

## PLAN COMMISSION

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Time and Date: The Plan Commission met on March 19, 2013, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Tipple (C), Marquardt, Radtke, Oberbeck, Valitchka (arrived at 5:02 p.m.),

Others Present: Lenz, Hebert, Isroff, Tillisch, Borchardt, Suhr, Weigh, Triggs, Thiele, Marcott, Morey, Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:00 p.m. Mayor Tipple called the meeting to order.

### **Approve minutes of the February 19, 2013 meeting.**

Marquardt motioned to approve the minutes of the February 19, 2013 meeting. Radtke seconded, and the motion carried unanimously 4-0.

### **PUBLIC HEARING: Approve a conditional use at 1000 McDonald Street to allow for a scrap metal recycling operation with outdoor storage, in a M2, General Industrial District (Isroff).**

Jeff Isroff of Schulz's Recycling, 6059 Heldt Street, said that he is in the recycling and scrap metal business. Isroff said his job is to keep materials from going into landfills and save energy. By using recycled aluminum, copper scrap, and stainless steel materials 70-90% is saved, as opposed to using raw materials from the ground. The facility in Merrill is located on 20 acres and was started in 1958. The Merrill facility currently buys, processes, and sells metal.

Valitchka arrived at 5:02 p.m.

Isroff said metal is bought three different ways. The first is by servicing industrial customers where the by-product is put into the containers and picked up when it is full. The second way is by project work where material is cleaned up from a property after a project is completed. The third way is retail where the general public brings scrap to the site and is paid on the spot based on the weight of scrap. The retail business can be aluminum cans or odd ball scrap from a plumber when a job is finished. Isroff said Schulz's Recycling does a lot of business in the Wausau area. Marathon County has 135,000 people and there are not enough scrap yards. There is an opportunity to come and open a retail operation.

Isroff said when the process started to look for another location, it was decided that it was best to be in the city, since there is not one in the city. The industrial areas were looked at first, and the idea was to setup a retail-only location. In the long-term future vision of the company, processing may be reviewed, but at this time it will be retail only. Material will be boxed up and shipped to Merrill where it will be processed and sold. Schulz's Recycling does not sit on inventory as there is too much price volatility. During the quest for the location, properties all over Wausau were looked at and this was the ideal location because it was centrally located and in a nice industrial area. He noted other industrial businesses in the area.

Isroff said that he went around to the neighbors, including Townline Market, and was given a warm welcome. The scrap metal recycling business industry is more sophisticated than a junk yard. There are two types – ferrous scrap and non-ferrous scrap. The non-ferrous scrap is the aluminum, copper, and stainless steel that typically do not stick to a magnet. These items will be bought from customers, brought into the building to be boxed, and will be sent to Merrill. The ferrous scrap items are bigger scale steel and iron, which will be unloaded in the back of the building into roll-off containers which will be brought to Merrill once they are full. Isroff said that if business is successful, they may look at buying the property and expanding to do processing. This will currently be a feeder yard. In Merrill, Schulz's is a good neighbor, involved in the schools, community, and little league, and has had joint ventures with charitable organizations and expect the same here.

Isroff said that he feels that there is a grey area and figures the conditional use would get the business past the grey area. Isroff said he feels it is a grey area because as he has looked at manufacturing facilities in the area with containers in the back or side of the building, and doesn't feel that anything different is being done. Isroff said he doesn't have any problems screening off the fence, and will do so immediately. The containers, located at the back of the building, are not visible from the residential neighborhood. Isroff said that he understands there is a concern because the cemetery is treated like a park and said that this business is not going to have a detrimental effect on what the cemetery is trying to do.

Isroff asked for permission to have scrap material on the outside of the building, as it is important to the business and community to allow the purchase of auto bodies. The competition does not offer purchase of auto bodies and is not open on Saturdays. The auto bodies would be stacked or stored in the back no higher than the screened-in fence until they are moved to Merrill. Vehicles would not be dismantled, drained, or crushed since that would happen in Merrill. Isroff said he feels strongly that this will be a successful venture that will lead to hiring. Isroff added that when he stopped at Townline Market, he was asked if hiring would take place and had answered that he hopes to. In the area, people need jobs and a decent employer who is a good neighbor and involved in a positive way.

Cal Tillisch, 816 North 3<sup>rd</sup> Street, said that he represents multiple groups in opposition to the request. The citizens of Wausau believe this is the wrong location for this type of business. The Wausau Curling Club has spent \$5 million to help eliminate blight. An 80-team tournament, from 13 states, will be coming to the curling facility. The City has been working on improving road access from Kent Street to Curling Way and from the north side of Junction Street up to McDonald Street making those the two main access roads. The Wausau Cemetery is a private park type of area has taken great strides in the recent years to improve grave markers, improve the cemetery, is historic and does not believe that a scrap yard fits next to it. Tillisch said David Welles, who is very active with the soccer group, has been working with the development of the soccer field and also opposes this conditional use. It has also been announced that the nature conservatory will be located in this area, making it a local, regional, and international attraction. Tillisch said that he respectively disagrees with Isroff that this is an industrial type area. With the development that is going on, that is not true. A scrap yard with outdoor storage and junk cars is not comparable to Kraft, which is entirely contained inside. Tillisch added that he wishes Isroff well, but in the middle of the city where major development is taking place is not the right place. The Merrill location is located on 20 acres outside of Merrill.

Tony Borchardt, 1330 Prospect Avenue, said that Tillisch covered everything that he has concerns about. There was nothing mentioned about the south side and how nice and peaceful the area is. The scrap yard would be a noisy business and he agrees that there is the opportunity to develop the area. The community does not need this business in this neighborhood and should be located somewhere else.

Laura Suhr, 909 Townline Road, asked which way Isroff plans to expand if it comes to that. It is a quiet neighborhood and is not the right fit for the environment. Suhr asked if Isroff has estimates on how many people could be potentially employed and how tall the fence would be.

Dan Weith, 1309 Torney Avenue, said that a current issue in the neighborhood is the truck traffic. If someone tries to get onto Townline Road in the afternoon with no turn signals, it is a bear to try to get through the intersection. Prospect Avenue has been redone, but is strictly residential and does not feel that this is a prime location with all of the truck traffic. There are no easy outlets through this area. Weith asked how the traffic would be handled to make sure to not go through the residential neighborhoods. Torney Avenue is a very narrow and when one car is parked, it is difficult to get around it.

Steve Triggs, 1417 Prospect Avenue, said he has a beautiful view of the cemetery and has concerns of the

traffic issues. Truck traffic is restricted on Prospect Avenue and Torney Avenue. Triggs said that he is concerned that a lot of the retail customers will be taking shortcuts. The soccer and tennis moms already go the wrong way down the one-way street and disregard the signage. Triggs added that he has contacted the Wausau Police Department multiple times to watch the area. There are a lot of neighborhood kids and foot traffic in the area. Triggs said he does not have any problems with the use as it seems to be good business, will have good fences, and will have good tax base for the taxpayers and hopefully taxes will go down. The traffic concern needs to be addressed.

Nancy Thiele, 1334 Prospect Avenue, said the location is less than desirable. The tourism outweighs the monetary aspect that Wausau will receive compared to the commercial aspect. Thiele asked how many people would be employed and said it is in no comparison to the effect from the tourism. The area which was once despicable has been developed and more development is sure to come. Thiele said it is good to see Wausau moving forward with the environment and the junk yards and the scrap yards should be in the industrial parks and country area where they belong.

Edward Marcott, 1316 Prospect Avenue, said he bought his house eight years ago and is afraid that this business is going to drop property values and no property owners would be able to get out of the houses what they have stuck into them.

Isroff said he went around talking to owners and spoke to Patty from the cemetery. Tillisch said that cemetery officially opposes it. Isroff said that this is the first time he has heard of any traffic problems and believes the traffic patterns can be controlled by instructing customers in which direction to travel. There will obviously be truck traffic, but not as much as there was with Fed Ex. Isroff said he understands everything that Tillisch discussed and is great what has been done with the soccer and curling facilities. This property is already zoned industrial, a manufacturing business could come in and not need a conditional use permit at all. Nobody will see the containers and auto bodies, as they will be blocked by a fence. The property has been industrial for a long time. This business will be the less ugly industrial business compared to others like Kraft. Isroff said that this will be a quiet business. At a scrap yard, the noise comes from processing, which will not be done. If it is desired to have an expansion, we will come back and discuss those concerns at a later time. Isroff said what is being requested is the permission to have outdoor storage of items that will be stored no higher than the height of the fence. Isroff said he is not sure how to address Marcott's concern, but insisted that piles of scrap will not be seen from the homes. Isroff said the business will be quieter than Fed Ex and containers will not be seen from neighboring locations. Isroff said that he will work with his customers to cut down on traffic issues. Isroff said that Schulz's is a good neighbor in Merrill and doesn't plan on changing his ways when coming to Wausau and is more than happy to address the fencing issues.

Marcott asked if vehicles would come out on Prospect Avenue, which was just reconstructed, after the traffic would go down Junction Street weaving through the residential neighborhood. Marquardt said that the vehicles would travel on Townline Road and Junction Street. Isroff answered Junction Street to Townline Road to 51/39. Marcott asked if the trucks would go down Grand Avenue. Isroff answered yes or Thomas Street. Marcott added that Grand Avenue will be repaved. Isroff said he did not know about that.

Mayor Tipple closed the public hearing. Mayor Tipple read a letter from the Wausau Cemetery Association in opposition of the conditional use.

Lenz said the conditional use is for outdoor storage, which includes loose materials as well as containers. The property is zoned industrial, so it is expected that some type of industrial business will locate there, but there is a difference between outdoor versus indoor uses in the zoning code. Lenz said that with Kraft as an example, all work and storage is being done inside, which is a big difference. The staff recommendation recognized several items brought up, based largely on the fact that Junction Street will

be extended and will lead to several major attractions. This will no longer be a dead end street. Lenz said that in the packet are examples of slat fences proposed by the petitioner, but some of the fencing is more opaque than others. We should get more specific on the fencing. Lenz asked how screening will be handled from Junction Street since the property line is not where the fence is located. The fence is located on a different property. Lenz passed around an aerial photo of where the fence and property lines are located. Considering the testimony heard, staff stands by the recommendation of allowing outdoor containers, not allowing outdoor loose storage, and requiring the installation of a solid fence around the perimeter of the property.

Valitchka asked about the proposed street improvements. Marquardt said that Junction Street would be extended to the south and will hook up with Curling Way, where currently a cul-de-sac is located.

Valitchka asked Isroff approximately how many trucks will be going to the facility. Isroff said he wish he would be able tell, but since it is a new business it is hard to estimate. Isroff said he hopes by mid-summer that there would be 2-3 outbound trucks leaving the facility a day. Valitchka asked if it is estimated that 10 vehicles would be coming to the facility a day. Isroff said that it would be 50-70 vehicles on a busy day and a day like the current more like 10 vehicles.

Valitchka said the aerial photo of the Merrill facility that shows 20 acres outside of the city limits with a forest surrounding two sides and tree line roads on the other sides – it appears to be in a more rural setting. Valitchka asked what the main roads are. Isroff said there aren't any county roads, but the bordering roads are Heldt Street and Alexander Street. Valitchka said that a condition of the conditional use is that a solid fence of 8 feet high would replace the current fence and asked if the petitioner would be open to that. Isroff answered yes. Valitchka asked about general security that is maintained on the property. Isroff said there is barbed wire on the top foot of the fencing and four cameras will be recording 24 hours a day. The facility will also have locked gates. Isroff added that anything that is worth taking will be inside the building and the material in the outside containers will be nearly impossible to take.

Valitchka asked if there are any DNR regulations relative to materials on the ground and soil seepage. Isroff answered that there are storm water seepage inspections done annually and they have a good record with those. There won't be an oily material that would be dropped on the ground. Any dripping of oils will be placed on pads designed for that. In Wausau, everything will be containerized. If auto body storage is allowed outdoors, they will only be located on paved surfaces with an agreement with the landlord.

Valitchka asked if an expansion was done, would the shearing and processing be done indoors or outdoors. Isroff said that if they expand into a full processing yard, some will be indoors and some will be outdoors. Valitchka asked if processing yards are noisy. Isroff answered yes, but not as noisy as the railroad. Valitchka said that in the reports, it states the only modification is that the landlord is going to modify the fence to the east along McDonald street to add a ramp from the front parking lot to the side lot and install a gate and asked if that would be done if the expansion is completed. Isroff stated that if someone is on McDonald Street facing the building, there is a part of the fence that runs out to the east and they plan to install a gate so people can drive around to the back of the building. With Fed Ex, the only way to get around the building is through the east gate and Schulz's is only leasing the eastern half of the building and they do not have access to everything on the west side.

Valitchka asked if both private citizens and commercial businesses could bring metal and other scrap in. Isroff said yes. Valitchka asked if the commercial businesses would include any metal manufacturing businesses that would bring larger sized trucks to the business. Isroff answered that would not be done at this time. Valitchka said that one of the neighbors had a very good point that Grand Avenue is scheduled for a surface overlay and inclusion of bicycle/pedestrian facilities and asked if it would be considered to have all of the traffic going to Merrill using McDonald Street to County Truck N and going east instead

of Grand Avenue. Isroff said yes and that Thomas Street can be taken also. Valitchka said that if Thomas Street is used, Grand Avenue would still be traveled. Isroff said he hasn't had many discussions with the drivers yet, and they may prefer the route of taking the county trunk roads.

Oberbeck asked why this location versus a remote location or the industrial park. If this business would be located in the industrial park, it would be closer to the highway system. Thomas Street is primarily a residential neighborhood. Isroff answered that there are numerous factors why the property is ideal. The building has four overhead doors, enough room in the front for customers to park, and nothing has to be done to the building. It is a central location and is easy access for people on the north, east, and south side and this would give the location an advantage.

Valitchka said the building is currently being leased and asked if there is a plan to purchase the building. Isroff answered that it depends on how things go. If business goes good and is acceptable to come back for a processing yard, the plan is to purchase the building. If processing is not granted at this facility, in the future, then the property will not be bought and they will move to the industrial park. Isroff also said that he wants to be in the city. Scrap yards and processing can be done right in residential areas.

Valitchka asked what the hours would be. Isroff answered that the hours would be Monday-Friday 8:00-4:30 and Saturdays 8:00-12:00. Isroff added that there is a lot of business of Saturdays because people work during the week. Valitchka asked Isroff if he would come back for a zoning change and asked if anything would go out by rail. Isroff answered steel and iron scrap could go out by rail. Valitchka asked where the steel and iron scrap come from. Isroff answered that most of it would come from industrial accounts, but would only happen if processing would be granted at a later time.

Valitchka said that if this is a successful business venture and there is an expansion, if a zoning change would be considered so the city has more say on items like fencing and landscaping. Lenz said that through the conditional use process, Plan Commission and Common Council can put on any conditions to protect the public's welfare and safety. He said M2 is the most lenient zoning district, but with additional uses, an amendment to the conditional use would be necessary. Isroff said they do not want processing right now. It will be a step by step process.

Valitchka asked Tillisch how many folks oppose the conditional use. Tillisch said that he lives on the southeast side and the neighborhood is thrilled to see I.C. Willy's and other blight gone, and to have a redeveloping area with a residential mix.

Isroff said the fence is actually located on a different property, since it recently split into three separate parcels. Isroff said he doesn't own the property where the fence is located and he's unsure what to do about that. Lenz said that the back of the building is highly visible from Junction Street and should be addressed. The property needs to be screened somehow. Isroff said that they will screen the fence, but said the issue with the fence not located on this property is a landlord issue. Lenz said that it is not the City's responsibility to figure out how it gets done.

Valitchka asked the commission if on-ground storage should be prohibited. Lenz said the staff recommendation was to prohibit outdoor storage of loose materials but to allow containerized storage – but it is up to the commission. The commission may also want to indicate that the fencing cannot be see-through. Isroff said that they are more than willing to put up a fence that cannot be seen through and asked that the loose outdoor storage be reconsidered.

Oberbeck asked how high the fencing would be. Isroff answered that the fencing would be eight feet high with one foot of barbed wire. Oberbeck asked what size the containers would be. Isroff answered that the containers would be 8'x22'x90". Oberbeck said if the containers would be totally contained or sealed. Isroff answered that they are totally contained with an open top. Oberbeck asked how the storm water

drainage would be handled. Isroff said the containers are water tight and will be drained in Merrill. Oberbeck asked if the storm water will come out during transport. Isroff said Schulz's keep boxes in good shape so there isn't any leaking.

Valitchka asked if it would be possible to avoid traveling on Grand Avenue if at all possible and asked if that condition could be agreed to. Isroff said they could live without travelling on Grand Avenue. Marquardt added that should not be part of the conditional use, since conditions have to do with the particular parcel. Valitchka asked Isroff if he would be open to agree to that. Isroff said they would endeavor to do that as they want to be a good neighbor.

Oberbeck asked Isroff how he would accommodate traffic coming off of Townline Road to Junction Street on a Saturday when there are other area events going on. Isroff said the customers are usually spread out and there aren't typically lines. Isroff added that six or seven cars can be taken care of at one time for non-ferrous materials. People will be moving constantly in and out and there is so much room on the property if it does get busy. Oberbeck asked if the cars would drive thru the facility. Isroff said the front is for garbage bags of aluminum cans. Customers would park their cars, go inside, weigh the contents, get paid, and leave. If iron and steel are brought in, customers would drive in from McDonald Street, drive over the scale, go to the back to unload, drive over the scale again, park in front, get paid, and leave. Isroff said the traffic pattern for parking and unloading is included in the packet.

Valitchka said the signs and advertising are going to direct traffic to Junction Street and Townline Road. Isroff said the current ad directs to Junction Street, and staff will also tell people.

Marquardt moved to approve the conditional use at 1000 McDonald Street to allow for a scrap metal recycling operation with outdoor storage, in an M2, General Industrial District with the conditions that the outdoor storage is limited to five containers as presented in the application and that a 100% privacy fence is installed. Valitchka seconded. The motion failed 2-3. This item will go to Common Council on April 9, 2013.

**PUBLIC HEARING: Amend Title 23 of the *Wausau Municipal Code* by adding "Schools and programs for the instruction and training of medical and/or health professions" under Section 23.50.020(b)(5), "Permitted Uses".**

Mayor Tipple closed the public hearing.

Lenz said that this amendment is a continuation of the discussion regarding educational institutions in the IB district. Last month, the commission looked at allowing any type of educational institution, if a conditional use was applied for. It was noted that there are several different education facilities already located along the freeway corridor. This amendment would permit schools associated with medical and health related professions to locate in the district without applying for a conditional use permit. Staff recommends approval of this item.

Valitchka moved to amend Title 23 of the *Wausau Municipal Code* by adding "Schools and programs for the instruction and training of medical and/or health professions" under Section 23.50.020(b)(5), "Permitted Uses". Radtke seconded, and the motion carried unanimously 5-0. This item will go to Common Council on April 9, 2013.

**Amend General Development Plan and consider approval of Precise Implementation Plan for 505 South 56<sup>th</sup> Avenue (Whispering Pines Apartments).**

Lenz said the Whispering Pines Apartments is seeking to add a maintenance building. The last page of the packet shows an aerial photo of the basketball court in the center. The building would be located on

the northwest corner of the basketball court. Renderings of what the building would look like are in the packet. The property is currently zoned UDD and amendments to the General Development Plan and Precise Implementation Plan are necessary. Staff recommends approval of the General Development Plan to allow for the placement of the building at this location. The Precise Implementation Plan relates to specific details of the building and whether any particulars should be addressed. Lenz said the building will be relatively small, located off the property lines, and will be used for storage and maintenance. He said staff doesn't have any major concerns, but does has a question about the lighting.

Robert Morey said on the gabled end, near the entry door, it is planned to put a metal allied light. There will be another light along the entry door on the side, and an outside lighted fixture next to the outside gable toward the playground area. Lenz asked if any lighting would be located on the south side of the building. Morey said there isn't anything there, but grass. Mayor Tipple asked if there would be any concerns about lights shining through neighbor's rooms. Morey said it would not.

Lenz said staff recommends approval as presented. Also, staff did not feel that this warranted a public hearing. If the commission agrees, it should be indicated in the motion.

Valitchka asked why the playground is located in the particular location. Morey said it is proposed to be removed and will be replaced with a picnic table. Valitchka asked where the nearest park is located. Morey was unsure. Valitchka asked if the playground was in the original plan. Lenz answered that it was shown on the general plan; he believed they were from the early 90's. Morey said that the playground is small with just a couple of horses on a spring. Valitchka asked if anybody plays basketball on the basketball court. Morey said that one issue is that people from other units come over and use the basketball court. Valitchka asked if there are problems with the other people using the facilities. Morey said the owner has mentioned that people from other buildings congregate there and some of his tenants do not care for that. Morey added that the play area is outdated. Valitchka asked where the nearest facilities are located when this disappears. There is a volleyball court, grills and picnic area, and a kid's play area nearby. Valitchka said that sometimes these are delicate issues, but acknowledged that this is private property.

Radtke moved to amend the General Development Plan and Precise Implementation Plan for 505 South 56<sup>th</sup> Avenue and that a public hearing is not necessary. Marquardt seconded, and the motion carried 4-1. This item will go to Common Council on April 9, 2013.

#### **Consider sale of City-owned property at 922 North 1<sup>st</sup> Avenue.**

Marquardt said that 922 North 1<sup>st</sup> Avenue was acquired by the city for reconstruction of 1<sup>st</sup> Avenue and Union Avenue in 1998. Community Development at one time had thought about building a house, but it did not happen. During the last CISM meeting, the sale of the property was approved with a minimum price of \$3,500. This will go to Common Council and then to the general public to see if there is interest in purchasing the property.

Radtke asked if anybody is interested in the property or if staff is expecting the neighbors to purchase the lot. Marquardt said that hopefully someone is interested in the property. Radtke said it is a small lot and asked if it was buildable. Marquardt answered that it is a buildable lot.

Marquardt motioned to accept the sale of City-owned property at 922 North 1<sup>st</sup> Avenue. Radtke seconded, and the motion carried unanimously 5-0. This recommendation will go before Common Council on March 26, 2013.

#### **Discuss 1940 East Crabtree Drive.**

Lenz said that maps of the property were located in the packet. The 10-acre property is currently zoned as a single family residence district. There has been discussion with the property owner regarding rezoning it in the future. The current agenda item is for discussion and is not a formal zoning request. Staff has some concerns that were shared with the property owner and that are outlined in the memo. Normally with a parcel this size, staff will see a land division plan of some kind. A potential issue with rezoning the entire parcel R4 is that someone could build a multi-family development on the property, but it would be limited to one building, per zoning regulations. One large multi-family building on the lot may not be best for suited for this location. There are access concerns. It is currently accessed off of Brentwood Road in the Town of Maine. If it would be zoned R4, the city doesn't have much input on the location of access roads. Staff feels it is difficult to make a recommendation without more detailed plans.

Mayor Tipple asked the commission if they agreed with staff.

Valitchka asked if the town of Maine should be contacted in regards to access roads rather than only go south. Valitchka asked if there is a road on the east that is not shown on the zoning map. Marquardt said that would be Burek Street. Valitchka asked if the double black line is an entry street. Lenz said there is access, but it is not very wide. And, by going in that direction, you would need to go around the 10-acre parcel to the east. Valitchka asked if the irregular streets are the standard width or would it be a burden to the developments. Marquardt answered that there are 60 feet right-of-way with no curb, just a seal-coated street at this time.

Mayor Tipple said the consensus of the commission is that more detail is needed to make a recommendation.

**Discuss off-street parking regulations in commercial districts.**

Valitchka asked that this item get tabled until the next meeting.

**Discuss future agenda items for consideration and upcoming meeting dates.**

Lenz said that he will not be available for next month's regularly-scheduled meeting. He said there are five Tuesdays in April and suggested that the next meeting be postponed one week. Mayor Tipple suggested that an email get sent to set up the next meeting.

Lenz said that this item will be listed on upcoming agendas for commissioners to bring up more visionary topics like the parking issue that was brought up by Valitchka. There has been discussion in some of the committees on taking a more holistic approach to a variety of issues including street design standards and private development guidelines – these topics may tie into an update of the city's comprehensive plan, which has been discussed before.

**Amendment to conditional use permit for extension of warming shelter hours at 319 North 4<sup>th</sup> Street.**

Mayor Tipple said that there is concern with winter having a continual hold on the region that staff of the warming center do not want to kick people out. There have been 9-10 participants a night, with the 15 chair maximum capacity. The center has requested an extension until April 15, 2013, instead of the March 31 date. This would grant 15 extra days with the permission of the plan commission and Common Council. Mayor Tipple also told the commission members that even if this is approved, there may not be the volunteers available. Mayor Tipple said that on a personal note, the people at the warming center are very nice and polite and there haven't been any complaints regarding the warming center.

Radtke motioned to amend the conditional use permit to extend the warming shelter hours at 319 North

4<sup>th</sup> Street. Oberbeck seconded, and the motion carried unanimously 5-0. The recommendation will go before Common Council on March 26, 2013.

**Adjourn.**

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Valitchka moved to adjourn. Radtke seconded. Motion to adjourn carried unanimously and the meeting adjourned at 6:55 p.m.

**The Plan Commission is next scheduled to meet at 5:00 pm on Wednesday, April 24, 2013.**