



FOR PUBLIC REVIEW AND COMMENT

ONLY PLAN—DRAFT



ONALASKA POPULATION GROWTH AND DEVELOPMENT CAPACITY

The Onalaska Urban Growth Area has been sized to accommodate 700 people in 2040.

To evaluate the capability of the community to handle this potential growth, Lewis County conducted a land use inventory and land capability analysis to identify potential settings appropriate for urban growth.

Through this analysis, the County found that:

1. Minimal potential for infill development (on existing lots) exists within the community.
2. Few large lots that are near the existing water and sewer system and outside of existing critical areas are present (see Figure 1). Two large parcels that would allow the creation of some additional lots are present within the existing LAMIRD boundary and one parcel east of the high school was identified to have a fair amount of residential development potential.
3. Areas for commercial and industrial development were similarly constrained due to environmental features. Key areas that could accommodate commercial or industrial development (as well as potentially some higher intensity residential uses) were located south of SR 508 along Leonard Road.

These considerations, as well as the identification of the existing greenbelt for the community (Carlisle Lake and the wetlands and stream adjacent to the lake) contributed to the boundaries of the Onalaska Urban Growth Area.

Projected Population and Housing Growth

	2010	2040	
	Total	Projected	Increase
Population	424	700	276
Housing	170	280	110
Population Per Household	2.5	2.5	0

Note: This table assumes a constant average population per household. With trends state and Countywide, the average population household size will likely decrease over the next 20 plus years.

Residential Capacity

	Infill Lots ¹	Potential Lots through Subdivision	Total
West of Carlisle	8	28.4	36.4
East of Carlisle	20	13.3	33.3
Parcel Residential 1 (R-1)	0	70.3	70.3
Total	28	112	140.0

Note: While this table shows an amount of residential development that is greater than the 125 percent of the 110 housing units projected for Onalaska, Lewis County expects that less than half of the infill lots will redevelop. Many of the existing infill lots are currently owned by adjacent landowners and are used for yards, parking, or similar purposes.

Public, Commercial, Industrial Capacity

	Option A	Option B
	Acreage	Acreage
Public 1 (P-1)	5.27	5.27
Total	5.27	5.27

Commercial/Industrial 1 (C/I-1)	17.42	4.47
Commercial/Industrial 2 (C/I-2)	5.28	5.28
Commercial/Industrial 3 (C/I-3)	2.09	2.09
Total	22.69	11.84

Notes:

1. Commercial/Industrial 1 has mapped hydric soils over almost the entirety of the site. The parcel is primarily included within the Urban Growth Area to connect to Parcel C/I-2.

2. Parcels Commercial/Industrial 1, 2 and 3 are all (as of the date of this Comprehensive Plan) zoned as Agricultural Resource Land. Given the proximity of these parcels to the Onalaska Water and Sewer District, the predominant parcel size of less than 20 acres (the minimum lot size for Agricultural Resource Land), and the fact that none of the parcels have a tax status of current use agriculture, Lewis County feels that removal of these lands from the agricultural designation is warranted.

ONALASKA URBAN GROWTH AREA CONSIDERATIONS

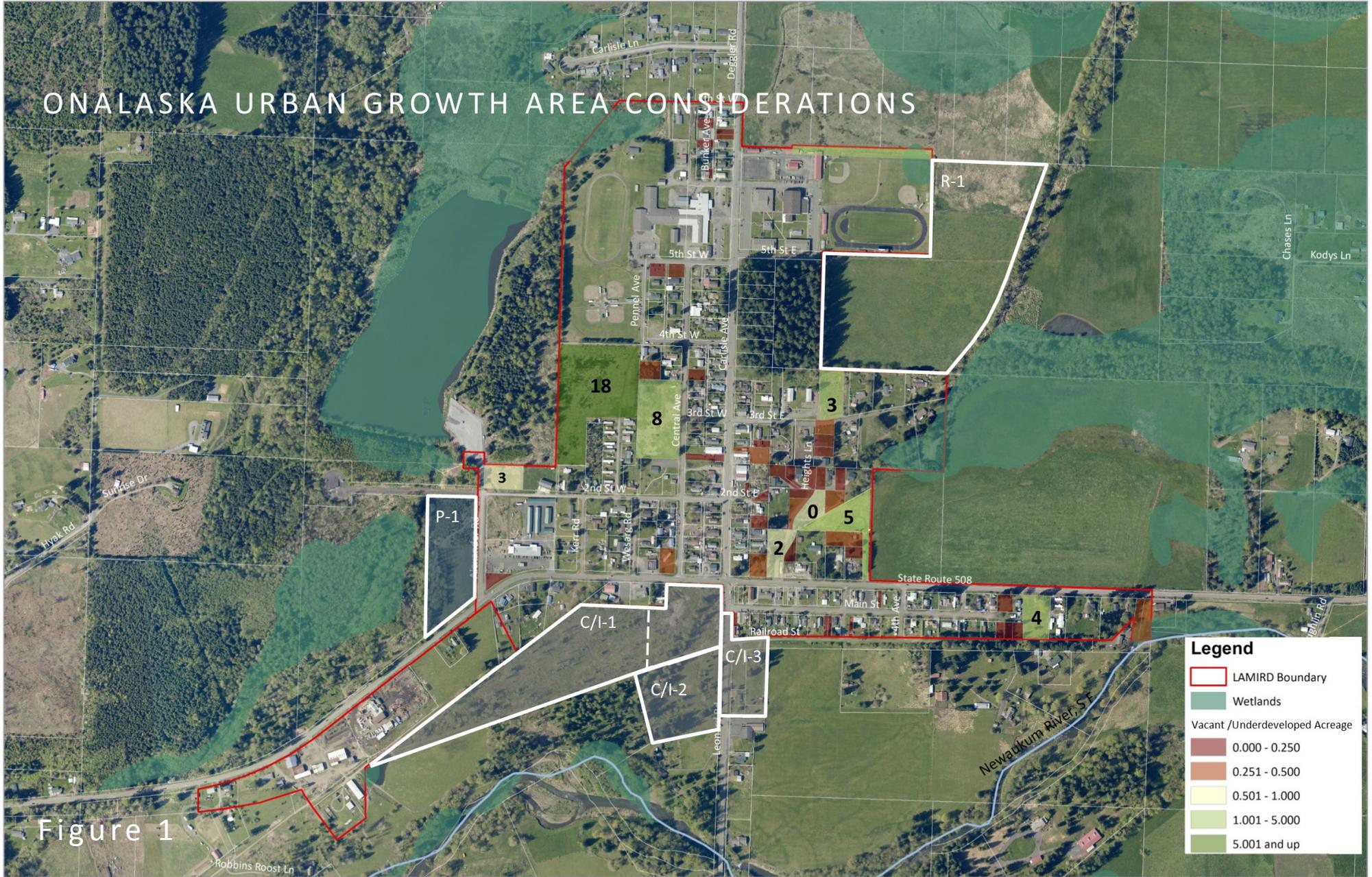
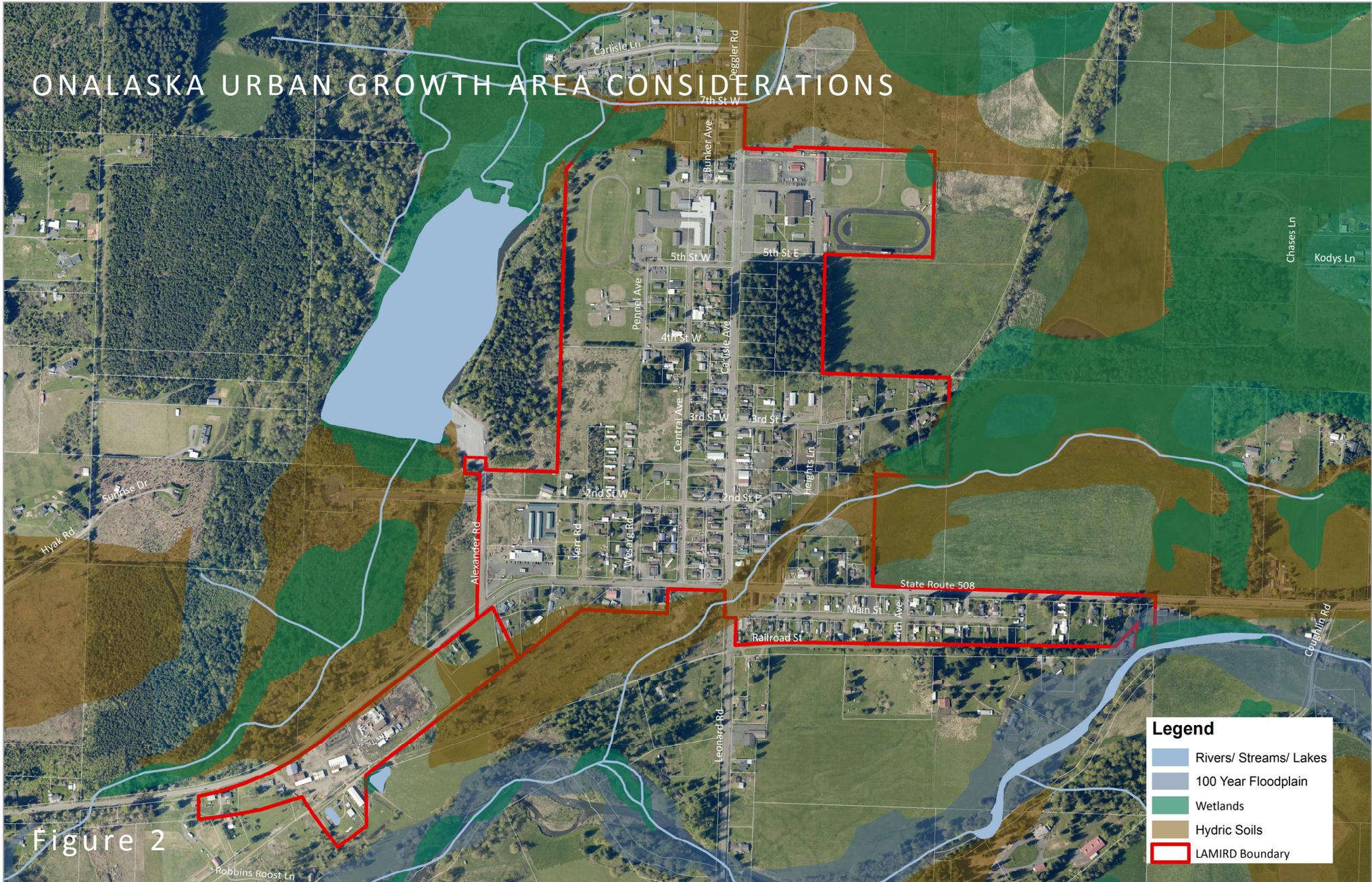


Figure 1

Bold numbers shown on map reflect the number of potential lots that could be created on a parcel through a new subdivision. Hyphenated numbers (such as P-1) refer to the sheet "Onalaska Population Growth and Development Capacity."

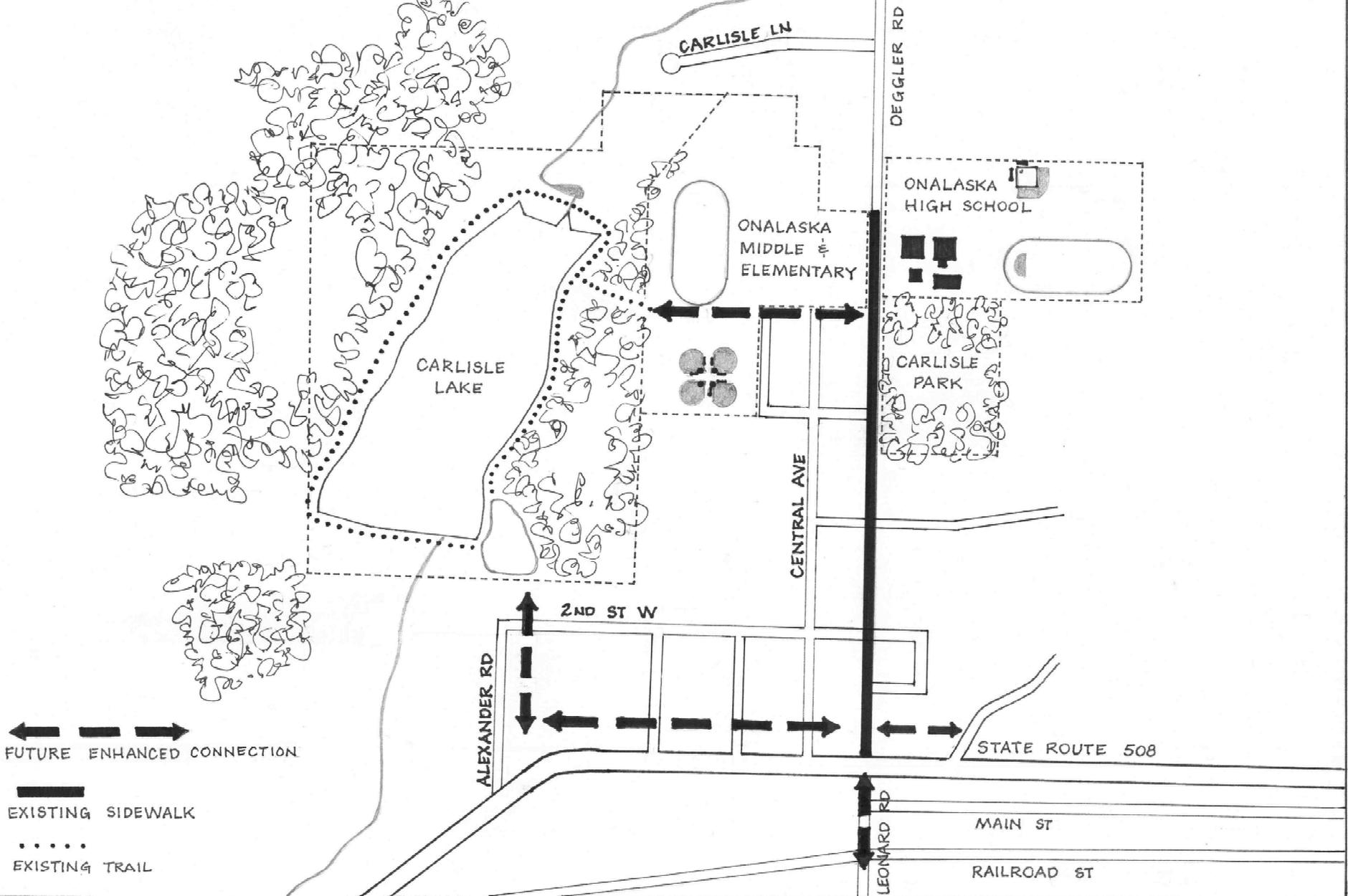
ONALASKA URBAN GROWTH AREA CONSIDERATIONS



Legend

- Rivers/ Streams/ Lakes
- 100 Year Floodplain
- Wetlands
- Hydric Soils
- LAMIRD Boundary

ONALASKA RECREATIONAL CONCEPT



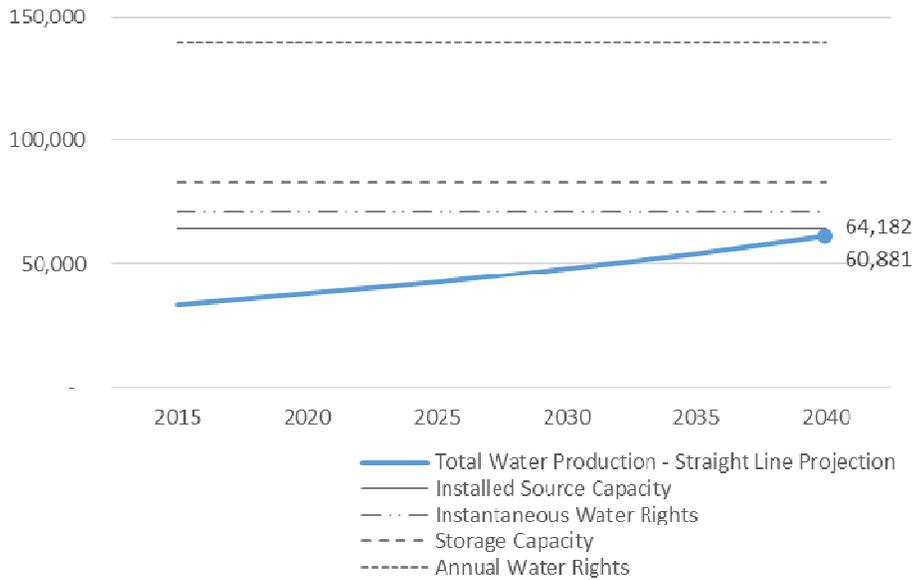
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FUTURE ENHANCED CONNECTION

—
EXISTING SIDEWALK

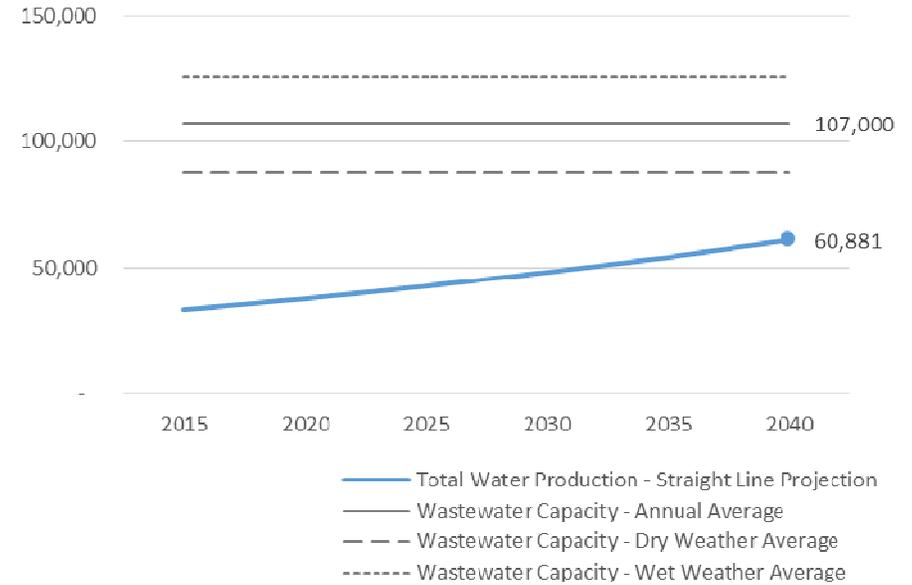
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EXISTING TRAIL

ONALASKA WATER AND SEWER CAPACITY

Onalaska Water System Capacity
(in Gallons per Day)



Onalaska Sewer System Capacity
(In Gallons per Day)



To consider whether additional development was appropriate in Onalaska, Lewis County conducted a detailed evaluation of available facilities in the community (based on the existing facility plans). This evaluation demonstrated that sufficient water and wastewater capacity was present for the projected future growth.

In 2014, the district pumped an average of 32,832 gallons of water per day. This level was well below the next limiting factor for the water system (installed source capacity). Projected growth within the UGA only approached the limiting factor near the end of the planning horizon.

Projected future water use was also well below the available capacity of the wastewater system. Assuming all the water that was pumped went into the sewer system (which is unlikely because some of the pumped water goes to uses such as lawn watering and fire hydrant use), sufficient capacity existed for the growth of the Onalaska UGA until 2040.

GROWTH AND SYSTEM CAPACITY

PROJECTED WATER SYSTEM USE	ERUs	ADD	Total Production (gpd)	Residential ERUS	Proportion Residential ERUS
2014 (Actual)	288	114	32,832	151	52.4%
2040 (Estimate)	534	114	60,881	280	52.4%

WATER SYSTEM CAPACITY	ERUs	ADD	Capacity (gpd)
Installed Source Capacity	563	114	64,182
Instantaneous Water Rights	623	114	71,022
Storage Capacity	723	114	82,422
Annual Water Rights	1,222	114	139,308

ERUs = Equivalent Residential Units, ADD = Average Daily Demand per Equivalent Residential Unit

Calculations assume that ADD and the proportion of residential ERUs remain constant over the planning horizon.

SEWER SYSTEM CAPACITY	ERUs	ADD	Capacity (gpd)
Annual Average per Day	939	114	107,000
Dry Weather Average	772	114	88,000
Wet Season Average	1,105	114	126,000
Max Month Average	1,667	114	190,000

Water System Capacity based on two Technical Memorandums dated June 30, 2015 by Gray and Osborne.

Sewer System Capacity based on the design capacity of the Onalaska Wastewater Treatment Plant.