

**Onalaska Subarea Plan
Community Advisory Committee
Meeting 7 Notes**

The intention of Meeting 6 was to brainstorm land use concepts for the Onalaska subarea, which is the existing UGA. The CAC was broken into three groups; each group would get to address all three topics. The topics were housing, business and open space. The instructions were to draw on trace paper, over a map of Onalaska, where different uses should be allowed based on the guiding questions below. In addition, each group should ensure that the 20-year vision statements would be met by their concept. Each group was provided a list of the vision statements, as well as maps of existing conditions including critical areas, land use, zoning and water district boundary. Each concept is included at the end of the meeting notes. Staff layered the different concepts and created one draft land use concept that intends to capture the areas of agreement across all nine individual concepts. The draft land use concept, along with the draft transportation concept, will be the topic of CAC Meeting 8 on April 16.

Guiding Questions for Each Group

1: Housing and Supporting Services

Where should multifamily residential housing be located (e.g., apartments, rowhouses)?

Where should medium density housing be located (e.g., triplexes, cottage housing)?

Where should low density housing be located (single family, duplex, ADU)?

Where should supporting services be located (e.g., library, school, grocery, doctor's office, etc.)?

2: Businesses and Commercial Uses

Where should there be a concentration of commercial businesses?

Are there different areas appropriate for small versus larger commercial businesses?

Include areas that may not be commercial now but could be redeveloped overtime.

Where should mixed use go – ground floor commercial, second story residential?

What is needed to make these areas thrive (e.g., sidewalks, parking, lighting, etc.)?

3: Open Space, Recreation and Environment

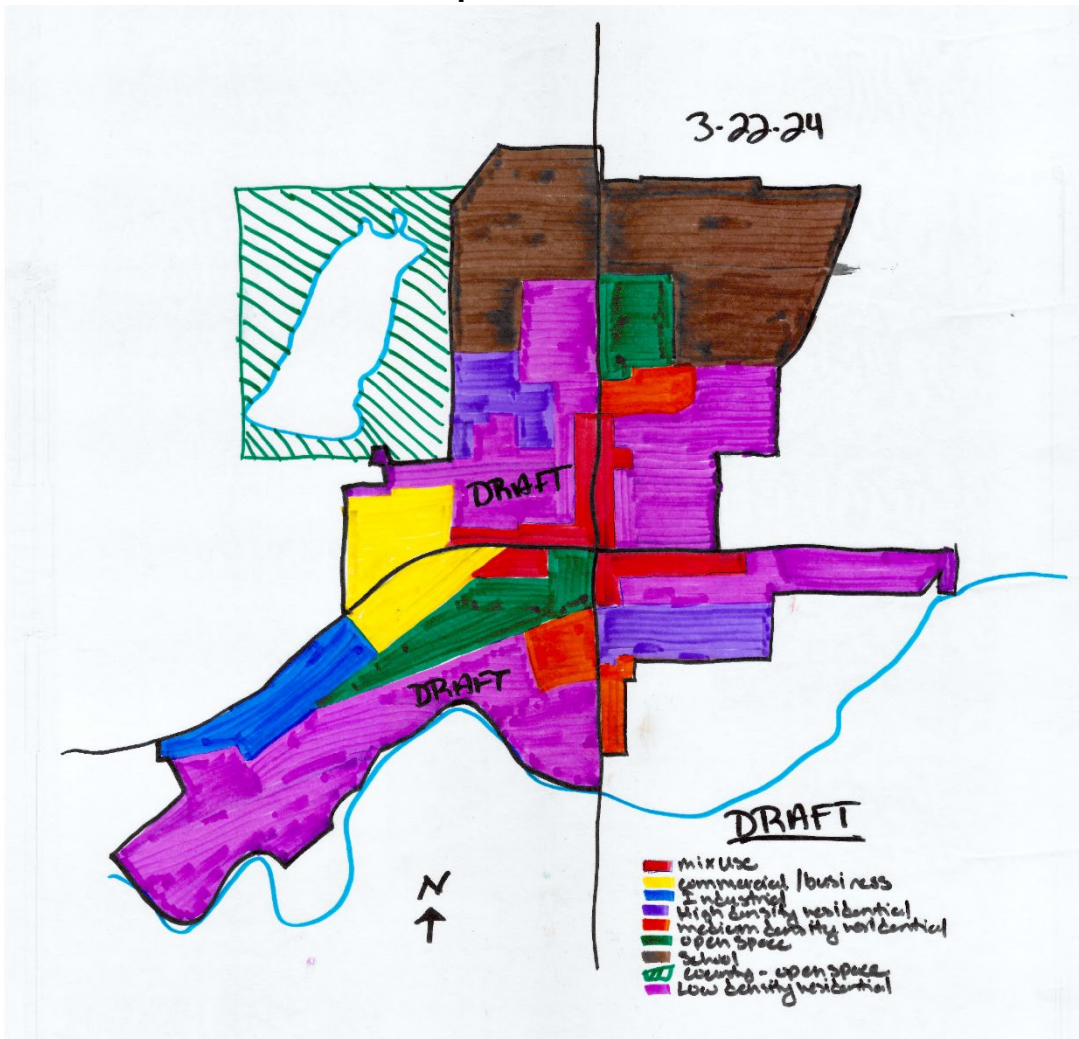
Where are open spaces that should be preserved?

Where are existing recreational opportunities that should be preserved?

Where could recreational opportunities be added or enhanced?

What environmental features should be preserved and where?

DRAFT Combined Land Use Concept



Legend Notes

Red – mixed land uses, commercial ground floor required, residential second floor allowed; max size commercial 5,000 square feet (based on Justice General Store and The Carlise)

Purple – high density residential, triplex, rowhouse, small apartments; no new single family; ground floor commercial allowed

Orange – medium density residential, duplex, triplex; single family and ADUs allowed; no commercial

Pink – low density residential, single family, ADUs and duplexes; no commercial allowed

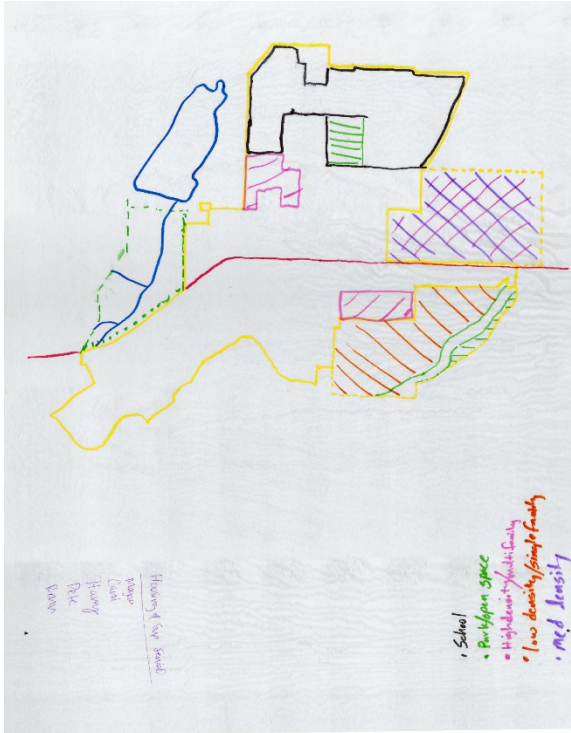
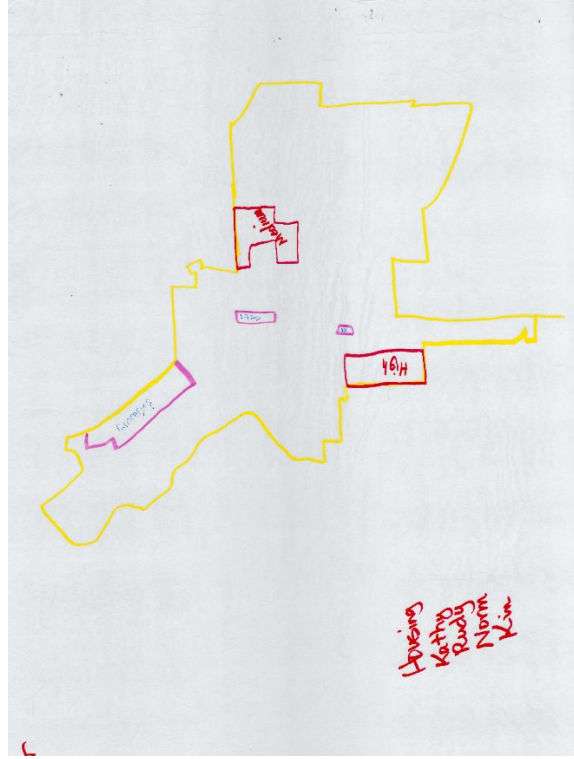
Yellow – commercial/business district; max size 10,000 square feet (based on Brenda’s Country Market)

Blue - industrial/business district; max size 20,000 square feet (current allowance in STI)

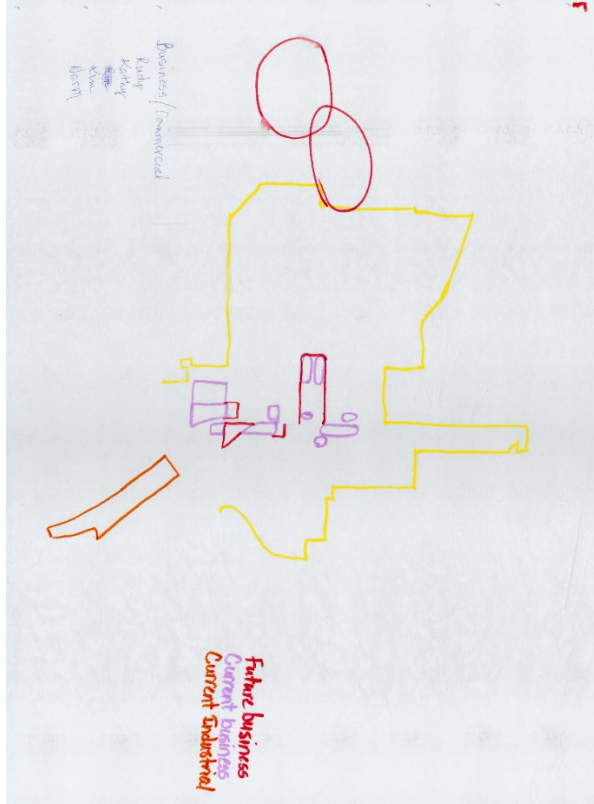
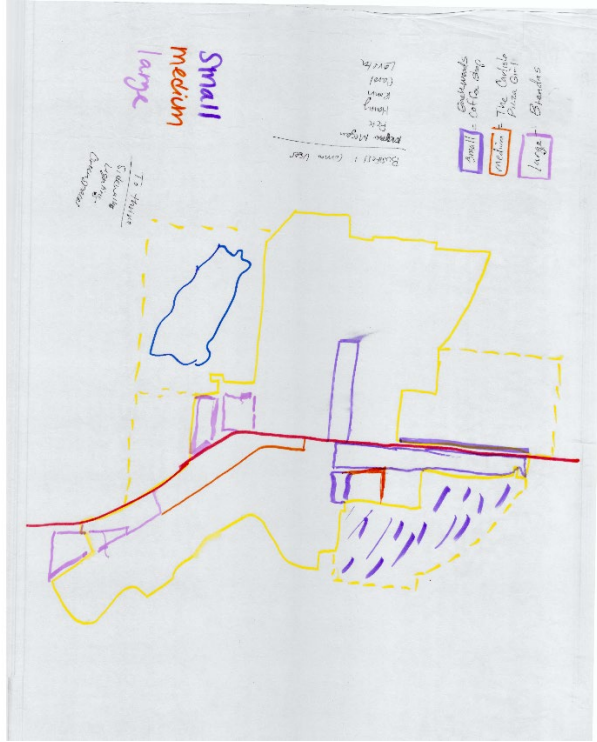
Green – open space and recreation; one single family caretaker accommodations allowed

Brown – school properties

Housing Concepts



Business Concepts



Open Space Concepts

