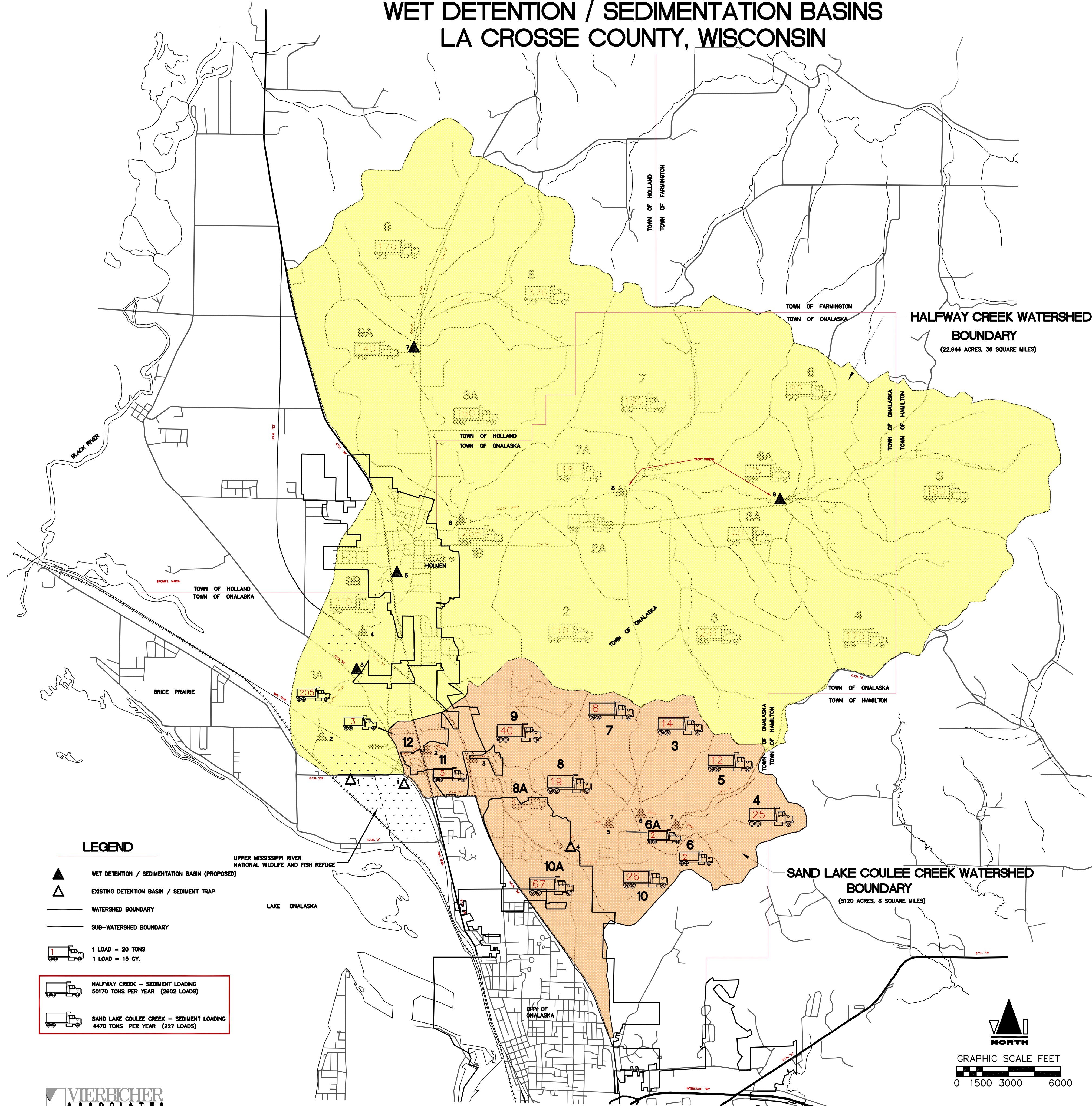


HALFWAY CREEK AND SAND LAKE COULEE CREEK WATERSHED SEDIMENT ANALYSIS AND WET DETENTION / SEDIMENTATION BASINS LA CROSSE COUNTY, WISCONSIN



HALFWAY CREEK WATERSHED

TABLE 1
EXISTING LAND USE

Subarea No. (Reach)	Land Use - Acres				Total (AC)
	Agricultural	Wooded	Urban	Open Space	
1A	661	—	158	366	1185
1B	517	348	525	154	1544
2	550	739	—	—	1289
2A	325	114	—	—	439
3	1096	1304	30	—	2430
3A	453	263	20	—	736
4	784	1104	—	—	1888
5	596	1388	—	—	1984
6	396	495	—	—	891
6A	275	224	—	—	499
7	862	1305	—	—	2167
7A	586	194	—	—	780
8	545	968	—	—	1513
8A	935	560	—	—	1495
9	753	984	7	—	1744
9A	737	333	—	—	1070
9B	479	413	380	—	1282
Total Area (AC)	10,558	10,736	1130	520	22,944
Percent of Total	46.0%	46.8%	4.9%	2.3%	100%

TABLE 2
PROBABLE FUTURE LAND USE
20 YEAR PROJECTION

Subarea No. (Reach)	Land Use - Acres				Total (AC)
	Agricultural	Wooded	Urban*	Open Space	
1A	160	—	699	486	1185
1B	160	348	700	336	1544
2	80	739	342	136	1297
2A	80	114	169	76	439
3	690	1304	250	186	2430
3A	160	263	207	106	736
4	448	1104	200	136	1888
5	260	1388	200	136	1984
6	210	495	100	86	891
6A	80	224	119	76	499
7	526	1305	200	136	2167
7A	160	194	310	116	780
8	259	968	150	136	1513
8A	320	560	479	136	1495
9	280	984	294	186	1744
9A	160	333	441	136	1070
9B	160	413	524	185	1282
Total Area (AC)	4033	10,736	5384*	2791	22,944
Percent of Total	17.6%	46.8%	23.4%	12.2%	100%

* See Table 3 for recommended future urban land use density thresholds.
1. Urban Land Use Density Thresholds are based on a total acreage of 5384 AC.
2. Assumed that wooded acreage remains undeveloped and a percentage of agricultural land is developed.

TABLE 3
RECOMMENDED FUTURE URBAN DENSITY THRESHOLDS
20 YEAR PROJECTION

Subarea No. (Reach)	Residential						Commercial		Industrial		Total		
	Single Family		Two Family		Multi Family		Acres	Units	Acres	Units	Acres	Units	Units /AC
	Acres	Units	Acres	Units	Acres	Units							
1A	150	150	99	99	50	100	200	40	200	40	699	429	0.61
1B	250	250	100	100	50	12	200	40	100	20	700	422	0.60
2	300	200	42	42	—	—	—	—	—	—	342	242	0.71
2A	169	113	—	—	—	—	—	—	—	—	169	113	0.67
3	250	167	—	—	—	—	—	—	—	—	250	167	0.67
3A	207	138	—	—	—	—	—	—	—	—	207	138	0.67
4	200	133	—	—	—	—	—	—	—	—	200	133	0.66
5	200	133	—	—	—	—	—	—	—	—	200	133	0.66
6	100	67	—	—	—	—	—	—	—	—	100	67	0.67
6A	119	79	—	—	—	—	—	—	—	—	119	79	0.66
7	200	133	—	—	—	—	—	—	—	—	200	133	0.66
7A	150	100	60	60	—	—	100	20	—	—	310	180	0.58
8	150	100	—	—	—	—	—	—	—	—	150	100	0.67
8A	250	167	100	100	29	7	100	20	—	—	479	294	0.61
9	234	196	—	—	—	—	—	—	—	—	234	196	0.67
9A	200	200	111	111	30	8	100	20	—	—	441	339	0.77
9B	224	224	50	50	50	13	100	20	100	20	524	327	0.62
Total	3413	2550	562	562	209	140	800	160	400	80	5384	3492	0.65
Percent of Total	63.4%	73.0%	10.4%	16.1%	3.9%	4.0%	14.9%	4.6%	3.9%	4.0%	100%	100%	

* Total Urban Land Use Acreage from Table 2

SAND LAKE COULEE CREEK WATERSHED

TABLE 4
EXISTING LAND USE

Subarea No. (Reach)	Land Use - Acres				Total (AC)
	Agricultural	Wooded	Urban	Open Space	
3	112	337	—	—	449
4	121	373	—	—	494
5	106	306	—	—	412
6	42	78	—	—	120
6A	62	26	22	—	110
7	85	236	—	—	321
8	158	241	110	—	509
8A	—	75	30	119	224
9	186	271	222	—	679
10	144	260	150	—	554
10A,11,12	340	200	608	100	1248
Total Area (AC)	1356	2403	1142	219	5120
Percent of Total	26.5%	46.9%	22.3%	4.3%	100%

TABLE 5
PROBABLE FUTURE LAND USE
20 YEAR PROJECTION

Subarea No. (Reach)	Land Use - Acres				Total (AC)
	Agricultural	Wooded	Urban*	Open Space	
3	—	337	97	15	449
4	—	373	106	15	494
5	—	306	91	15	412
6	—	78	37	5	120
6A	—	26	79	5	110
7	—	236	75	10	321
8	—	241	248	20	509
8A	—	75	30	119	224
9	—	271	358	50	679
10	—	260	264	30	554
10A,11,12	100	200	798	150	1248
Total Area (AC)	100	2403	2183*	434	5120
Percent of Total	1.9%	46.9%	42.6%	8.6%	100%

* See Table 6 for recommended future urban land use density thresholds.
1. Urban Land Use Density Thresholds are based on a total acreage of 2183 AC.
2. Assumed that wooded acreage remains undeveloped and all of agricultural land is developed except for 100 AC within subarea 12 adjacent to Sand Lake Creek, and wildlife and fish refuge.

TABLE 6
RECOMMENDED FUTURE URBAN DENSITY THRESHOLDS
20 YEAR PROJECTION

Subarea No. (Reach)	Residential						Commercial		Industrial		Total		
	Single Family		Two Family		Multi Family		Acres	Units	Acres	Units	Acres	Units	Units /AC
	Acres	Units	Acres	Units	Acres	Units							
3	97	65	—	—	—	—	—	—	—	—	97	65	0.67
4	106	70	—	—	—	—	—	—	—	—	106	70	0.66
5	91	60	—	—	—	—	—	—	—	—	91	60	0.66
6	37	25	—	—	—	—	—	—	—	—	37	25	0.67
6A	79	52	—	—	—	—	—	—	—	—	79	52	0.66
7	75	50	—	—	—	—	—	—	—	—	75	50	0.67
8	188	125	30	30	10	20	20	4	—	—	248	179	0.72
8A	30	20	—	—	—	—	—	—	—	—	30	20	0.67
9	218	145	50	50	20	40	50	10	—	—	358	249	0.69
10	214	143	30	30	10	20	10	2	—	—	264	195	0.74
10A,11,12	368	368	100	100	80	160	150	30	100	20	798	678	0.85
Total	1503	1123	210	210	120	240	230	46	120	24	2183	1643	0.75
Percent of Total	68.9%	68.3%	9.6%	12.8%	5.5%	14.6%	10.5%	2.8%	5.5%	1.5%	100%	100%	

* Total Urban Land Use Acreage from Table 5

- LEGEND**
- ▲ WET DETENTION / SEDIMENTATION BASIN (PROPOSED)
 - △ EXISTING DETENTION BASIN / SEDIMENT TRAP
 - WATERSHED BOUNDARY
 - SUB-WATERSHED BOUNDARY
 - 1 LOAD = 20 TONS
 - 1 LOAD = 15 CY.
 - HALFWAY CREEK - SEDIMENT LOADING
5070 TONS PER YEAR (2602 LOADS)
 - SAND LAKE COULEE CREEK - SEDIMENT LOADING
4470 TONS PER YEAR (227 LOADS)