



July 12, 2024

Mr. Timothy R. Asplund  
Monitoring Section Chief  
WDNR – Bureau of Water Quality  
101 S. Webster Street  
Madison, WI 53707-7921

RE: Water Quality Management Letter for Sewer Service Area Amendment Request #2203 –  
Brooklyn USA (Village of Brooklyn – “Brooklyn Business Complex - Phase 3 Expansion”)

Dear Mr. Asplund:

The Village of Brooklyn has submitted a request for a sewer service area amendment to the *Dane County Water Quality Plan*. The proposed amendment area is the Village of Brooklyn, and within Rutland Branch-Badfish Creek (HUC 12: 070900020802) watershed. It includes the addition of approximately 55 acres of land, including approximately 15 acres of proposed environmental corridors and no acres of existing development and right-of-way, for a net of approximately 40 developable acres to the Brooklyn Urban Service Area. A public hearing was held on the proposed amendment at the June 13, 2024, Regional Planning Commission meeting. The Village’s application and the Commission staff’s analysis report of the proposed amendment have been submitted to the Department’s Surface Water Integrated Monitoring System.

It is the Capital Area Regional Planning Commission staff’s opinion that the proposed amendment is consistent with water quality standards under Wis. Stat. § 281.15, and the adopted Policies and Criteria for the Review of Sewer Service Area Amendments to the *Dane County Water Quality Plan*, by meeting state and local requirements identified below. In addition to the existing state and local requirements, the Village of Brooklyn and development team have agreed to pursue additional resource management measures for the amendment area, identified below. Additional actions have also been recommended below to further improve water quality and environmental resource management.

At our July 11, 2024, meeting, the Capital Area Regional Planning Commission voted to recommend approval of this amendment to the Wisconsin Department of Natural Resources in recognition of the state and local requirements for the following:

1. Environmental Corridors are required to be delineated to meet the Environmental Corridor Policies and Criteria adopted in the *Dane County Water Quality Plan*.

2. Sediment and erosion control practices are required to be installed prior to other land disturbing activities. Infiltration practices are required to be protected from compaction and sedimentation during land disturbing activities.
3. State and local review and approval of stormwater management plan(s) is required, including Regional Planning Commission staff review and approval as part of the sewer extension review process.
  - a. Peak runoff rate control is required for the 1-, 2-, 10-, 100-, and 200-year, 24-hour design storms to limit post-development runoff to “pre-development” levels, in accordance with Village and Dane County Stormwater Ordinances.
  - b. Sediment control is required to achieve at least 80% sediment control for the amendment area based on the average annual rainfall period, with sediment control pretreatment occurring prior to infiltration for runoff from parking lots and new road construction within commercial, industrial, and institutional land uses, in accordance with Village and Dane County Stormwater Ordinances.
  - c. Runoff volume control is required to maintain the post-development infiltration (stay-on) volume to at least 90% of the pre-development infiltration (stay-on) volume for the average annual rainfall period, without exception for sites determined to be within a closed basin watershed, in accordance with Village and Dane County Stormwater Ordinances.
  - d. Maintain predevelopment groundwater recharge rates (approximately 9.5-10.0 inches/year for the amendment area) determined from the Wisconsin Geological and Natural History Survey’s 2012 report, *“Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model”*, or by a site-specific analysis, if allowed by ordinance as an elective alternative to meeting the 90% stay-on requirement if more than two percent (2%) of the site is required to be used as effective infiltration area, in accordance with Village and Dane County Stormwater Ordinances.
  - e. Oil and grease control are required to treat the first 0.5 inches of runoff using best management practices at commercial and industrial sites and any other uses where the potential for pollution by oil or grease, or both, exists, in accordance with Village and Dane County Stormwater Ordinances.
4. Easements and perpetual legal maintenance agreements with the Village, to allow the Village to maintain stormwater management facilities if owners fail to do so, are required for any facilities located on private property.

In addition to the existing state and local requirements, the Village of Brooklyn administration and the private development team have agreed to pursue the following water and environmental resource management measures for the amendment area:

Mr. Timothy R. Asplund

July 12, 2024

Page 3

1. Runoff volume control will be pursued to maintain the post-development infiltration (stay-on) volume to 100% of the pre-development infiltration (stay-on) volume for the average annual rainfall period, for sites determined to be within a closed basin watershed.
2. The Village will evaluate detailed development plans to pursue maintaining wetland hydrology (i.e., existing wetland bounce) to the extent practicable.

It is also recommended that the Village of Brooklyn pursue the following to further improve water quality and environmental resource management:

1. Participate in regional water quality initiatives, such as Wisconsin Salt Wise and Yahara WINS.
2. Pursue restoration of the farmed wetlands located within the amendment area, coinciding with proposed environmental corridors, to restore natural wetland function and improve water quality in the downstream receiving waters. Further, restoration work within all environmental corridors is encouraged to utilize native vegetation suitable for such conditions.
3. Require an archaeological survey for the amendment area and take appropriate protection measures if resources are found.

If you have any questions regarding this matter, please do not hesitate to contact Nick Bower, the Commission's Senior Environmental Engineer.

Sincerely,



David Pfeiffer  
Executive Chairperson



Kris Hampton  
Secretary

cc: Mr. Mark Bruner, Village President, Village of Brooklyn  
Ms. Linda Kuhlman, Village Clerk-Treasurer, Village of Brooklyn

