



CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Plan Commission Sub-Committee
DATE OF MEETING: September 10, 2019 (Tuesday)
PLACE OF MEETING: City Hall – 415 Main Street (Common Council Chambers)
TIME OF MEETING: 4:30 P.M.

PURPOSE OF MEETING

1. Call to Order and Roll Call
2. Approval of minutes from the previous meeting
3. Public input: (limited to 3 minutes/individual)

Consideration and possible action on the following items:

4. Review and Consideration of a Conditional Use Permit request filed by Chris McGuire of Kwik Trip, Inc., 1626 Oak Street, La Crosse, WI 54601 on behalf of KT Real Estate Holdings, LLC, PO Box 2107, La Crosse, WI 54601 to allow construction of a 2,000 square foot attached car wash at the property located at 2800 Abbey Road, Onalaska, WI 54650 (Tax Parcel # 18-6423-0).
5. Review and Consideration of a General Development Plan for a Planned Unit Development (PUD) application filed by the City of Onalaska, 415 Main Street, Onalaska, WI 54650 to replace the R-160 Zoning District for the “Country Air Estates Subdivision” containing 57 (fifty-seven) lots for single-family dwellings.
6. Adjournment

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the committee may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

Mayor Joe Chilsen
 * Ald. Tom Smith – Chair
 Ald. Jim Olson
 Ald. Dan Stevens
 Ald. Diane Wulf
 Ald. Boondi Iyer
 Ald. Kim Smith
 * Jarrod Holter, City Engineer
 City Attorney City Administrator
 La Crosse Tribune Dept. Heads.
 Coulee Courier
 WKTY WLXR WKBT WXOW WLAX

*Committee Members

*Knut Temte
 * *Kevin Schubert
 Chris McGuire, Kwik Trip
 Plan Commission Members
 Onalaska Omni Center
 Onalaska Public Library

* * Alternate Member – for City Engineer

Date Notices Mailed and Posted: 9-4-19

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.



CITY OF ONALASKA

STAFF REPORT

Plan Commission Sub-Committee – September 10, 2019

- Agenda Item: Consideration of a Conditional Use Permit request to allow a car wash at an existing Kwik Trip.
- Applicant: Chris McGuire of Kwik Trip, Inc.
1626 Oak Street, La Crosse, WI 54601
- Property Owner: KT Real Estate Holdings, LLC
PO Box 2107, La Crosse, WI 54601
- Parcel Number: 18-6423-0
- Site Location: 2800 Abbey Road, Onalaska, WI 54650
- Existing Zoning: Neighborhood Business (B-1) District

Background:

The applicant is requesting a Conditional Use Permit to construct a 2,000 square foot addition of a car wash facility located at 2800 Abbey Road in Onalaska. The proposed development is currently zoned as B-1 which is compatible and consistent with businesses surrounding the development. The applicant states that the Kwik Trip location will be well lit and staffed twenty-four (24) hours a day, seven (7) days a week. The washing of vehicles on a parcel in the Neighborhood Business (B-1) District is permitted only by Conditional Use Permit per Section 13-5-17 (e) and pursuant to standards set forth in Sections 13-8-11. The City has no basis for denial of the Conditional Use Permit, but has found a basis to impose the following conditions:

Substantial Evidence Regarding Conditions of Approval:

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.

Substantial Evidence: This condition provides notice to the owner/developer that they are to follow procedure for orderly development in the City of Onalaska in order to promote the health, safety and welfare of the City.

2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.

Substantial Evidence: This condition acknowledges and provides public notice of the term and puts the owner/developer and future owners on notice that they are bound by the conditions and that they can continue the use as long as they follow the conditions and actively use the conditional use.

CITY OF ONALASKA

3. Owner/developer shall abide by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.

Substantial Evidence: This condition assures that the owner/developer understands they must follow the City's Unified Development Code and Building Code which they are required to follow in every way and that as they are receiving the benefit of being allowed to have a use that is not within the standards of the City's zoning code, failure to follow City ordinances may result in loss of their conditional use permit.

4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.

Substantial Evidence: This shifts the burden to the owner of the property to provide proof that the use is active and continuing. Ensuring that existing permits are still valid and being properly used ensures compliance with the City's procedures and ordinances and promotes interaction and communication with the City which further orderly development and the health, safety and welfare of the City.

Action Requested:

As a public hearing will be held at the Plan Commission meeting, testimony based on substantial evidence from the public should be listened to and considered before deciding on the requested Conditional Use Permit application. Only where no reasonable conditions could exist to allow the Conditional Use, may a Conditional Use Permit be denied.

REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY PLAN COMMISSION SUB-COMMITTEE:

September 10, 2019

Agenda Item 4:

Review and Consideration of a Conditional Use Permit request filed by Chris McGuire of Kwik Trip, Inc., 1626 Oak Street, La Crosse, WI 54601 on behalf of KT Real Estate Holdings, LLC, PO Box 2107, La Crosse, WI 54601 for review and consideration of a Conditional Use Permit (CUP) application to allow construction of a 2,000 square foot attached car wash at the property located at 2800 Abbey Road, Onalaska, WI 54650 (Tax Parcel # 18-6423-0).

1. Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
2. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns so long as the conditional use is being actively used.
3. Owner/developer from abiding by the City's Ordinances, Unified Development Code and Building Code requirements, as amended.
4. The Conditional Use Permit shall be reviewed every five (5) years to ensure continued use.



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

CONDITIONAL USE PERMIT APPLICATION

Property Address: 2800 Abbey Rd. Onalaska WI 54650
Parcel Number: 18- 6423-0
Zoning District: B-1

Applicant: Kwik Trip, Inc
Contact: Chris McGuire, Kwik Trip representative
Mailing Address: 1626 Oak ST
City, State, Zip: La Crosse WI 54603
Phone Number: 608-793-6205
Email: CMcGuire@kwiktrip.com <input checked="" type="checkbox"/> Primary Contact

Business: Kwik Trip, Inc
Owner/Contact: Same as Applicant
Mailing Address:
City, State, Zip:
Phone Number:
Email: <input type="checkbox"/> Primary Contact

Property Owner: Kwik Trip, Inc
Contact: Same as applicant
Mailing Address:
City, State, Zip:
Phone Number:
Email: <input type="checkbox"/> Primary Contact

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: 	Date: 7/30/19
Signature of Property Owner: Agent of 	Date: 7/30/19

Compatibility with Surrounding Neighborhood:
 Current zoning is B-1 Commercial with good compatibility to the surrounding business

Consistency with the Comprehensive Plan:
 Consistent with services provided by other business within the area

Importance of Services to the Community:
 Kwik Trip prides itself with providing healthy foods at a reasonable cost along with fuel, commodities, etc

Neighborhood Protections (avoidance of negative externalities):
 Kwik Trip will be well lit and staffed 24 hours a day, 7 days a week, 365 days a year with state of the art surveillance systems

Other Factors (pertinent to the proposed use):

OFFICE USE ONLY:	Date Submitted:	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by:



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

CONDITIONAL USE PERMIT APPLICATION

The following checklist will ensure the timely processing of your permit:

➔ **Overview/ Cover Letter Describing the following:**

- ▶ Detailed Description of Proposed Conditional Use
- ▶ Description of how Proposed Conditional Use Meets Unified Development Ordinance Standards (use form on next page or attach an explanation each of the following:
 - ▶ Compatibility with Surrounding Neighborhood (existing and anticipated development within 250 ft of proposed use and within 500 ft along the same street)
 - ▶ Consistency with the Comprehensive Plan (relationship of proposed use to the goals, objectives and polices)
 - ▶ Importance of Services to the Community (provided by the proposed use)
 - ▶ Neighborhood Protections (avoidance of negative impacts)
 - ▶ Other Factors (pertinent to the proposed use)

➔ **Site Sketch and Photographs (if applicable)**

➔ **\$250 Permit Application Fee (Payable to the City of Onalaska)**

If incomplete, no further processing of the application will occur until the deficiencies are corrected.

A Conditional Use is a land use or development that would not generally be appropriate within a district but might be allowed in certain locations within the district if specific requirements are met. The compatibility must be judged on the basis of the particular circumstances and may require additional conditions set by the Plan Commission & Common Council before development or occupancy is permitted. The intent is to allow a reasonable degree of discretion in determining the suitability of a particular development at a specific location.

Application for:

- | | | |
|--|---|--|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Two Structures on one parcel | <input type="checkbox"/> Parking Lot |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Automotive Repair / Sales | <input checked="" type="checkbox"/> Use conditional use permit _____ |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Warehousing / Storage | <input type="checkbox"/> Other _____ |

Brief Description of Proposed Conditional Use:

3,000 Sq. Ft. addition with a 2,000 Sq. Ft. car wash attached. Site will be attended 24 hours, 365 days per year

Proposed conditional use must meet the requirements of the Unified Development Ordinance. Per Wisconsin's Open Meeting Law, comments on this permit application, either by the applicant or concerned citizen, shall be raised in person at the scheduled meeting or brought up to City Staff (through conversation, written letter or email) for review at the scheduled meeting. Due to Wisconsin's Open Meeting Law, Plan Commissioners and Councilors are unable to discuss this matter outside of a scheduled public meeting. Thank you.

250.00 TENDERED
250.00 APPLIED

PAID BY: KWIK TRIP
CK 250.00 REF: SW - *2646

18-6423-0 / 2800 ABBEY RD 250.00

CITY OF ONALASKA
REC#: R00153904 8/1/2019 9:20 AM
TRAN: 450 PLANNING & ZONING
OPER: C2 TERM: 2
TKBY: CASH 02

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF ONALASKA**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on:

**TUESDAY, SEPTEMBER 24, 2019
APPROX. 7:00 P.M.
(or immediately following public input)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application submitted by Chris McGuire of Kwik Trip, Inc., 1626 Oak Street, La Crosse, WI 54601 on behalf of KT Real Estate Holdings, LLC, PO Box 2107, La Crosse, WI 54601 for review and consideration of a Conditional Use Permit (CUP) application to allow construction of a 2,000 square foot attached car wash at the property located at 2800 Abbey Road, Onalaska, WI 54650 (Zoned B-1- Neighborhood Business District).

Property is more particularly described as:

Computer Number: **18-6423-0**
Section 29, Township 17, Range 07

THE COMMERCIAL QUARTER LOTS 1, 2 & 3 BLOCK 2 EX PRT LOT 3
TAKEN FOR USH-53 R/W IN V807 P581 SUBJ TO ESMT IN V1374 P588

YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

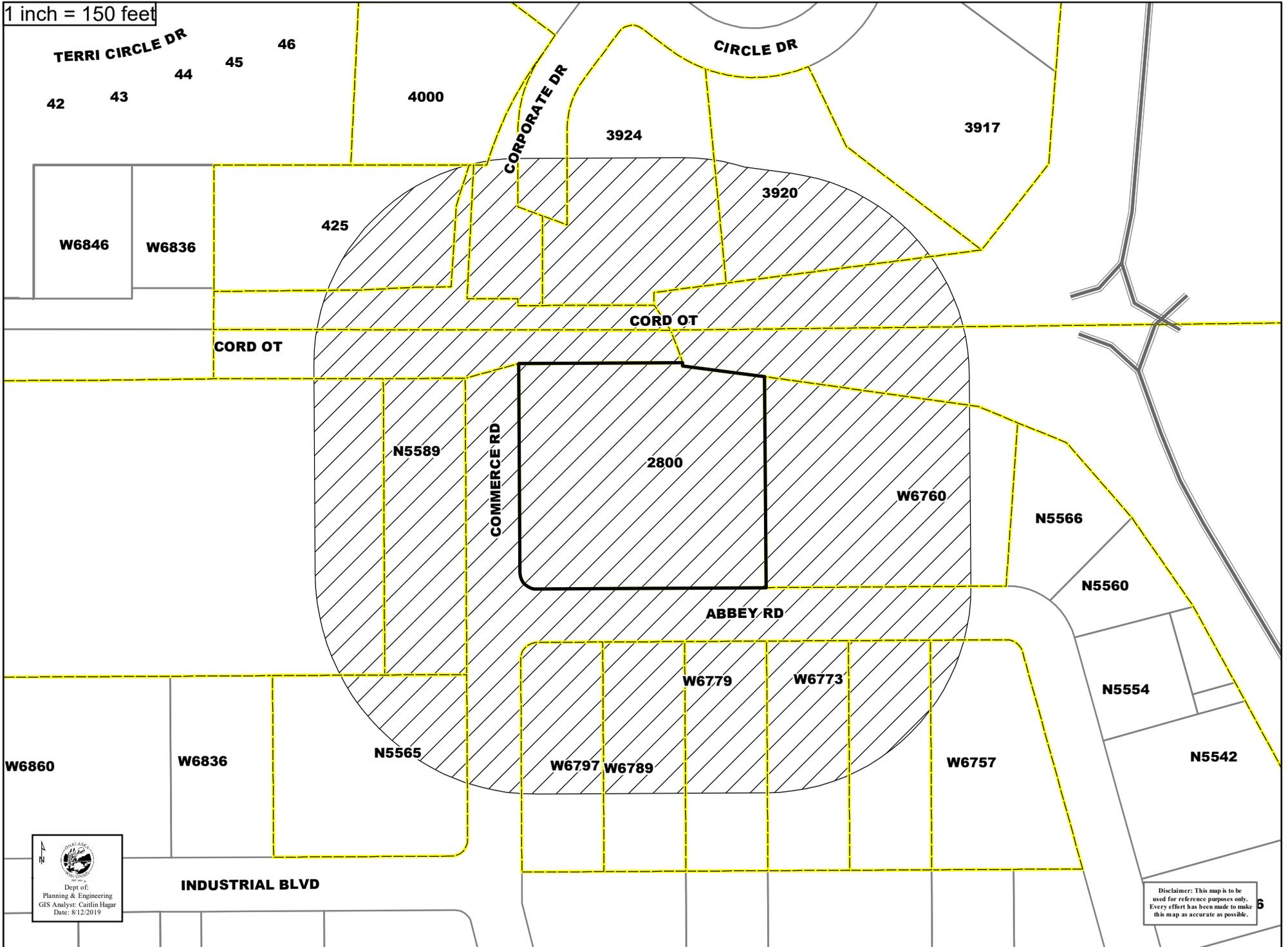
Dated this 6th day of September, 2019.

Cari Burmaster
City Clerk

<p>Pursuant to Act 67 passed in December 2017 the standard for review of Conditional Use Permits by Planning Commissions has changed in two significant ways. First, the burden of proof for denying a permit or imposing a condition is on the City and not on the applicant. In other words, unless there is a substantial reason to impose a condition or deny a permit, the permit must be issued without conditions. Second, any condition imposed must be based upon substantial evidence. Substantial Evidence must be fact based and cannot be based upon personal feeling, emotion or conjecture.</p>
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Properties within 250ft of 18-6423-0

1 inch = 150 feet



Dept of:
Planning & Engineering
GIS Analyst: Caitlin Hagar
Date: 8/12/2019

Disclaimer: This map is to be used for reference purposes only. Every effort has been made to make this map as accurate as possible.



CITY OF ONALASKA

Agenda Item:

5

STAFF REPORT

Plan Commission Sub-Committee – September 10, 2019

- Agenda Item: Consideration of a Planned Unit Development (PUD) request – General Development Plan.
- Applicant: City of Onalaska, 415 Main Street, Onalaska, WI 54650
- Property Addresses: 501 20th Ave S, 509 20th Ave S, 517 20th Ave S, 525 20th Ave S, 533 20th Ave S, 534 20th Ave S, 541 20th Ave S, 549 20th Ave S, 557 20th Ave S, 1900 Sandalwood Dr, 1901 Esther Drive, 1904 Esther Drive, 1906 Sandalwood Dr, 1907 Sandalwood Dr, 1909 Esther Drive, 1912 Esther Drive, 1912 Sandalwood Dr, 1913 Sandalwood Dr, 1916 Main Street E, 1917 Esther Drive, 1918 Sandalwood Dr, 1919 Sandalwood Dr, 1920 Esther Drive, 1925 Esther Drive, 1925 Sandalwood Dr, 1928 Esther Drive, 1931 Sandalwood Dr, 1933 Esther Drive, 1934 Esther Drive, 1937 Sandalwood Dr, 1940 Esther Drive, 1941 Esther Drive, 1943 Sandalwood Dr, 1946 Esther Drive, 1949 Esther Drive, 1949 Sandalwood Dr, 1954 Esther Drive, 1955 Sandalwood Dr, 1957 Esther Drive, 1961 Sandalwood Dr, 1964 Esther Drive, 1965 Esther Drive, 1966 Sandalwood Dr, 1967 Sandalwood Dr, 1972 Esther Drive, 1972 Sandalwood Dr, 1973 Esther Drive, 1973 Sandalwood Dr, 1978 Esther Drive, 1978 Sandalwood Dr, 1979 Sandalwood Dr, 1984 Sandalwood Dr, 1985 Sandalwood Dr, 1991 Sandalwood Dr, 2002 Esther Dr, 2010 Esther Dr, and 2018 Esther Dr.
- Existing Zoning: Special Single Family Residential (R-160) District
- Conformance with Comprehensive Plan: The Comprehensive Plan classifies this property as “Mixed Density Residential District” which is intended for residential units. Higher density residential development may be appropriate in locations adjacent to transportation corridors, commercial areas and schools.
- Background: The City is in the process of rewriting the Unified Development Ordinance / Zoning Ordinance and as part of this project, the City is reviewing all Zoning Districts and making modifications as needed. All properties within the “Country Air Estates” Subdivision are zoned “R-160” as approved in 1988. As part of the project, the City intends to eliminate the R-160 Zoning District as it only pertains to this one (1) neighborhood and, instead, create a “Planned Unit Development” Overlay District that has the exact same special property development regulations as the subdivision has today, just regulated by the City in a different way. Essentially, the Planned Unit Development will ensure that the way residents in this subdivision have used their properties will continue in the future.

Below are the special property development regulations for parcels within this area.

CITY OF ONALASKA

(a) **Property Development Regulations:**

(1) **Lot.**

- a. **Width.** Minimum sixty (60) feet.
- b. **Area.** Minimum six thousand three hundred (6,300) square feet.

(2) **Building.**

- a. **Width.** Minimum twenty (20) feet (principal structure).
- b. **Height.** Maximum thirty-five (35) feet.

(3) **Yards.**

- a. **Street.** Minimum twenty-five (25) feet; maximum forty (40) feet, maximum sixty (60) feet on cul de sac. Street yard may be averaged between two (2) abutting property street yard setbacks as determined by the Inspection Department.
- b. **Rear.** Minimum twenty-five (25) feet.
- c. **Side.** Minimum six (6) feet.

Action Requested:

The City is requesting approval of the General Development Plan for the Planned Unit Development. If the Plan Commission Sub-Committee recommends approval, included are staff's recommendations of necessary Conditions of Approval. As a public hearing will be held at the Plan Commission meeting, testimony from the public should be listened to and considered before deciding on the requested PUD.

Attachments:

- Map of existing properties; and
- PUD application and checklist.

**REQUEST FOR ACTION & POSSIBLE CONSIDERATION BY
PLAN COMMISSION SUB-COMMITTEE:**

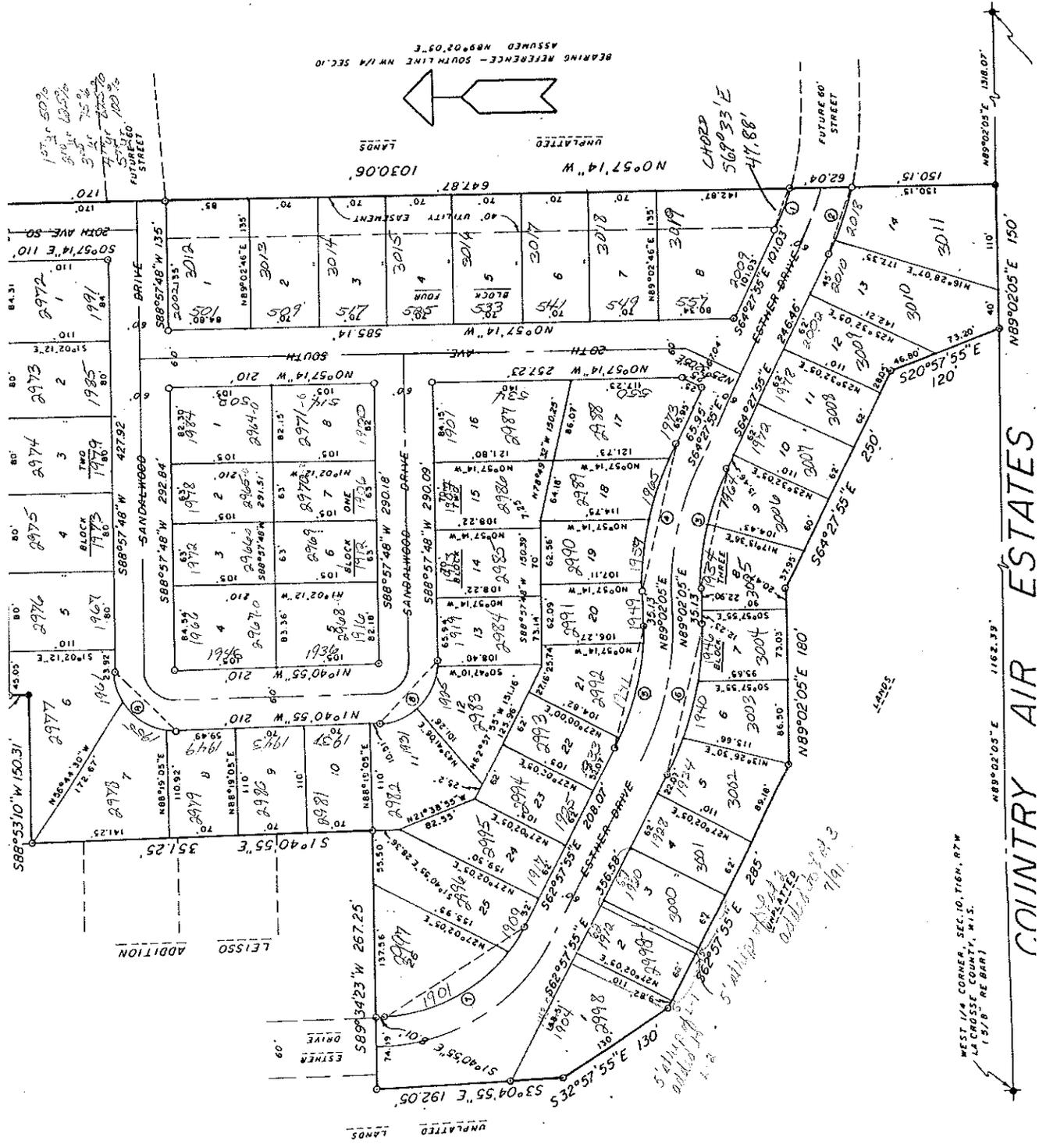
September 10, 2019

Agenda Item 5:

Review and Consideration of a General Development Plan for a Planned Unit Development (PUD) application filed by the City of Onalaska, 415 Main Street, Onalaska, WI 54650 to replace the R-160 Zoning District for the “Country Air Estates Subdivision” containing 57 (fifty-seven) lots for single-family dwellings.

1. Owners shall abide by all requirements and conditions of the County Air Estates Preliminary Plat and Final Plat approved by the Common Council on April 12, 1988 and June 14, 1988, respectively.
2. Any future improvements to these parcels will be subject to additional City permits (i.e., site plan approvals, building permits, zoning approvals). Owner/developer shall pay all fees and have all plans reviewed and approved by the City prior to obtaining a building permit. Owner/developer must have all conditions satisfied and improvements installed per approved plans prior to issuance of occupancy permits.
3. All conditions run with the land and are binding upon the original developer and all heirs, successors and assigns. The sale or transfer of all or any portion of the property does not relieve the original developer from payment of any fees imposed or from meeting any other conditions.
4. Any omissions of any conditions not listed in minutes shall not release the property owner/developer from abiding by the City's Unified Development Code requirements.

18-2964-0
18 3019-0



COUNTRY AIR ESTATES

WEST 1/4 CORNER, SEC. 10, T16N, R7W
LA CROSSE COUNTY, WIS.
(157'8" RE BAR)



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

PUD GENERAL DEVELOPMENT PLAN APPLICATION

The following checklist will ensure the timely processing of your application:

➔ **Overview/ Cover Letter Describing the following:**

- ▶ A statement describing character and goals of the PUD and a general schedule for implementation.
- ▶ Plan Set including: Proposed site plan, density, uses, lot area, setbacks, building heights, common open space, landscaping, architecture, parking, streets/circulation, signage, utilities, & drainage.

➔ **\$700 Permit Application Fee** (Payable to the City of Onalaska).

If incomplete, no further processing of the application will occur until the application is complete.

A Planned Unit Development (PUD) may be used as a custom zoning district for any land use or combination of land uses. The minimum size of a PUD is five (5) acres. A PUD is reviewed through a two-part process: 1) General Development Plan (GDP) and a 2) Final Implementation Plan. A GDP requires a public hearing at a Plan Commission meeting where the developer provides a plan set for the PUD including all items noted above (Sections 13-3-5 & 13-3-7 of the Unified Development Code). If the GDP is approved, the next step is completing a Final Implementation Plan reviewed by the Plan Commission and Common Council for final approval.

Brief Description of Request for a PUD:

removal of R-160 Zoning District for County Air Estates Subdivision.

Property Address(es): see staff report	
Parcel Number(s):	
18-	18-
18-	18-
18-	18-
18-	18-
Zoning District:	

Applicant/Property Owner: City of Onalaska
Project Contact:
Mailing Address: 415 Main Street
City, State, Zip: Onalaska, WI 54650
Phone Number:
Email:

The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: 	Date: 9/4/19
Signature of Property Owner:	Date:

OFFICE USE ONLY:	Date Submitted:	Permit Number:
Permit Fee:	<input type="checkbox"/> Cash <input type="checkbox"/> Check #	Application Received by:



CITY OF ONALASKA

Planned Unit Development Checklist (General Development Plan)

The submittal to your proposed project must include the following information in order to be considered an Application for Planned Unit Development (PUD) Review for General Development Plan (GDP). The submittal of the proposed project must include the following information in order to be considered a complete application for a GDP. Refer to City of Onalaska's Unified Development Code for more information regarding standards, plans, and requirements (Sections 13-3-5 & 13-3-7). **Please provide the following with the site plan application submittal: two (2) full-size copies (24" x 36"), two (2) 11" x 17" copies, and a 24" x 36" electronic version of entire plan set.**

1. Completed Planned Unit Development (PUD) General Development Plan Application form with completed and signed checklist.
 Attached
2. A cover letter is required providing a statement describing the character of the PUD and general schedule for implementing the development. Other information includes, but not limited to, permitted/conditional uses, acreage, proposed density, and setbacks, building height, environmental design, common open space, architecture, parking, streets, utilities, and drainage, circulation/access, landscaping and signage. This information will be used by the Plan Commission in addition to items in the plan set to review the PUD.
 Attached
3. Application Review Fee: \$700.00 (Payable to the City of Onalaska).
 Submitted
4. **Plan Set.** New development will require a professionally drawn site plan to be submitted, drawn to an engineered scale, and include the following items:
 - A. Plan of the project area and its relationship to surrounding properties with existing topography, easements, existing vegetation and all other features within one hundred (100) feet of the proposed PUD.
 - B. Identify the following:
 - 1) Pattern of proposed land uses;
 - 2) Pattern, shape, size, arrangement, and disunity of proposed use areas;
 - 3) Pattern and design of all circulation provisions;
 - 4) Pattern and design of all common open space areas (including proposed management);
 - 5) Utility provisions;
 - C. Economic analysis of the developed including proposed investment, phasing, job creation, etc. if required.
 - D. A general outline of the organizational structure for the enforcement and administration of protective covenants if applicable.
 - E. A schedule for the implementation of the development.
 Attached *Does Not Apply, Please state reason:* _____

All information listed above is attached to this application and I understand that incomplete submittals may delay the processing of the application.

Applicant Signature

9/4/19

Date

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF ONALASKA
PLAN COMMISSION**

Please take notice that the City Plan Commission for the City of Onalaska will hold a public hearing on

**TUESDAY, SEPTEMBER 24, 2019
APPROX. 7:10 P.M.
(or immediately following public hearing at 7:00 PM)**

in Onalaska City Hall, 415 Main Street, Onalaska, Wisconsin 54650 at which time they will consider an application for a Planned Unit Development (PUD) General Development Plan filed by the City of Onalaska, 415 Main Street, Onalaska, WI 54650 to replace the R-160 Zoning District "Special Single Family Residential" for the Country Air Estates Subdivisions which encompasses fifty-seven (57) residential parcels in Onalaska, Wisconsin.

Properties are more particularly described as part of Country Air Estates Subdivision located in Section 10, Township 16 North, Range 07 West:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 16 North, Range 7 West, described as follows: Beginning at the Southeast corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, thence West along the South line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 150 feet; thence North 20 degrees West 120 feet; thence North 63 degrees 30' West 250 feet; thence West parallel with the South line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 180 feet; thence North 62 degrees West 285 feet; thence North 32 degrees West 130 feet; thence North 2 degrees West 190 feet to the extended South line of Leisso Addition; thence South 89 degrees 53' East along said extended South line and the South line of said Leisso Addition 268 feet, more or less, to the Southeast corner of Lot 1 of said Leisso Addition; thence North 349.6 feet along the East line of Leisso Addition; thence East 150 feet; thence North 20 feet; thence East 510 feet to the East line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence South along said East line 1029.6 feet to the point of beginning of this description.

Property Addresses: 501 20th Ave S, 509 20th Ave S, 517 20th Ave S, 525 20th Ave S, 533 20th Ave S, 534 20th Ave S, 541 20th Ave S, 549 20th Ave S, 557 20th Ave S, 1900 Sandalwood Dr, 1901 Esther Drive, 1904 Esther Drive, 1906 Sandalwood Dr, 1907 Sandalwood Dr, 1909 Esther Drive, 1912 Esther Drive, 1912 Sandalwood Dr, 1913 Sandalwood Dr, 1916 Main Street E, 1917 Esther Drive, 1918 Sandalwood Dr, 1919 Sandalwood Dr, 1920 Esther Drive, 1925 Esther Drive, 1925 Sandalwood Dr, 1928 Esther Drive, 1931 Sandalwood Dr, 1933 Esther Drive, 1934 Esther Drive, 1937 Sandalwood Dr, 1940 Esther Drive, 1941 Esther Drive, 1943 Sandalwood Dr, 1946 Esther Drive, 1949 Esther Drive, 1949 Sandalwood Dr, 1954 Esther Drive, 1955 Sandalwood Dr, 1957 Esther Drive, 1961 Sandalwood Dr, 1964 Esther Drive, 1965 Esther Drive, 1966 Sandalwood Dr, 1967 Sandalwood Dr, 1972 Esther Drive, 1972 Sandalwood Dr, 1973 Esther Drive, 1973 Sandalwood Dr, 1978 Esther Drive, 1978 Sandalwood Dr, 1979 Sandalwood Dr, 1984 Sandalwood Dr, 1985 Sandalwood Dr, 1991 Sandalwood Dr, 2002 Esther Dr, 2010 Esther Dr, and 2018 Esther Dr.

YOU ARE FURTHER NOTIFIED that the City of Onalaska Plan Commission will hear all persons interested, their agent or attorney concerning this matter.

More detailed information on this item will be posted to the City of Onalaska website www.cityofonalaska.com the Friday before the scheduled meeting under Agendas & Minutes/Plan Commission. This posting will contain the Plan Commission Agenda and all attachments referencing this item.

Dated this 6th day of September, 2019.

Cari Burmaster
City Clerk

Properties within 250 ft of Zoning District R160

1 inch = 200 feet

