at the top peak. This tent would be up for 23 days. M. Czubkowski stated that the tent is a very high quality tent.

C. MURSKY MOTIONED TO APPROVE ITEM 3E WITH THE RECOMMENDATION OF THE CITY PLANNER TO RELOCATE THE TENT. P. SCHUMAN SECONDED THE MOTION. IT WAS CLARIFIED THAT THE TENT WILL BE UP FROM 5/01-5/24/2004. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

4. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **Tax Key 787.087, 709 Milwaukee Street, Delafield.** Applicant: Pete Feichtmeier, Colby Construction seeks approval of a Site Plan, Architectural and Business Plan of Operation for Colby Construction.

Attorney Dean Richards and Pete Feichtmeier were present. The location of the building was reviewed. The rear elevation has been brought down. The setback was addressed. The proposed front setback is close to that of the neighboring buildings and is, in fact, set somewhat further back. The building would compliment the surrounding buildings. The handicapped accessibility to the building has been changed, will not dominate the visual impact to the building, and will lead to a side entryway. Parking alternatives have been analyzed. Drainage has been addressed through landscaping; downspouts will be employed, drainage problems will be solved, and cosmetically it has been positively improved. The outside details of the building were discussed. The floor plan and use of the building were reviewed. R. Dupler stated that the proposed development is in compliance with CBD1. The establishment will employ the use of rolling trash containers for trash disposal. R. Dupler stated that the architecture was appropriate, but recommended upgrading to copper gutters and spouts. All materials are appropriate for landscaping and lighting. There is a monument sign proposed. It is below the allowable sign area. There are no specific graphics at this time and they will need to come back for approval of sign panels. R. Dupler recommended approval, contingent upon DPW approval and use of copper gutters and downspouts. Discussion took place regarding cars passing over the sidewalk to reach the parking.

P. SCHUMAN MOTIONED TO APPROVE CONTINGENT UPON DPW APPROVAL AND THE USE OF COPPER GUTTERS AND DOWNSPOUTS. C. MURSKY SECONDED THE MOTION. DISCUSSION TOOK PLACE REGARDING DRAINAGE. IT WAS CLARIFIED THAT THE LOWER LEVEL WAS ENGINEERED FOR OCCUPANT SPACE, BUT WOULD BE USED FOR STORAGE SPACE NOW. THE WELL IS EXISTING, IT WILL BE CAPPED, AND A NEW WELL DRILLED. DPW WILL LOOK AT THE HANDICAPPED STALL. ALL WERE IN FAVOR OF THE MOTION. MOTION CARRIED.

- b. **Tax Key 798.016, 629 Main Street, Delafield.** Owner: Lang Investments, Inc. Applicant: Dennis Sobczak seeks approval of a Site Plan, Architecture, Business Plan of Operation and Signage for ZIN – Uncommon California Italian, a restaurant and bar. Hours of Operation are Monday-Thursday, 4:00 p.m. – 12:00 a.m.; Friday/Saturday, 4:00 p.m. – 1:00 a.m.; Sunday, 4:00 – 11:00 p.m. with seasonal outdoor dining. 5 full-time and 10 part-time employees.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Dennis Sobczak was present along with Brian Tam, architect, and Attorney Dean Richards. Brian Tam reviewed the existing building. The two additions to the building would be removed. A review of the floor plan for the proposed building, the relationship of the building to the building site, landscaping, stormwater management, architecture and lighting, and color treatment took place. It was clarified that there were a total of five on-site parking stalls, four for employees and one for handicapped parking.

R. Dupler discussed the business plan of operation and stated that the hours of operation are appropriate for the district that it is in. The liquor license has been obtained contingent upon approval of the business plan of operation. Setbacks and screening have been taken into account. Staff is satisfied with the concerns addressed in regards to parking. He stated that curb appeal, color schemes, architecture are well assembled. On the north elevation the proposed dumpster should be upgraded to some sort of stucco material. Access is appropriate, but there is a concern about the amount of screening to the west neighbor and additional screening is needed. The current landscape plan does not adequately address the amount of screening needed in this area. Lighting is over lit for the area. The post lamps should be 20 watt and have a shield. The up-lighting on the east side of the building should be changed to path lighting. The signage is within the allowable area.

P. Schuman addressed the hours of operation and asked if midnight would be acceptable to the petitioner. D. Sobczak stated that he would close at midnight. Outside dining was discussed and an agreement to have seating on the veranda over at 10 p.m. was reached with seating of patrons for dinner on the veranda no later than 9 p.m. On Fridays and Saturdays they will close at midnight. Weekdays hours would be 4-11 with the bar closing at midnight. No music would be played outside. R. Lieblang explained that he has an informal parking agreement and his parking area can be used after 6 p.m. D. Sobczak stated that they intend to use the public parking lot for employee parking and that he will attempt to use valet parking. He explained how this valet service would be utilized. Anticipated seating is approximately 100 inside, 20 outside, and 20 in the overflow area. R. Dupler stated that the color is reasonably compatible. C. Mursky discussed the architecture and stated that she did not like the proposed design. P. Schuman stated that he did like it. B. Leonard was concerned about adaptive re-use for the building. R. Dupler thought there was enough flexibility for re-use. Discussion took place on possible improvements to the outside architecture. Exploration for use of faux windows on the west side and on the east side by the walkway will take place. The up-lighting along the west and east be converted to path lighting.

P. SCHUMAN MOVED TO APPROVE CONTINGENT ON DPW APPROVAL, DUMPSTER SCREENING MATERIAL CHANGED TO MATCH THE BUILDING, LAND BANKING OF PARKING SPACE,

CITY OF DELAFIELD PLAN COMMISSION MINUTES

MODIFICATION OF PARKING SPACES, STAFF APPROVAL OF THE REVISED LANDSCAPE PLAN AND LIGHTING PLAN, PUTTING FAUX WINDOWS ON THE EAST AND WEST SIDES OF THE BUILDING, VALET PARKING, WEEKDAY HOURS OF OPERATION TO BE 4-11 WITH THE BAR CLOSING AT MIDNIGHT, AND VERANDA SEATING NO LATER THAN 10 P.M. C. MURSKY SECONDED THE MOTION. Backlit signage was discussed. B. Leonard was concerned about adaptive re-use and did not think it was compatible with joint residential/business uses in the area and that the size was large for the site. **THREE WERE IN FAVOR. B. LEONARD OPPOSED. MOTION CARRIED.**

- c. **Tax Key 793.022, 630 Main Street, Delafield.** Owner: R. Lang. Applicant: Tom Janicki. Applicant seeks approval of a Business Plan of Operation and Signage for American Family Insurance, an insurance office. Hours of operation are weekdays, 9:00 a.m. – 5:00 p.m. 1 full-time; 1 part-time employee.

Tom Janicki was present at the meeting. The color of the sign was discussed and T. Janicki stated that the proposed signage color was to have the blue posts be a color similar to the color of the trim of the house (colonial blue). The background of signage was to match the creamy color of the house. R. Dupler agreed with the above stated colors. In a CBD2, there is a 10' setback sign requirement and placement of the sign would be within the setback. He recommended approval with the above stated color changes. The Commissioners stated that they would prefer to have a hand-carved wooden sign similar to the entry signs coming into Delafield.

C. MURSKY MOVED TO APPROVE THE PLAN OF OPERATION AND TO HAVE THE PETITIONER COME BACK TO STAFF WITH SIGNAGE. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- d. **Tax Key 804.994.013 and 804.999.014, 2728 Hillside Drive, Delafield.** Applicant: Sig Strautmanis, General Capital Group. Verizon Wireless Personal Communications. Applicant seeks approval of a Business Plan of Operation and Signage for Verizon Wireless Personal Communications, a cellular wireless sales office. Hours of Operation are weekdays, 9:00 a.m. – 8:00 p.m.; Saturday, 10:00 a.m. – 6:00 p.m.; Sunday, 12:00 – 5:00 p.m.; 4 full-time and 1 part-time employee

S. Strautmanis was present at the meeting. Brian Lawhead of Verizon was also present. S. Strautmanis reviewed the tenants in the development and signage requirements of the shopping center. The proposed sign uses 27.88 sf of the 31.0 sf available to them. They are requesting that Verizon place the signage on the trellis of the tower. Their building manager is working with the tenants of the building in regards to employee parking. Mayor Craig addressed the parking

CITY OF DELAFIELD PLAN COMMISSION MINUTES

situation and S. Strautmanis stated that the employee parking requirements are not written in the lease but management circulates updates to the tenants and will enforce this issue more. Temporary signage storage with the DPW needs to be corrected and S. Strautmanis will be reactive and proactive to this in the future. Mayor Craig suggested that putting conditions into the lease may be a good idea.

R. Dupler stated that the proposed signage is a departure from the predetermined sign panel locations. The reason for the departure was reviewed. The proposed sign satisfies size and presentation. He recommended approval.

P. SCHUMAN MOTIONED TO APPROVE. B. LEONARD SECONDED THE MOTION. IT WAS CLARIFIED THAT THERE IS ENOUGH SIGNAGE SPACE FOR THE ONE REMAINING TENANT. ALL WERE IN FAVOR. MOTION CARRIED.

- e. **Tax Key 787.118, 812 Back Bay Road, Delafield.** Applicant: Ron and Marge Walters. Site Plan and Architectural review for modification of a boathouse.

John Spurs from the construction firm was present at the meeting and reviewed the plans for modification.

R. Dupler recommended consideration for approval. The proposed retaining wall on the south property line also requires specific Plan Commission approval. The retaining wall will be made of unitized concrete.

P. SCHUMAN MOVED FOR APPROVAL TO THE COMMON COUNCIL ON APRIL 5, 2004. C. MURSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. Final plat for Dover Bay V, extraterritorial subdivision

Resolution 2004-3 was prepared. T. Hafner provided a memo which was included in the commissioner's packets that recommended approval to the Common Council.

C. MURSKY MOVED TO APPROVE. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. THREE WERE IN FAVOR. M. COURT ABSTAINED. MOTION CARRIED.

- b. **Tax Key 793.991, 232 E. Main Street, Delafield** Applicant, Janice Priebe, seeks final consideration of Certified Survey Map.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

All issues addressed in a previous letter were satisfied.

C. MURSKY MOTIONED TO APPROVE. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **Tax Key 621.999 and 746.999, 2777 Mission Road, Delafield,** Approval of Preliminary Plat, Developers Agreement, Stormwater Maintenance, Deeds and Restrictions for Subdivision and Pier Restrictions by Siepmann Realty for Mission Woods Subdivision,

The City received a letter from the County this afternoon and it was given to the commissioners this evening.

Mr. Siepmann was present at the meeting. He stated that the plat has changed slightly; there are now four lots on each court.

R. Dupler stated that submitted documents exceeded the standards established by the City on previous projects. A tree survey was also submitted. It would be in the City's best interest to allow mitigation on the site. It is worthy of approval. In regards to tree mitigation, Mr. Siepmann would like to replace the trees on the other side of the road and bring a plan back and/or pay an equivalent fee. It was stated that the County does not have jurisdiction on this property; it is entirely up to the City.

P. SCHUMAN MOVED TO APPROVE SUBJECT TO RESOLUTION OF THE ISSUES IDENTIFIED IN THE SURVEY LETTER DATED MARCH 24, 2004, THE CITY ENGINEER'S COMMENTS, PREPARATION OF A TREE MITIGATION PLAN AS SUBMITTED TO THE PLAN COMMISSION AND THE LETTER OF WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE DATED MARCH 31, 2004. C. MURSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. THREE WERE IN FAVOR. B. LEONARD OPPOSED. MOTION CARRIED.

M. Carlson stated any comments should be e-mailed to him in regards to the documents/agreements that the City Council considers.

- d. **Tax Key 802.984, 802.986, 802.987, 802.979, 804.993.005,** The Shoppes At Nagawaukee, Applicant: Told Development. Recommendation regarding minor amendment to Site Plan.

G. Kost was present and requested a change in the site plan. The 19,000 sf building has been shifted approximately 10' to the west. M. Carlson stated that they are recommending that this is a minor change. R. Dupler stated that the dumpster has been relocated to the west per Plan Commission recommendation. The handicapped stalls have also been relocated.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

P. SCHUMAN MOVED THAT THIS WAS A MINOR MODIFICATION AND RECOMMENDED TO SEND IT TO THE COMMON COUNCIL. D. KUCHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. PRELIMINARY CONSIDERATION

- a. **Tax Key 793-014 and 793-016.001, 601 and 623 Genesee Street, Delafield.** Applicant: Lang Investment Ltd. Site Plan, Architectural and preliminary consideration of Conditional Use - hotel and retail mall.

Kent Johnson, architect for the project, Rob Gerbitz, owner, and Andy Ruggieri were present at the meeting. The project was reviewed. An aerial map of the property was displayed. The present building site was discussed and the proposed project was reviewed. This would be a 21 room boutique/hotel.

R. Dupler stated that this is a concept presentation. This needs to be considered either as a PUD or conditional use.

Discussion took place on building placement, creation of green spaces, parking considerations, market analysis, and building re-use adaptability. The commissioners liked the building design. R. Gerbitz stated that they would hope to break ground for the hotel (first phase) in August and open around April 2005 with the second phase following. It was suggested to have walkways between and around the two buildings and to connect the walkways to the roadway. Crosswalk material could be similar to that on Genesee Street. C. Mursky suggested replacing some of the parking with green space. P. Schuman stated that this would be a conditional use.

P. SCHUMAN MOTIONED TO SCHEDULE THIS FOR A PUBLIC HEARING AS CONDITIONAL USE. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **Tax Key 784.971-973, 1100 Highway 83, Delafield, Westbrook Church,** Site Plan, Architectural, and preliminary consideration of a Conditional Use and rezoning.

Paul Carter, Operations Manager of Westbrook Church was present at the meeting. Team members Kent Stock, George Beyer, Deb Karnel, Tom Aul, and Phil Majio were introduced.

R. Dupler reviewed the scenarios that took place at the last meeting. In terms of rezoning, the P-1 district is compatible with the Comprehensive Plan intended use. The proposed conditional use agreement is in good order. The proposed CSM has been reviewed by staff. There is an issue

CITY OF DELAFIELD PLAN COMMISSION MINUTES

in regards to vision corner easements and easements required for stormwater conveyance that need to be added. There are some engineering issues that are yet to be resolved. M. Court stated that at the Public Works meeting traffic was discussed and a condition was put on it that DOT concurrence is needed of the traffic study (in process). He did not think that it should hold anything up here tonight.

The architecture of the Phase II was reviewed. It was essentially the same with the exception of more landscape islands being included in the parking lot. The existing woods surrounding the church will remain as they are. It is the church's intention to add more trees between the church and the surrounding properties.

Mayor Craig stated that a letter was received from Mr. Silkey who owns property across the street stating that he was in favor of the project.

M. Carlson asked for the building phases to be delineated on the map for the public hearing. K. Stocks thought that this could be done. In addition, M. Carlson asked that a range of years when the phases are planned be included.

P. SCHUMAN MOTIONED TO HAVE A PUBLIC HEARING FOR CONDITIONAL USE AND REZONING AMENDMENTS. D. KUCHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

7. ZONING AND ORDINANCE REVISION

a. DIRECTION REGARDING EXTRATERRITORIAL JURISDICTION BOUNDARY ZONING MAP

A map outlining the existing land uses of surrounding lands in Waukesha County was included in the commissioner's packets. M. Czubkowski stated that this would be helpful in the final plat reviews. M. Carlson recommended putting together a legal description and to adopt the map. R. Dupler stated that extraterritorial jurisdiction would afford the City of Delafield to become an approving agency for land use with surrounding unincorporated townships.

P. SCHUMAN MOTIONED TO PROCEED WITH MAPS AND DESCRIPTIONS OF THE EXTRATERRITORIAL PROJECT. B. LEONARD SECONDED THE MOTION. THE ACTUAL MAP CAN BE APPROVED BY RESOLUTION, COME BACK TO THE PLAN COMMISSION, AND THEN GO TO THE COMMON COUNCIL. FOUR WERE IN FAVOR. M. COURT ABSTAINED. MOTION CARRIED.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

8. HEARING DATES

April 28, 2004 – Lang Investments & Westbrook Church

9. ADMINISTRATOR’S REPORT

The revised Settlement Agreement for Village Square is on the website. The City Council will discuss it on Monday night (April 5, 2004). Other changes include clarification of the fiscal impact changes. Any comments should be directed to M. Carlson, Mayor Craig or the appropriate alderperson.

There was a court case that changed the standards for zoning cases – copies will be sent to the Plan Commission and Common Council.

10. BUILDING INSPECTOR’S REPORT

The total number of permits are 48, two occupancy. New construction includes five single family homes.

11. BOARD OF ZONING APPEALS

No cases.

12. CORRESPONDENCE

- a. Letter dated March 10, 2004 from James and Janet Stoffer regarding proposed restaurant on Main Street.

13. ADJOURNMENT

P. SCHUMAN MOVED TO ADJOURN FROM THE MEETING. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 10:49 P.M.

Respectfully submitted:

Minutes Prepared By:

Marilyn Czubkowski, CMC
City Clerk/Treasurer

Accurate Business Communications LLC