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November 13, 2026

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 #2601 – Sun Prairie USA (City of Sun Prairie – "Business Park Expansion")

Dear Mr. Asplund:

The City of Sun Prairie has submitted a request for a sewer service area amendment to the *Dane County Water Quality Plan*. The proposed amendment area is currently in the Town of Bristol, with annexation into the City of Sun Prairie expected prior to development, and within the Token Creek (HUC 12: 070900020503), Headwaters Maunesha River (HUC 12: 070900010801), and Headwaters Koshkonong Creek (HUC 12: 070900020401) watersheds. It includes the addition of approximately 435 acres of land, including 98 acres of proposed environmental corridors and 5 acres of existing development and right-of-way, for a net of approximately 337 developable acres to the Sun Prairie Urban Service Area. A public hearing was held on the proposed amendment at the Regional Planning Commission meeting on July 9, 2026. At the request of the City, the application was put on hold until October. The City'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 (SWIMS).

It is CARPC staff's opinion that the applicant has satisfactorily complied with the *Policies and Criteria for Sewer Service Area Amendments* adopted in the *Dane County Water Quality Plan* on April 8, 2026. Furthermore, it is CARPC staff's opinion that the proposed amendment, through adherence to the enumerated conditions below and other applicable standards, is consistent with water quality standards contained in Wis. Stat. § 281.15. In addition to the existing state and local requirements, the City of Sun Prairie and development team have agreed to pursue additional measures for the amendment area to ensure consistency with water quality standards. Additional actions have also been recommended below to further improve water quality and environmental resource management, though these are not required for consistency with water quality standards.

State and Local Requirements

At the November 10, 2026, meeting, the Capital Area Regional Planning Commission voted to recommend approval of this amendment to the Wisconsin Department of Natural Resources in recognition of state and local **requirements**, the following:

1. Environmental Corridors shall be delineated to meet the Environmental Corridor Policies and Criteria adopted in the *Dane County Water Quality Plan* (those which are current at the time when the "full scope" of the development proposal is known).

   Note: The current version of the Environmental Corridor Policies and Criteria was adopted on August 31, 2026. The 'full scope' of the proposed development was not known prior to this update; therefore, future development proposals will be subject to the new policy. Refer to Resolution 2026-12 for details.

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. Easements and perpetual legal maintenance agreements with the City of Sun Prairie, to allow the City to maintain stormwater management facilities if owners fail to do so, are required for any facilities located on private property.

4. Review and approval of stormwater management plan(s) for each development within the amendment area by Regional Planning Commission staff is required as part of the sewer extension review process. Stormwater management plan(s) shall meet or exceed all applicable standards required by Wisconsin DNR (NR 151), Dane County (Ch 14), and City of Sun Prairie (Chapter 15), including:

   a. Post-development peak runoff rate control for the 1-, 2-, 10-, 100-, and 200-year, 24-hour design storms (using NRCS MSE4 storm distributions) to match predevelopment peak runoff rates.

   b. Sediment control for the average annual rainfall period to reduce total suspended solids leaving the post-development site by at least 80%, as compared to no runoff management controls, with sediment control pretreatment occurring prior to infiltration for runoff from parking lots and new road construction within commercial, industrial, and institutional land uses.

   c. Post-development infiltration (stay-on) volume control to maintain at least 90% of the predevelopment infiltration (stay-on) volume for the average annual

rainfall period, without exception for sites determined to be within a closed basin watershed.

d. Maintain predevelopment groundwater annual recharge rates of approximately 9 to 10 inches per year, as estimated in Groundwater Recharge in Dane County, Wisconsin Estimated by a GIS-Based Water Balance Model (Wisconsin Geological and Natural History Survey, 2012), or by site-specific analysis, 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, if allowed by ordinance.

e. Thermal control to reduce the temperature of stormwater runoff from development sites within thermally sensitive watersheds, which includes Token Creek Watershed.

f. Oil and grease control to treat the first one-half inch of runoff using the best available technology for commercial, institutional, and any other land uses where the potential for pollution by oil or grease exists.

Additional Agreements for the Amendment Area

In addition to the above requirements, the City of Sun Prairie and development team have agreed to **pursue** the following measures for the amendment area:

1. Per the application, the tree canopy located in the eastern portion of the site (within "Outlot g" of the application) which is connected to the larger woodlands containing old growth, should be prioritized for protection and shall be included in Environmental Corridor.

2. Buffer and screening measures around the "Stinson Property" northwest of the amendment area will be determined by the City of Sun Prairie zoning ordinance in effect at the time of development. This area may be considered in the future for designation as Environmental Corridor based upon appropriateness of the final configuration and land development.

Recommendations

It is **recommended** that the City of Sun Prairie and development team pursue the following to further improve water quality and environmental resource management:

1. Foster the responsible use of chlorides by encouraging public and private winter maintenance professionals to attend the winter salt certification classes offered by Wisconsin Salt Wise.

2. Encourage the removal and control of invasives and the use of native flora favored by the Rusty Patched Bumble Bee in all areas designated as Environmental Corridor and in landscaping throughout the development to provide suitable habitat for this pollinator, where appropriate, due to the amendment area being within the High Potential Zone for the federally endangered Rusty Patched Bumble Bee. Refer to list of plants favored by Rusty Patched Bumble Bee (link to list).

3. Request a formal Endangered Resources Review by the WDNR for potential impacts to endangered resources like rare plants, animals, and natural communities, and take necessary habitat protection measures if species are found (*Note: a screening conducted by CARPC staff indicates possible presence of threatened resources*).

This letter does not constitute approval or review associated with any other required local, state, or federal permit for sewer construction or associated land development activities, including CARPC review of conformance with the areawide water quality plan for sewer extension permits as required by NR 110.08(4) (public sewers) and SPS 382.30(11)(f) and 382.30(12)(b) (private sewers).

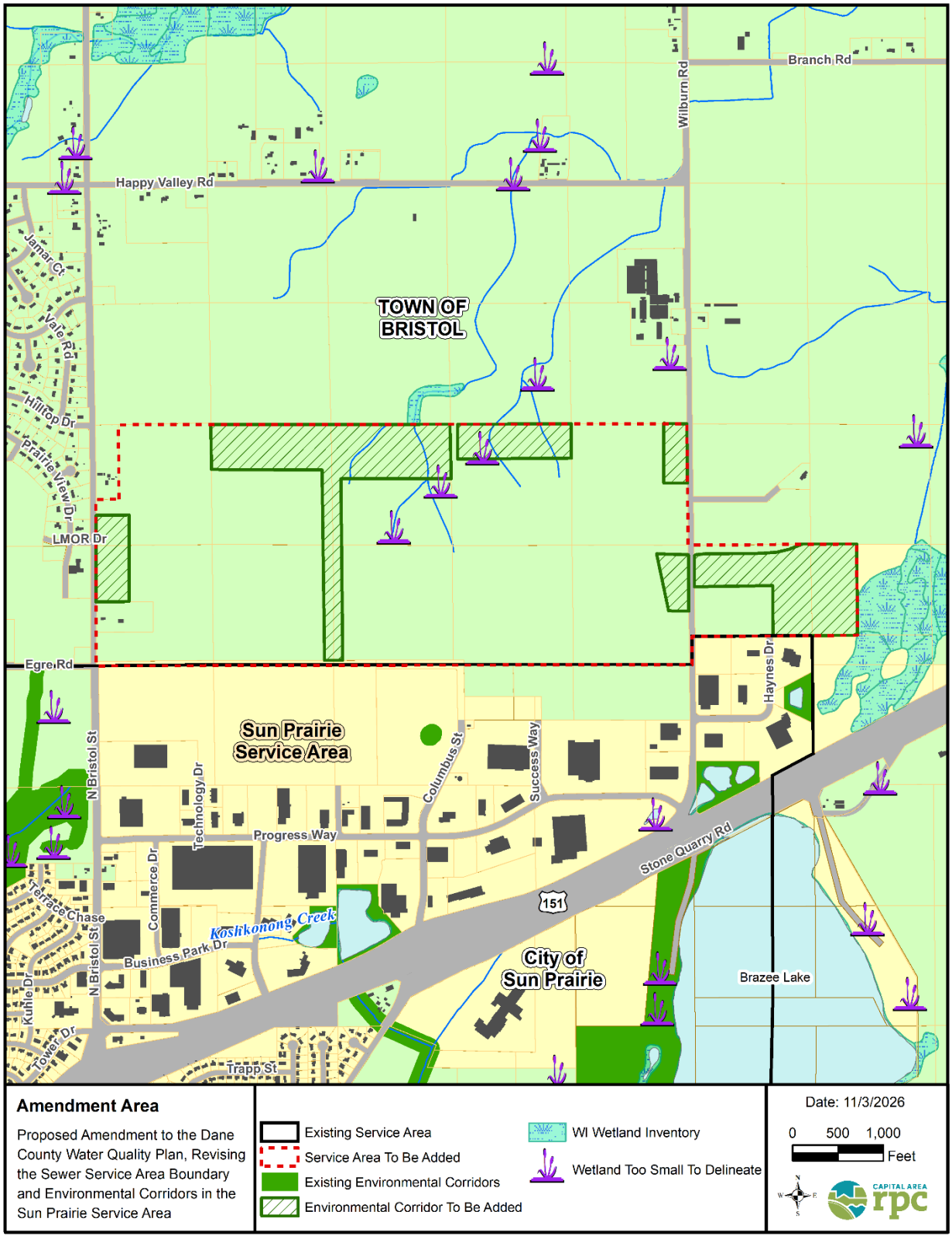
If you have any questions regarding this matter, please do not hesitate to contact Nick Bower, the Commission's Senior Environmental Engineer / Water Quality Program Director.

Sincerely,

David Pfeiffer
Chairperson

Cynthia Richson
Secretary

cc: Mr. Joshua Clements, Planning Director, City of Sun Prairie


Branch Rd
Wilburn Rd
Happy Valley Rd
Janar Ct
Vale Rd
Hilltop Dr
Prairie View Dr
LMOR Dr
TOWN OF BRISTOL
Egre Rd
Haynes Dr
Sun Prairie Service Area
N Bristol St
Technology Dr
Columbus St
Success Way
Progress Way
Stone Quarry Rd
Commerce Dr
Terrace Chase
Koshkonong Creek
Business Park Dr
151
City of Sun Prairie
Brazee Lake
Kuhle Dr
Tower Dr
Trapp St
Amendment Area
Proposed Amendment to the Dane County Water Quality Plan, Revising the Sewer Service Area Boundary and Environmental Corridors in the Sun Prairie Service Area
Existing Service Area
Service Area To Be Added
Existing Environmental Corridors
Environmental Corridor To Be Added
WI Wetland Inventory
Wetland Too Small To Delineate
Date: 11/3/2026
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