

2 HOUSING PLAN

The Town of Onalaska has developed goals, policies and actions to provide a supply of housing that meets existing and future housing demand in the Town.

Goal 1: The Town of Onalaska will contain a variety of quality housing choices for all residents, including different age, income, and special needs.

Objectives, Policies & Actions

1-1: Support the construction of new housing that is affordable for people who live or work in the area.

Action 1-1a: Work with La Crosse County to update the Zoning and Land Division Ordinances, Maps, and related administration (e.g., fees) to provide for a variety of lot sizes and housing types in appropriate locations to provide opportunities for development or redevelopment of low-to-moderate income housing. This increased mix in housing stock and lot sizes should create a range in the prices of housing that can satisfy the needs and preferences of a variety of Town residents while maintaining the single-family detached dwelling as the basic form of housing.

Action 1-1b: Encourage multi-family, higher density single family, and senior housing to be developed in or adjacent to the City of Onalaska, Village of Holmen, or developed areas with convenient access to daily or frequent necessities and urban services, and transportation facilities.

Action 1-1c: Consider allowing “granny flats” or small apartments (studio or 1-bedroom) with single family homes to provide affordable housing choices for elderly residents, individuals, or small families.

Action 1-1d: The Town should monitor the regional availability of housing for various income levels, age groups and persons with special needs.

Action 1-1e: Allow home occupations with specific standards to allow people to use their residences for multiple, compatible uses while also ensuring healthy and safe neighborhood conditions.

1-2: Encourage investment in existing housing units to maintain and enhance the Town’s supply of housing.

Action 1-2a: Encourage neighborhood (subdivision) designs and locations that protect residential areas from infringement by incompatible land uses, promote connectivity of road and environmental systems, and preserve rural character.

- Action 1-2b:** Direct interested residents to area organizations that provide loan information and assistance on home maintenance programs.
 - Action 1-2c:** Promote the preservation of historic properties in the Town, and consider creating or participating in local historic preservation programs.
 - Action 1-2d:** Monitor the performance of the septic systems as it relates to the quality of housing in the Town. Monitor the County's records of failing septic systems in the Town to determine if groupings of areas are experiencing problems and if/how/when the problems are resolved.
 - Action 1-2e:** Consider creating a property maintenance ordinance that allows for the effective control of dilapidated structures or properties.
 - Action 1-2f:** Consider the impacts on the housing units when planning for public improvements.
 - Action 1-2g:** Ensure that housing units have adequate access to public services and facilities; for example, streets serving residential areas are adequately designed and maintained.
- 1-3:** Ensure new housing maintains the Town's rural character.
- Action 1-3a:** Only allow developments that are adequately designed with respect to topographical and drainage conditions of the proposed area.
 - Action 1-3b:** Provide open space with new residential developments to transition between developed and rural areas.
 - Action 1-3c:** Provide open space within residential developments to preserve areas and/or environmental quality.
 - Action 1-3d:** Support higher density housing to be located in urban areas such as in or immediately adjacent to the Village of Holmen and City of Onalaska.
 - Action 1-3e:** Require new developments to be clustered near adequate utilities and roads.