

Fairway Drive Town Homes
Sewer Service Area Plan Amendment
Parcel Areas

<u>Description</u>	<u>Area (Acres)</u>	<u>% of Total</u>
Property outside of proposed/existing Right-of-Way	13.40	100.00 %
Area of >20% Slopes	1.24	9.25 %
Area of >20% Slopes to be removed / re-graded	0.16	1.19 %
Net loss	0.16	1.19 %

REQUEST FOR A TYPE IV PLAN AMENDMENT TO THE
CHIPPEWA FALLS / EAU CLAIRE URBAN SEWER SERVICE PLAN

FAIRWAY DRIVE TOWN HOMES
LOTS 40 & 59-60
ALTOONA, WISCONSIN

1. BACKGROUND

- A. The Chippewa Falls / Eau Claire Urban Sewer Service Plan for 2025 (SSP), approved by the Wisconsin Department of Natural Resources (WDNR), delineates Environmentally Sensitive Areas including wetlands, shore lands, floodplains, steep slopes and other limiting physical features.
- B. A Type IV amendment is required to allow a previously designated Environmentally Sensitive Area to be developed.
- C. The purposes of this request is to modify the limits of the environmentally sensitive area in a designated location, to permit the construction of town homes on slopes that exceed 20%.
- D. The plat for Fairway Drive Town Homes will be submitted to the City of Altoona Plan Commission upon approval of this amendment.

2. LOCATION

- A. The area of the proposed plan amendment is generally located on the west side of Altoona. The request area is between Fairway Drive and Wilderness Lane and between Club View Lane/Deer Run Lane and the Highway 53 Bypass.
- B. The request area is on a new street (Street A) that will run south from Fairway Drive. The plan amendment area is along the north – south portion of Street A and will be approximately 150 feet south of Fairway Drive.

3. REQUEST TO AMEND BOUNDARY

- A. It is requested that the City of Altoona approve this submittal to the WDNR of a Type IV – Plan amendment as described below:
 - 1. It is requested that the Sewer Service Plan map be updated to eliminate the Environmentally Sensitive Area from lot 40 and lots 59 and 60 of Street A.
 - 2. The Environmentally Sensitive Area and the SSP Map shall be amended in the said location to allow the construction of town homes. The boundary is amended with a condition of approval that no home construction may occur until an Erosion Control Plan is approved by the City of Altoona.

4. AMENDMENT JUSTIFICATION

A. The following information, supporting documentation and maps are provided as the basis and justification for approval of a Type IV – Plan Amendment.

1. Proximity to Streams.
 - a. The area of the proposed amendment is not located near any streams. The site is located approximately 1,250 feet from Otter Creek, the nearest water body tributary to the site. The runoff from the site does not directly discharge to the river.
2. Downstream Drainage.
 - a. The majority of the surface water runoff produced by this plat is collected and conveyed to an existing regional storm water facility that was designed and constructed to serve the surrounding residential area and the Highway 53 Bypass. The stormwater facility is north of Fairway Drive and west of the Highway 53 Bypass. The stormwater facility will be owned, operated, and maintained by the City of Altoona. The ultimate outfall of the existing system is the Eau Claire River which is approximately 2,900 feet to the northwest.
3. Consistency with Existing Development Patterns.
 - a. The proposed development is consistent with the surrounding development.
 - b. The street and utilities have already been developed within 150 feet of the amendment area.
4. Compliance with City Comprehensive Land Use Plan.
 - a. The proposed development is consistent with the current City Comprehensive Land Use Plan.
5. Cost Effective Sewer Service.
 - a. The sewer service provided to this area is cost effective as there is sanitary sewer on the existing streets north and west of the site.
 - b. Existing sewer is located 150 feet from the amendment area.
 - c. The amendment area is roughly 40 feet wide.
6. Erosion Control Plans.
 - a. Construction site erosion control will be consistent with the techniques outlined by WIDNR Technical Standards for Erosion Control. A detailed erosion control plan for the plat will be prepared by a registered professional engineer. Turf restoration on all disturbed land will be accomplished as soon as possible on the site.
7. Environmental Impacts
 - a. The amendment area is relatively isolated in regards to other Environmentally Sensitive Areas in the surrounding lands. The amendment is a linear slope of land that will be will be reshaped and lowered in order to develop.
 - b. Wildlife movement through the area appears to be minimal since the site is isolated by the Eau Claire Country Club to the west and the Highway 53 Bypass to the east. North of the site is Fairway Drive, a Rail road, and mixed use development. To the south are woods and residential lots along Spooner Avenue.
 - c. The eastern amendment area (lot 40) is approximately 0.063 acres of 20% slopes or greater. The westerly amendment area (lots 59 & 60) is approximately 0.092 acres of 20% slopes or greater.

8. Soils.

- a. According to the Soil Survey of Eau Claire County, the soils in the amendment area are Menahga sand (MnC), 6 to 12 percent slopes. These soils have a very high infiltration rate (low runoff potential). The erosion will be controlled by following an approved erosion control plan. As previously stated, WIDNR Technical Standards for Erosion Control will be utilized before, during, and in the post construction phases.

9. Permits

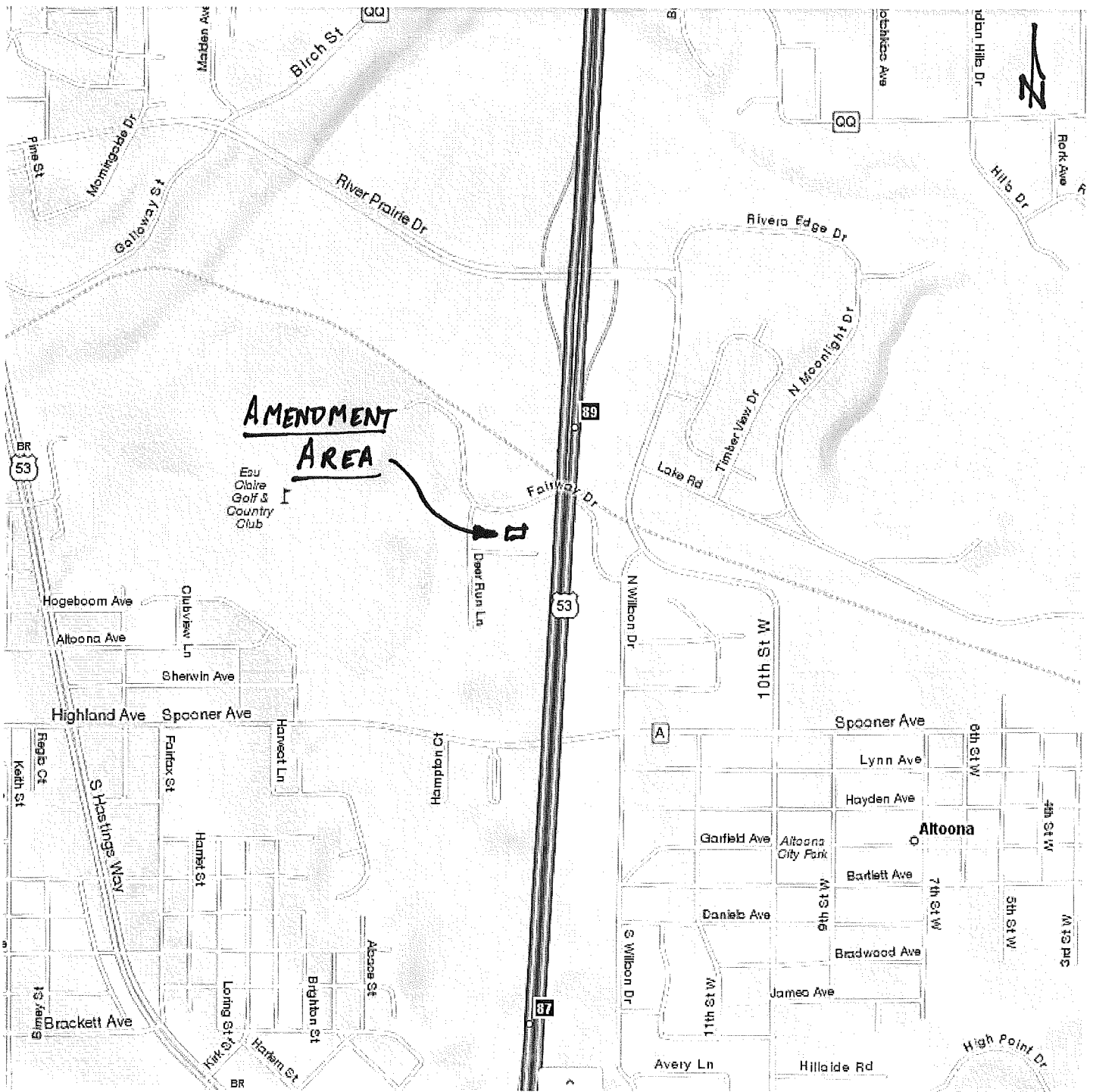
- a. A Storm Water NOI – land disturbing construction activity will be filed with the WDNR. The construction plan S.W.P.P. will meet the Post-Construction Performance Standards for Runoff.
- b. A permit for the proposed sewerage system improvement will be filed with the WDNR.

ATTACHMENTS:

Location Map

11" x 17" Exhibit Showing Environmentally Sensitive Area (>20% Slopes)




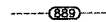

USDA Eau Claire County Soil Survey Excerpt

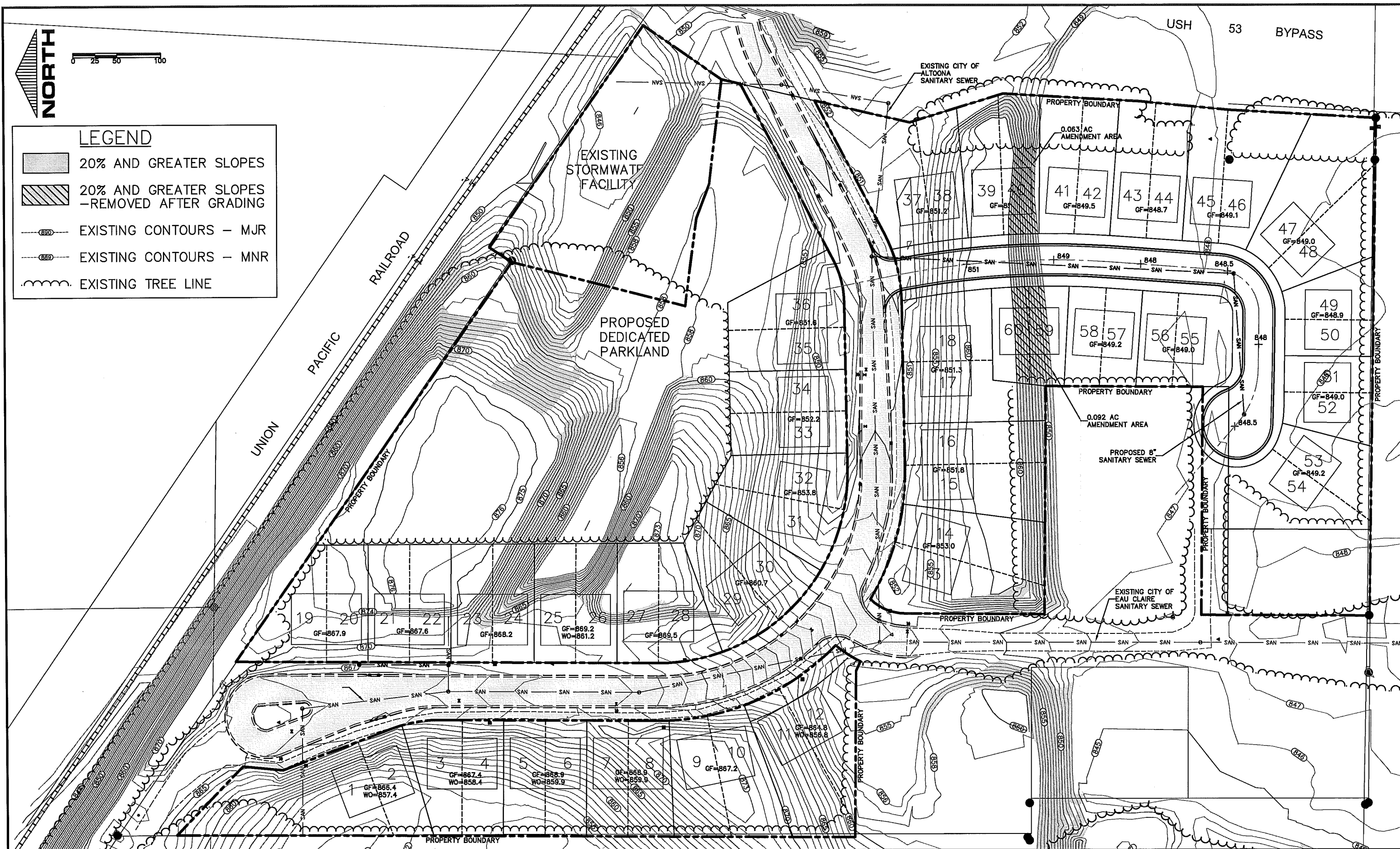




0 25 50 100

LEGEND

-  20% AND GREATER SLOPES
-  20% AND GREATER SLOPES
—REMOVED AFTER GRADING
-  EXISTING CONTOURS — MJR
-  EXISTING CONTOURS — MNR
-  EXISTING TREE LINE



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
11089

AEC

ADVANCED ENGINEERING CONCEPTS

635 FAIRFAX ST
ALTOONA, WI 54720
PH 715-552-0330
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EXHIBIT SHOWING DEVELOPMENT AREAS
OF SLOPES GREATER THAN 20% AND
EXISTING SANITARY SEWER MAINS

FAIRWAY DRIVE TOWNHOMES
C&M PROPERTIES & CONSTRUCTION
ALTOONA, WI

DWG NAME
11089
SSPA
DATE
1/2012

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Hydrologic Soil Group—Eau Claire County, Wisconsin



MAP LEGEND

Area of Interest (AOI)	
	Area of Interest (AOI)
Soils	
	Soil Map Units
Soil Ratings	
	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available
Political Features	
	Cities
Water Features	
	Streams and Canals
Transportation	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads

MAP INFORMATION

Map Scale: 1:2,560 if printed on A size (8.5" x 11") sheet.
The soil surveys that comprise your AOI were mapped at 1:15,840.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eau Claire County, Wisconsin
Survey Area Data: Version 9, Sep 21, 2011

Date(s) aerial images were photographed: 7/13/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Eau Claire County, Wisconsin (WI035)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MdC	Menahga sand, 6 to 12 percent slopes	A	29.9	99.9%
Tn	Terrace escarpments, sandy	A	0.0	0.1%
Totals for Area of Interest			29.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified