AGENDA
of the
Capital Area Regional Planning Commission

November 12, 2026 | **Zoom Webinar** | **6:00 pm**

Participant Information

How to Attend: This meeting will take place via Zoom Webinar. You may participate in the meeting from your computer, tablet, smartphone, at this URL:
https://us02web.zoom.us/j/85681285412?pwd=9SeBL9buMbvJa1AaGCpdng2JCXbzzp.1
Phone: 1-312-626-6799
Meeting ID: 856 8128 5412
Passcode: 464856

If you need other accommodation to attend the meeting, please call Matt Kozlowski at 608-474-6017 or email at MatthewKoz@CapitalAreaRPC.org.

Speaking at RPC Meetings: Oral comments from members of the public may be heard for individual agenda items when called upon by the Chair. The time limit for comments by each attendee will be three (3) minutes unless additional time is granted for all attendees at the discretion of the Chair. The Commission may alter the order of the agenda items at the meeting.

Written Communications: Written communications intended to be provided to the Commission as part of the packet should be received in the RPC office no later than noon, seven (7) days prior to the meeting. Written communications, including emails sent to info@capitalarearpc.org, received after this deadline and up to 24 hours before the meeting will be provided to Commissioners at the meeting.

MISSION: Strengthen the region by engaging communities through planning, collaboration, and assistance.

VISION: A region where communities create exceptional quality of life for all by working together to solve regional challenges.

Agenda

1. Establish Quorum

2. Public Comment on Matters that do not have a Public Hearing in this agenda

3. **Consent Agenda *(all items are actionable)***
    a. **Minutes of the October 8, 2026 CARPC Meeting**
    b. **Executive Committee Recommendations**
        1. **Agreement with Rock County to Provide Hazard Mitigation Plan Update Services, up to $21,205 for 2026 and 2027**
        2. **Agreement with the City of Middleton to Provide Environmental Corridor Planning Services, up to $11,800 for 2027**

4. **Amending the *Dane County Water Quality Plan* by Revising the Sewer Service Area Boundary and Environmental Corridors in the Sun Prairie Urban Service Area (#2601 City of Sun Prairie – "Business Park Expansion")**

NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity, or program, please call the phone number below at least three business days prior to the meeting.
NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.
LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

a. Overview of Consistency with State and Local Standards (Staff Presentation)
b. Approval of CARPC Management Letter #2601 – Sun Prairie USA, Recommending to the Wisconsin DNR an Amendment of the *Dane County Water Quality Plan* in the Sun Prairie Urban Service Area *(actionable item – requires 8 votes to approve)*

5. **Acknowledgement of Receipt – September 2026 Financial Management Report *(actionable item)***

6. Update of the Greater Madison MPO Regional Transportation Plan – Presentation and Discussion with MPO Staff

7. Proposed Sewer Service Area Amendment for the Village of Windsor (Expedited Process) - Staff Introduction

8. CARPC 2027 Work Program Introduction – Staff Presentation and Discussion

9. **CARPC Resolution 2026-18, Requesting Consistency and Accuracy in the 2030 U.S. Census *(actionable item)***

10. **CARPC Resolution 2026-19, Encouraging Adherence to Wis. Stat. § 1.12(6) for New High Voltage Transmission Lines in the Capital Area Region *(actionable item)***

11. Reports
    a. Commission Chair
    b. Executive Director
        (1) Program and Services Updates
        (2) Partnership Updates

12. Future Agenda Items (next meeting December 10**,** 2026, Windsor Village Hall, 6:00 pm meeting start)
    a. Pre-meeting holiday gathering in December?
    b. CARPC 2027 Budget Hearing and Amendment (December)
    c. Village of Windsor sewer service area amendment – hearing and management letter vote (December)
    d. 2027 Work Program Adoption (December)
    e. Resolution to Accept MadREP/USDA Rural Economic Development Fund (TBD)
    f. Regional Development Framework Key Performance Indicators Update – Staff Presentation and Discussion (December)
    g. Other topics, presentations, or allied organization visits (commissioners, please make suggestions)

13. Adjournment

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LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

DRAFT MINUTES
of the
Capital Area Regional Planning Commission

October 8, 2026	**Fitchburg Community Center-Fitchburg Room (5510 Lacy Rd, Fitchburg) and Zoom Webinar**	**6:00 pm**

Commissioners Present: Maureen Crombie, Cynthia Richson, Noah Lieberman, David Pfeiffer, Topf Wells, Heidi Murphy, Steve Greb, Peter McKeever, Alison Volk, Jim Schuler

Commissioners Absent: Joann Pritchett, Bill Tishler, Audra Dalsoren

Staff Present: Jason Valerius, Matt Kozlowski, Nick Bower, Melissa Michaud

Others Present: Deanna Schmidt, Courtney Cooper, Lauren Striegl, Michael Miller, Robert Hoffmann, Ron Jenkins, Sonja Kruesel, Zach Freeman, Brian Munson, Robert Procter, Dan Day

1. Establish Quorum

   The meeting was called to order by Chair Pfeiffer at 6:01 pm. A quorum was established.

2. Public Comment on Matters not on the agenda.

   None

3. PUBLIC HEARINGS *(6:03 pm)*

a. **Public Hearing on a Proposed Amendment of the *Dane County Water Quality Plan* by Revising the Sewer Service Area Boundary and Environmental Corridors in the Oakhill Correctional Institute Limited Service Area (#2606 City of Fitchburg – "DOC Juvenile Center")**

Deanna Schmidt provided an overview of the application and proposed amendment.

Chair Pfeiffer opened the public hearing at 6:15 pm.

Chair Pfeiffer closed the public hearing at 6:16 pm.

Commissioner Richson asked if there has been any public inquiry or questions about this development. Deanna Schmidt answered with details about the public process, public outreach, and the lack of any concerns raised by the community through these processes.

Commissioner Greb expressed concerns about the displacement of existing farmland with this development and raised questions about the stormwater planning for the site. Nick Bower answered with details about the various watersheds connected to this development.

Commissioner Greb and Commissioner Wells each asked about future development planning that might be impacted by this development. Deanna Schmidt answered that there are no plans that are currently impacted by this development, but that there are some other discussions in the works that might result in an expansion of the sewer service area for lands between the DOC property and the Village of Oregon. Lauren Striegl added details about the capacity and wastewater treatment as it relates to the proposed amendment area.

Commissioner Greb asked for more details about the potential increased flow from this development and its effect on the Village's treatment capacity. Lauren Striegl answered that the anticipated flows are expected to be a small percentage of overall flows to the Village's treatment facility.

Commissioner Wells asked how large the facility will be in terms of the number of residents and staff.

Deanna Schmidt answered that there'll be approximately 14 residents and around 100 staff.

4. Consent Agenda *(all items below are actionable items) (6:30 pm)*

a. **Minutes of the September 10, 2026 CARPC Meeting**
b. **Executive Committee Recommendations**
   (1) **Agreement with the Village of Oregon and Town of Oregon for CARPC to Provide Boundary Agreement Planning Assistance, up to $30,000 for 2026-2027**
   (2) **Agreement with the City of Madison for the MPO to Provide Transportation Planning Services, up to $4,183.47 for 2027**
   (3) **Agreement with the Bock Foundation for CARPC to Develop a Conservation Program Finder Tool, $8,000 for 2026-2027**
   (4) **Agreements with Dane County, the Town of Westport, the Cities of Madison and Middleton, and the United States Geological Survey ("USGS") for the Provision of Water Quality Monitoring Services to Dane County Communities, $368,920 for January 1, 2027 to December 31, 2028**
   (5) **Agreement with the Wisconsin Local Government Climate Coalition for CARPC to Provide Mapping Services, $9,000 for 2026-2027**
   (6) **Agreement with Johnson Block to Provide Audit Services to CARPC for the 2026 Audit, $11,450 for 2027**

Motion: Vice Chair Murphy moved to approve items on the Consent Agenda. Commissioner Richson seconded.

The motion carried unanimously.

5. Amending the *Dane County Water Quality Plan* by Revising the Sewer Service Area Boundary and Environmental Corridors in the Oregon Urban Service Area (#2603 Village of Oregon – "Featherwood Trails") *(actionable item) (6:33 pm)*

Nick Bower provided an overview of the proposed amendment and the staff report.

Commissioner Richson asked for more details about the expansions of the buffer area for the lake side of the development. Nick Bower answered that the applicant's proposed buffer area has been increased since the public hearing.

Commissioner Richson asked for more information about the potential endangered resources within this area, noting the observations from a wildlife biologist at the public hearing. Nick Bower answered with details about the methodology staff uses for evaluation in this process.

Commissioner McKeever asked for more details about how agreements for enhanced performance are enforced. Nick Bower answered that the Village of Oregon is the applicant, and any additional agreements would be enforced by the Village of Oregon. Also, CARPC staff will review future sewer extension permits against any such additional before issuing the 208 letter.

Commissioner McKeever asked if there's a map with the updated proposed buffer area along the backs of the north side of the plat. Brian Munson from Vandewalle & Associates answered with an updated map including details about the updated buffer area and native plantings.

Commissioner Wells noted that there have been many improvements since the public hearing last month and asked for more clarity in the future in the staff report that would address concerns from the public in plain language. Commissioner Wells asked for more details about the regulations presented in the staff report. Nick Bower answered with examples from the regulations.

Commissioner Wells stated a preference for a 300 ft buffer. Attorney Robert Procter, representing the developer, answered that there are limitations on CARPC's regulatory authority in this process. Instead, the process is collaborative and involves voluntary agreements between the communities and the developer.

Commissioner Richson asked what public outreach will be conducted following this process to communicate these changes to the public following the concerns raised at the public hearing. Commissioner Greb asked about the current public process ongoing with the Village. Brian Munson answered with details about the process.

Commissioner Wells asked for more explanation of the proposed buffer dimensions and why it couldn't be deeper. Brian Munson answered that there are tradeoffs between the economics of the proposed development and the environmental protections in the process, including the split of costs across the number of units in the proposed development, which might increase the price points for housing units in the proposed development.

Commissioner McKeever asked for details about the direction of flow for stormwater on the northwest corner of the proposed development. Dan Day from D'Onofrio, Kottke, and Associates answered with more information about the stormwater management of the proposed amendment area.

Commissioner Greb noted that members of the public could still express their concerns with the Village Board in the remaining public process.

Motion: Vice Chair Murphy moved to approve CARPC Management Letter #2603. Commissioner Crombie seconded.

Commissioner Lieberman	*Aye*
Vice Chair Murphy	*Aye*
Commissioner McKeever	*Nay*
Commissioner Crombie	*Aye*
Commissioner Volk	*Aye*
Commissioner Schuler	*Aye*
Commissioner Greb	*Nay*
Commissioner Wells	*Nay*
Commissioner Richson	*Aye*
Chair Pfeiffer	*Aye*

The motion fails on a vote of 7-3.

Commissioner Wells asked for more details about the type of native plantings and mix of vegetation. Dan Day answered that the developer would hire an ecologist with the intent that they get approval from the Village. Brian Munson answered that the seed mix typically varies depending on the location within the site.

There was discussion about the depth, ownership, and maintenance of the vegetative buffer, and determination from representatives of the developer and the Village that they would be comfortable with a platted outlot, with ownership of that outlot to be determined later.

Commissioner Wells noted that he was reassured after hearing more information on the plans for the buffer area and the native plantings.

Nick Bower presented a proposed revision to the management letter specifying a 20' deep outlot along the north edge of the plat planted with native species to filter stormwater and promote native flora and fauna.

Motion: Commissioner Wells moves approval of CARPC Management Letter #2603 as revised. Commissioner Greb seconded.

Commissioner Lieberman	*Aye*
Vice Chair Murphy	*Aye*
Commissioner McKeever	*Aye*
Commissioner Crombie	*Aye*
Commissioner Volk	*Aye*
Commissioner Schuler	*Aye*
Commissioner Greb	*Aye*

Commissioner Wells *Aye*
Commissioner Richson *Aye*
Chair Pfeiffer *Aye*

The motion carried unanimously by a vote of 10-0.

6. Amending the *Dane County Water Quality Plan* by Revising the Sewer Service Area Boundary and Environmental Corridors in the Oakhill Correctional Institute Limited Service Area (#2606 City of Fitchburg – "DOC Juvenile Center") *(actionable item) (7:53 pm)*

Nick Bower provided an overview of the proposed amendment and the staff report.

Motion: Commissioner Wells moved to approve CARPC Management Letter #2606. Commissioner Lieberman seconded.

Commissioner Lieberman *Aye*
Vice Chair Murphy *Aye*
Commissioner McKeever *Aye*
Commissioner Crombie *Aye*
Commissioner Volk *Aye*
Commissioner Schuler *Aye*
Commissioner Greb *Aye*
Commissioner Wells *Aye*
Commissioner Richson *Aye*
Chair Pfeiffer *Aye*

The motion carried unanimously by a vote of 10-0.

7. Acknowledgement of Receipt – August 2026 Financial Management Report *(actionable item) (8:05 pm)*

Motion: Commissioner McKeever moved to acknowledge receipt of the August 2026 Financial Management Report. Commissioner Richson seconded.

The motion carried unanimously.

8. CARPC Resolution 2026-17, Recognizing October 15, 2026 as Imagine a Day Without Water *(actionable item) (8:07 pm)*

Jason Valerius provided an overview of the resolution and the Imagine a Day Without Water events that have been planned.

Motion: Commissioner Lieberman moved to adopt CARPC Resolution 2026-17. Commissioner Richson seconded.

The motion carried unanimously.

9. Reports *(8:08 pm)*

a. Commission Chair

b. Executive Director
   (1) Program and Services Updates
   (2) Partnership Updates

Jason Valerius provided highlights from the Executive Director's report.

Commissioner Richson suggested use of the USDA funds to supplement the Black Earth Creek water quality monitoring project noting that it would support economic development via trout fishing and the

corresponding tourism.

10. Future Agenda Items (next meeting October 8, 2026, location TBD and via Zoom Webinar, 6:00 pm meeting start time)

    a. Sun Prairie USA Amendment Management Letter – “Business Park Expansion” (November)
    b. Resolutions for MadREP/USDA funds (November)
    c. 2027 Work Program (November)
    d. MPO presentation on the draft Regional Transportation Plan
    e. Visits/Presentations by Allied Organizations – Commissioner suggestions welcome

11. Adjournment

Motion: Commissioner Richson moved to adjourn. Commissioner Wells seconded.

The motion carried unanimously. The meeting was adjourned at 8:29 pm.

CAPITAL AREA RPC
100 State St, Ste 400, Madison, WI 53703-2573

ph: 608.474.6017
info@capitalarearpc.org

AGREEMENT BETWEEN ROCK COUNTY EMERGENCY MANAGEMENT AND THE CAPITAL AREA REGIONAL PLANNING COMMISSION FOR HAZARD MITIGATION PLANNING SERVICES

Parties: This agreement ("Agreement") is by and between Rock County Emergency Management, 200 E Highway 14, Janesville, WI, 53545, hereafter "Rock County," and the Capital Area Regional Planning Commission, 100 State St, Ste 400, Madison, WI 53703-2573, hereafter "CARPC" (each, a "Party" and collectively, the "Parties").

Term: The term of this Agreement is November 12, 2026, through April 30, 2028. This Agreement shall only be renewed by written agreement between the Parties.

Scope of Services: Upon signature of this contract, CARPC staff will assist Rock County Emergency Management in updating the County's Hazard Mitigation Plan to fulfill FEMA's five-year update requirement and comply with current federal mitigation planning guidance. The contract will be considered complete upon approval of the updated Plan by Wisconsin Emergency Management (WEM).

The update process will begin in 2026 with a detailed assessment of the existing plan's alignment with current FEMA requirements and development of an outreach and engagement plan to guide 2027 activities. In 2027, CARPC will work with Rock County EM staff to gather feedback from participating communities, key stakeholders, and members of the public through meetings, an online survey, and direct communication, including engagement with each municipality in Rock County per FEMA requirements. Rock County will use the input on local hazards, critical assets, risk, and mitigation strategies collected through this process, along with other relevant data, to update the final document prior to the current plan's expiration date of April 19, 2028.

CARPC will be responsible for:

- Supporting compliance with current FEMA guidance and requirements.
- Supporting outreach to and engagement with Rock County municipalities, stakeholders, and the general public, including:
    - Preparing updated sections for each participating community
    - Helping organize and facilitate two in-person stakeholder meetings
    - Developing and analyzing the results of a public survey, including promotional materials (press release, flyer, social media graphic)
- Keeping confidential all materials deemed as such by the Rock County Emergency Management Director or other official designee.

Rock County Emergency Management will be responsible for:

- Collecting current data and updating Plan tables, figures, and maps.
- Reviewing the existing Plan, evaluating its mitigation strategies and projects, and updating relevant goals, strategies, and recommended actions to reflect the County's current priorities.
- Identifying contacts to represent participating communities and other stakeholder organizations and acting as the primary point of contact to arrange meetings, secure data and maps, and administer surveys and other planning materials as needed.
- Coordinating press releases, public meetings, public notices, and the local distribution of promotional materials as needed.
- Compiling the final plan and submitting it to Wisconsin Emergency Management for review and approval.

Payment: Total cost for the required elements to be provided by CARPC will not exceed **$21,205**. CARPC will invoice Rock County quarterly for the actual hourly salary plus fringe and indirect costs. Payment from Rock County to CARPC will be due within 30 days of the date of the invoice. A more detailed description of the cost of services is outlined in **Attachment A**.

Non-Discrimination: During the term of this Agreement, the Parties agree to abide by their respective policies of non-discrimination and affirmative action. Further, the Parties agree that this agreement does not subject either Party to the other's jurisdiction for the determination of such matters.

Limitation of Liability: Notwithstanding anything to the contrary contained in this Agreement or provided for under any applicable law, in no event is CARPC liable in contract, tort (including negligence) or otherwise for any special, incidental, or consequential damages arising out of or relating to the services provided pursuant to this Agreement. To the fullest extent allowed by law, CARPC's liability to Rock County or any other persons or entities is limited to the amounts received by CARPC in payment for the services rendered under the terms of this Agreement. Furthermore, nothing contained within this Agreement is intended to be a waiver or estoppel of CARPC or its insurer to rely upon the limitations, defenses, and immunities contained within the Wisconsin Statutes, including, without limitation, Wis. Stat. § 893.80.

Severability: The invalidity, illegality, or unenforceability of any provision of this Agreement shall not affect the validity, legality, or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

Indemnification: Each Party shall be responsible for its own acts, errors, omissions, and negligence and those of its officers, officials, employees, agents, representatives, and contractors. To the fullest extent permitted by law, each Party shall indemnify and hold harmless the other Party and its officers, officials, employees, agents, and representatives from claims, damages, liabilities, losses, costs, and expenses, including reasonable attorneys' fees, to the extent caused by the indemnifying Party's negligent acts or omissions, willful misconduct, or breach of this Agreement. Nothing in this Agreement shall require either Party to indemnify the

other Party for the other Party's own negligence or misconduct, and nothing in this Agreement waives any applicable immunity, defense, limitation of liability, or damages cap, including those available under Wis. Stat. § 893.80.

Insurance: CARPC agrees that it will at all times during the existence of this contract indemnify the County against any and all loss, damages, and costs or expenses which the County may sustain, incur or be required to pay, including those arising from death, personal injury, or property loss resulting from participating in or receiving care, goods and/or and services furnished by CARPC under this contract. The County agrees that it will at all times during the existence of this contract indemnify CARPC against any and all loss, damages, and costs or expenses which CARPC may sustain, incur, or be required to pay which are caused by the County.

CARPC agrees that, in order to protect itself as well as the County under the indemnity provision set forth in the above paragraph, CARPC will at all times during the terms of this contract keep in full force and effect a liability insurance policy issued by a company authorized to do business in the State of Wisconsin and licensed by the Office of the Commissioner of Insurance. The types of insurance coverage and minimum amounts shall be as follows:

- Comprehensive General Liability: minimum amount $1,000,000
- Auto Liability (if applicable): minimum amount $1,000,000
- Professional Liability (if applicable): minimum amount $1,000,000 per occurrence and $3,000,000 for all occurrences in one (1) year
- Umbrella Liability (as necessary): minimum amount $1,000,000

Upon signing this contract, CARPC will furnish County with a Certificate of Insurance verifying the existence of such insurance. In the event of any action, suit, or proceedings against CARPC upon any matter indemnified against, CARPC shall notify the County by registered mail within five (5) business days.

Independent Contractor: Nothing in this contract shall create a partnership venture between the County and CARPC. CARPC is at all times acting as an independent contractor and is in no sense an employee, agent, or volunteer of the County.

Agreement Not Assignable. This agreement is not assignable, in whole or in part, by the County or CARPC.

Sub-Contracting. CARPC agrees that no sub-contract with a third party, for all or any part of CARPC's responsibilities identified in this agreement, may be entered into without prior written approval of the County. The County agrees not to withhold approval for CARPC to sub-contract, provided the sub-contractor abides by the terms and conditions of this agreement. Regardless of the participation of an approved sub-contractor, CARPC agrees to retain primary responsibility for the fulfillment of its obligations under this agreement.

Governing Law; Jurisdiction. This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Wisconsin, without regard to its conflict of laws rules.

Dispute Resolution: In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement or the breach thereof, the Parties hereto shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both Parties. If they do not reach such solution within a period of sixty (60) days, then, upon notice by either Party to the other, all disputes, claims, questions, or differences shall be finally settled by litigation. Any action arising out of a dispute between the Parties shall be brought in the state courts of Wisconsin located in Dane County. Each Party submits to the jurisdiction and venue of these courts for purposes of such action, and each accepts service of process by first class mail, certified or registered.

Entire Agreement: This Agreement supersedes any previous agreement or undertakings. It may not be modified except in writing executed by both Parties.

Counterparts: This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed by individuals and officers duly authorized on the dates noted below.

CAPITAL AREA REGIONAL PLANNING COMMISSION

By:_____

Jason Valerius
Executive Director
Capital Area Regional Planning Commission

Date:_____

ROCK COUNTY

By:_____

[signer for client party]:
[title]
[insert full name of client party]

Date:_____

2026-2027 Rock County Hazard Mitigation Plan Update

COST PROPOSAL

Scope Activity	Task	Estimated Cost
2026 Planning Process Preparation	Requirement review	$580
	Develop outreach/engagement plan (incl. 1 in-person meeting)	$1,215
	Subtotal	*$1,795*
2027 Community / Stakeholder Engagement	Q1 Stakeholder gathering (in-person)	$1,504
	Prep community plan sections	$8,700
	Q3 Stakeholder gathering (in-person)	$1,504
	Subtotal	*$11,708*
2027 Public Outreach	Public survey	$5,800
	Press releases, graphics, flyers	$580
	Subtotal	*$6,380*
2027 Final Plan Preparation	Plan edits/compliance check	$1,160
	Subtotal	*$1,160*
	Labor Subtotal	**$21,043**
	Mileage Subtotal	**$162**
	TOTAL	**$21,205**

CAPITAL AREA RPC
100 State St, Ste 400, Madison, WI 53703-2573

ph: 608.474.6017
info@capitalarearpc.org

AGREEMENT BETWEEN CITY OF MIDDLETON AND THE CAPITAL AREA REGIONAL PLANNING COMMISSION FOR PLANNING, MAPPING, AND DATA SERVICES

Parties: This agreement ("Agreement") is by and between the City of Middleton, 7426 Hubbard Avenue, Middleton, WI 53562, hereafter "the City" and Capital Area Regional Planning Commission, 100 State St, Ste 400, Madison, WI 53703-2573, hereafter "CARPC" (each, a "Party" and collectively, the "Parties").

Term: The term of this Agreement is January 1, 2027, through March 31, 2027. This Agreement shall only be renewed by written agreement between the Parties.

Scope of Services: CARPC will conduct a preliminary citywide assessment and a comprehensive review of Environmental Corridor (EC) boundaries across the city and refine mapped EC based on current best-available data and applicable policies. This process will also include clarification of the features included in each mapped area (e.g., wetlands, stream buffers, parks, etc.) and the resulting implications for potential development. CARPC will review how well the City's zoning code characterizes and matches the mapped EC.

An outline of deliverables is provided in the Preliminary Cost Proposal dated November 4, 2026, included here as **Attachment A.**

Additional Services Not Included in this Agreement:

- Assistance or analysis related to requests for a Major Change to the Environmental Corridor (a proposed EC change that would remove from EC lands that meet the criteria for required inclusion)
- Field assessments of environmental resources or site conditions

Payment: Total cost for the required elements to be provided by CARPC will not exceed $11,800. CARPC will invoice the City quarterly for the actual hourly salary plus fringe and indirect costs. Payment from the City to CARPC will be due within 30 days of the date of the invoice. A more detailed description of the cost of services is outlined in **Attachment A**.

Non-Discrimination: During the term of this Agreement, the Parties agree to abide by their respective policies of non-discrimination and affirmative action. Further, the Parties agree that this agreement does not subject either party to the other's jurisdiction for the determination of such matters.

Limitation of Liability: Notwithstanding anything to the contrary contained in this Agreement or provided for under any applicable law, in no event is CARPC liable in contract, tort (including negligence) or otherwise for any special, incidental, or consequential damages arising out of or relating to the

services provided pursuant to this Agreement. To the fullest extent allowed by law, CARPC's liability to the City or any other persons or entities is limited to the amounts received by CARPC in payment for the services rendered under the terms of this Agreement. Furthermore, nothing contained within this Agreement is intended to be a waiver or estoppel of CARPC or its insurer to rely upon the limitations, defenses, and immunities contained within the Wisconsin Statutes, including, without limitation, Wis.Stat. § 893.80.

Severability: The invalidity, illegality, or unenforceability of any provision of this Agreement shall not affect the validity, legality, or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

Indemnification: To the fullest extent permitted by law, the City agrees to save, indemnify, hold harmless CARPC, its officers, directors, employees, representatives, and agents from and against any claims, actions, proceedings, losses, judgments, penalties, fines, damages, liabilities, or costs and expenses (including reasonable attorneys' fees) based upon or arising out of the City 's usage of the Services provided by CARPC under this Agreement.

Independent Contractor: It is the intention of the parties that CARPC shall be an independent contractor in the performance of the work, and that nothing contained herein shall be construed to be inconsistent with CARPC's status as an independent contractor. It is understood that the fees or any other amounts the City pays CARPC under this Agreement shall not be considered salary for pension purposes, and CARPC will not entitled to any of the other fringe and supplemental benefits of the City, nor will the City withhold any social security (FICA) or similar contributions from CARPC's fee. CARPC is responsible for the payment of all payroll taxes or contributions to its personnel performing services hereunder and shall be liable for failure to do so.

Governing Law; Jurisdiction. This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Wisconsin, without regard to its conflict of laws rules.

Dispute Resolution: In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement or the breach thereof, the Parties hereto shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties. If they do not reach such solution within a period of sixty (60) days, then, upon notice by either party to the other, all disputes, claims, questions, or differences shall be finally settled by litigation. Any action arising out of a dispute between the parties shall be brought in the state courts of Wisconsin located in Dane County. Each party submits to the jurisdiction and venue of these courts for purposes of such action, and each accepts service of process by first class mail, certified or registered.

Entire Agreement: This Agreement supersedes any previous agreement or undertakings. It may not be modified except in writing executed by both Parties.

Counterparts: This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed by individuals and officers duly authorized on the dates noted below.

CAPITAL AREA REGIONAL PLANNING COMMISSION

By:_____

Jason Valerius

Executive Director

Capital Area Regional Planning Commission

Date:_____

CITY OF MIDDLETON

By:_____

Lisa Janairo

Mayor

City of Middleton

Date:_____

Exhibit A

City of Middleton
Comprehensive Environmental Corridor Review & Update

PRELIMINARY COST PROPOSAL

11/4/2026

Project Description

To proactively plan for development and redevelopment while prioritizing conservation of sensitive environmental systems, the City of Middleton (City) seeks a detailed review of environmental corridor (EC) boundaries within city limits and explanation of the elements each mapped area contains. The City also aims to better understand and communicate the underlying rationale for specific EC designations, what potential adjustments can be made in EC areas, and how well the City's zoning code characterizes and matches the mapped EC.

The proposed assessment would include a comprehensive review of EC boundaries across the city and refinement of mapped EC based on current best-available data and applicable policies. This process would also include clarification of the features included in each mapped area (e.g., wetlands, stream buffers, parks, etc.) and the resulting implications for potential development.

Background

The Policies & Criteria for Environmental Corridors (updated in August 2026) apply within all sewer service areas and are a critical component of regional water quality protections through the *Dane County Water Quality Plan*. Some areas are required for inclusion in EC and must be protected from development, while other areas are voluntarily included and can typically be adjusted as an administrative change by request. EC is mapped at the time an area is brought into the sewer service area using any data and development concepts available at that time. Later, when development occurs, the EC is updated to reflect revisions to the plat and/or more current or detailed data (e.g., a wetland delineation). EC mapping is infrequently updated to reflect new data unless an area is part of an active development/redevelopment process. Refer to the Environmental Corridors webpage for more details.

Scope of Work

Task 1. Zoning Code Review

The City's Environmental Corridor and Wetland Overlay Zoning Districts represent effective local implementation of CARPC's Environmental Corridors Report.

To ensure alignment between Middleton's ordinances and CARPC's 2026 EC Policy, CARPC staff will review the City's policy against the EC policy and suggest potential revisions to increase alignment with current practice.

Task 2. Preliminary Citywide Assessment

CARPC staff will delineate all required and voluntary elements of environmental corridors (to the extent that underlying data layers are available) across the City and prepare a "base layer" in GIS format. This layer can then be overlaid onto the currently mapped EC boundaries to identify which areas are appropriate for further review and possible revision.

CARPC will also provide a memo generally describing the possible revisions. Lands designated as EC that are no longer required for inclusion based on the current data and criteria will be identified as Voluntary EC; where appropriate, the memo will note any unique ecosystem value that Voluntary EC may contribute to the community.

Task 3. Detailed Citywide Assessment

Using the results of the Preliminary Citywide Assessment, CARPC staff will review all discrepancies between the "base layer" and the mapped EC boundaries to assess the reason for discrepancy through desktop analysis. In many cases, this will be evident through review of prior approvals and past/current development plans.

Some discrepancies may require investigating past decisions for voluntary inclusions. Where appropriate based on underlying resources or clear evidence of past decisions, updates will be made to the mapped EC layer. Other cases may require consultation with the City prior to updates. Through this assessment, staff will also ensure the mapped EC layer properly identifies the underlying resource(s) present within EC and whether it is a required/voluntary element (and whether it can be adjusted as an administrative change).

This task will result in a fully updated EC boundary that provides important information to allow City staff to better guide development as well as conservation of environmentally sensitive areas.

Task 4. Meetings & Coordination

CARPC staff will coordinate directly with City staff to provide periodic updates and coordinate on various aspects of the work. The following meetings are anticipated:

- **Initial Presentation (No Charge)** – CARPC staff attendance at (1) meeting with City officials (e.g., Plan Commission) to present an overview of Environmental Corridors, including the purpose of environmental corridors, which elements are included and why, differences between required and voluntary elements, and the benefits of flexibility in boundary delineation.

- **Final Presentation** – CARPC staff attendance at (1) meeting with City officials (e.g., Plan Commission) to present on the results of this project and highlights of any administrative changes completed, as well as offer guidance on the meaning of the various components of mapped EC.
- **Meetings with City staff** – Two (2) meetings between City staff and CARPC staff to review specific questions or issues identified during the work and provide updates on progress.

Information to be Provided by City

1. Current development concepts/proposals for undeveloped areas
2. GIS layers associated with Environmental Corridor and Wetlands Overlay Zoning Districts

Services Not Included

Generally, anything not described above is not included in the scope of work. Specifically, the following items are not included:

- Assistance or analysis related to requests for a Major Change to the Environmental Corridor (a proposed EC change that would remove from EC lands that meet the criteria for required inclusion)
- Field assessments of environmental resources or site conditions

Key Deliverables

1. Presentations at two (2) meetings with City officials
2. **Preliminary citywide assessment**: GIS data layer of all required and voluntary elements of environmental corridors (to the extent that underlying data layers are available) and memo generally describing the possible revisions
3. **Detailed citywide assessment**: GIS data layer containing a fully updated EC boundary
4. **Zoning code review**: Suggested revisions to Environmental Corridor Zoning Overlay District for alignment with CARPC EC Policies & Criteria
5. *(Optional Add-on)* Exhibit(s) in PDF format illustrating all required and voluntary elements of environmental corridors (to the extent that underlying data layers are available)

Cost Estimate

The following is a preliminary estimate to complete the above scope on a **Time & Expense** basis.

Note: these costs were estimated based on 2026 billing rates; actual charges will reflect billing rates in place at the time of work completion.

2026 Small-Scale Assistance		
Task 1. Zoning Code Review	Review City's Environmental Corridor and Wetland Overlay Zoning Districts for alignment with CARPC Environmental Corridor Policies & Criteria	**No charge**
2027 Fee-for-Service Assistance		
Task 2. Preliminary Citywide Assessment	Review required and voluntary EC elements to create 'base layer' for comparison against the mapped EC	$1,600
Task 3. Detailed Citywide Assessment	Comprehensive updates to mapped EC layer	$8,000
Task 4. Meetings & Coordination	Meetings and presentations to coordinate revisions and provide guidance/education on EC	$2,200
	TOTAL	**$11,800**

About CARPC

The Capital Area Regional Planning Commission (CARPC) is one of nine regional planning commissions (RPCs) in Wisconsin established to address issues that go beyond municipal boundaries. As an independent unit of government, CARPC develops and promotes regional plans, provides objective information, and supports local planning efforts. Our primary planning region is home to roughly 600,000 people living in Dane County's cities, towns, and villages.

Our Mission

To strengthen the region by engaging communities through planning, collaboration, and assistance.

Our Vision

A region where communities create exceptional quality of life for all by working together to solve regional challenges

Who We Are

Our team of 11 full-time staff bring a wide range of education, training, and professional expertise to the challenges facing the region. CARPC's 13 Commissioners are appointed by the Mayor of Madison, the Dane County Executive, the Dane County Cities' and Villages' Association, and the Dane County Towns Association.

What We Do

- Bring communities together to collaborate on land use and water quality plans
- Advocate for the Regional Development Framework, a long-range land use guide for Dane County that describes residents' preferred outcomes over the next 20-30 years
- Administer the Dane County Water Quality Plan for the DNR
- Conduct watershed and future urban development planning
- Provide planning, mapping, and data assistance to local communities, in Dane County and occasionally in the adjoining counties not affiliated with a regional planning commission.

Key Project Staff

- **Melissa Michaud, Environmental Resources Planner**
- Liz Levy, Environmental Resources Planner
- Caitlin Shanahan, AICP, Senior Community Planner

Contact

Melissa Michaud, Environmental Resources Planner
melissam@capitalarearpc.org
(608) 474-6020
100 State St, Ste 400
Madison, WI 53703-2573

CARPC AGENDA COVER SHEET **November 12, 2026**

Item 04

Re: Amending the *Dane County Water Quality Plan* by Revising the Sewer Service Area Boundary and Environmental Corridors in the Sun Prairie Urban Service Area (#2601 City of Sun Prairie – "Business Park Expansion") *(actionable item)*

Requested Action:

Motion to approve CARPC Management Letter #2601.

Note: As an amendment to the Dane County Water Quality Plan, this item requires a super-majority of 8 votes for approval.

Background:

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 (will be annexed into the City prior to development) and within the Token Creek, Headwaters Maunesha River, and Headwaters Koshkonong Creek 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 July 9, 2026 Commission Meeting. Following that, the City requested the application be put on hold to reconsider the boundary. In October, the City provided an amended application which removed the "Stinson property".

Staff Comments:

It is CARPC staff's opinion that the proposed amendment is consistent with water quality standards under Wis. Stat. § 281.15, and the *Policies and Criteria for Sewer Service Area Amendments*, adopted into the *Dane County Water Quality Plan* on April 8, 2026. To ensure conformance with the *Dane County Water Quality Plan* and better improve water quality and environmental resource management, additional required and recommended actions have been enumerated below.

Staff recommend that the Commission recommend approval of the amendment to DNR in recognition of the requirements and recommendations as enumerated in the attached management letter.

Attachments:

1. Staff Analysis Report
2. Management Letter #2601 – Sun Prairie USA (City of Sun Prairie – "Business Park Expansion")
3. Policies and Criteria for Sewer Service Area Amendments (April 8, 2026) *(by link only)*

Staff Contact:

Nick Bower
Water Quality Program Director and Senior Environmental Engineer
NickB@CapitalAreaRPC.org
(608) 474-6019

Next Steps:

The staff report and management letter will be sent to Wisconsin DNR for an administrative decision.

November 4, 2026

Staff Analysis of Proposed Amendment to the *Dane County Water Quality Plan* **Revising the Sewer Service Area Boundary and Environmental Corridors in the Sun Prairie Urban Service Area** ***"Business Park Expansion"***

History of the Sun Prairie Urban Service Area

The Sun Prairie Urban Service Area (USA) was formed at the time of the adoption of the first *Dane County Water Quality Plan*. The first amendment to the Sun Prairie USA occurred in 1990 when 1,320 acres of Environmental Corridor were added. There has been a total of 10 amendments to this urban service area since its creation, all initiated by the City of Sun Prairie. In total, amendments to the Sun Prairie USA have resulted in a net addition of 164 developable acres and 1,496 acres of Environmental Corridor. The most recent amendment of the service area by the City of Sun Prairie occurred in 2021, adding approximately 18 developable acres.

Current Amendment

The City of Sun Prairie is requesting an amendment to the Sun Prairie USA for an area currently within the Town of Bristol, to the northeast of the current municipal boundary. The amendment area is north-northeast of Egre Road, between CTH-N/North Bristol Street and Wilburn Road (see **Map 1**). The area is being brought into the Urban Service Area for future expansion of the Sun Prairie Business Park. There are no specific development plans yet and the site details presented in this application are conceptual only. It is the City's intent to be proactive with this application to provide the ability to serve future business opportunities which their current service area cannot accommodate. Prior to specific site development, this area will be annexed into the City of Sun Prairie. The requested amendment area totals approximately 435 acres.

Planning in Sun Prairie

The City of Sun Prairie rewrote their comprehensive plan in 2019 and updated elements related to this request as recently as 2025. The Comprehensive Plan is substantially consistent with the adopted 2050 Regional Development Framework (Framework). The requested amendment area is planned for and contiguous to compatible uses as envisioned in the Framework and the City's long-range plans. The area has long been identified as a future business park in both City and the neighboring Town of Bristol's planning documents. The City and Town have an active boundary agreement (recently extended to December 31,

2026) covering the area in question. Under that agreement, City and Town have recognized the need for cooperative planning of the "Business Park Joint Planning Area." Both parties are actively engaged in drafting a replacement for their 2004 agreement.

Existing Conditions

Land Use

The amendment area currently consists of predominantly agricultural uses (row crops) and one rural residential properties along CTH N on the west edge, which is (see **Maps 2** and **3**). Land uses surrounding the amendment area are generally agricultural, rural residential, or existing business park, as described below. Planned land uses are shown on **Map 4**. Refer to **Table 1** for existing and planned land uses.

Table 1
Existing and Planned Land Use[1,2]

	Existing		Proposed	
Land Use Category	**Land Use (Acres)**	**Housing Units**	**Land Use (Acres)**	**Housing Units**
Agriculture	414.4		0	
Business Park	0		316.0	
Other Open Land	15.8		0	
Parks and Open Space	0		51.2	
Residential	2.7	2	0	0
Stormwater Management	0		46.9	
Street Rights-of-Way	1.9		20.7	
Water and Wetlands	0.1		0.1	
TOTAL	**434.9**		**434.9**	

[1] Acreages listed in application materials may vary from acreages shown here due to variations in data sources and mapping methods.

[2] Existing Land Use (Map 3) and Planned Land Use (Map 4) may not visually match values in Table 1 and from each other due to varying underlying data sources.

Surrounding Planned Land Uses:

- **North:** Agriculture
- **East:** Agriculture
- **South:** Business park
- **West**: Rural Residential

Cultural and Historic Sites

The Wisconsin Historical Society (WHS) has been contacted regarding the presence of any known archaeological sites or cemeteries within the amendment areas. There are no previously recorded archaeological inventories for this area and no further investigation has been recommended.

Natural Resources

The amendment area is within three subwatersheds: Token Creek (HUC 12: 070900020503), Headwaters Maunesha River (HUC 12: 070900010801), and Headwaters Koshkonong Creek (HUC 12: 070900020401) (see **Map 5**). There is one WWI-mapped wetland within the amendment area and a larger wetland complex to the east which is hydrologically connected to the Maunesha River.

The amendment area is not within a drainage district. Wastewater from the amendment area will be treated at the Sun Prairie Wastewater Treatment Facility. The treated effluent is discharged to Koshkonong Creek.

Wetlands

WDNR's Wisconsin Wetland Inventory (WWI) shows one emergent / wet meadow wetland on the northern edge of the amendment area. Several "wetlands too small to delineate" are also shown in the north-central portion of the amendment area. Wetland indicators are mapped adjacent to these wetland areas, which coincide with soils that typically represent former wetlands (see *Soils and Geology* section for further discussion of hydric soils). All wetland areas within the amendment area appear to have been farmed in recent years. A wetland delineation will be required prior to development due to the presence of these mapped wetlands.

There is evidence of tile drains having been installed within the agricultural fields near the north central portion of the amendment area associated with the WWI wetlands. **Figure 1** shows what appears to be disturbance from ditching near mapped wetland features. The City and CARPC staff were unable to obtain any records of installation, though aerial imagery from 2020 (DCiMap) indicates installation occurred in 2020. Based on inspection of historical aerial imagery, it appears the drain tile has contributed to drier conditions within the mapped

"wetlands too small to delineate". The mapped constructed drainageways existed prior to tile drain installation.

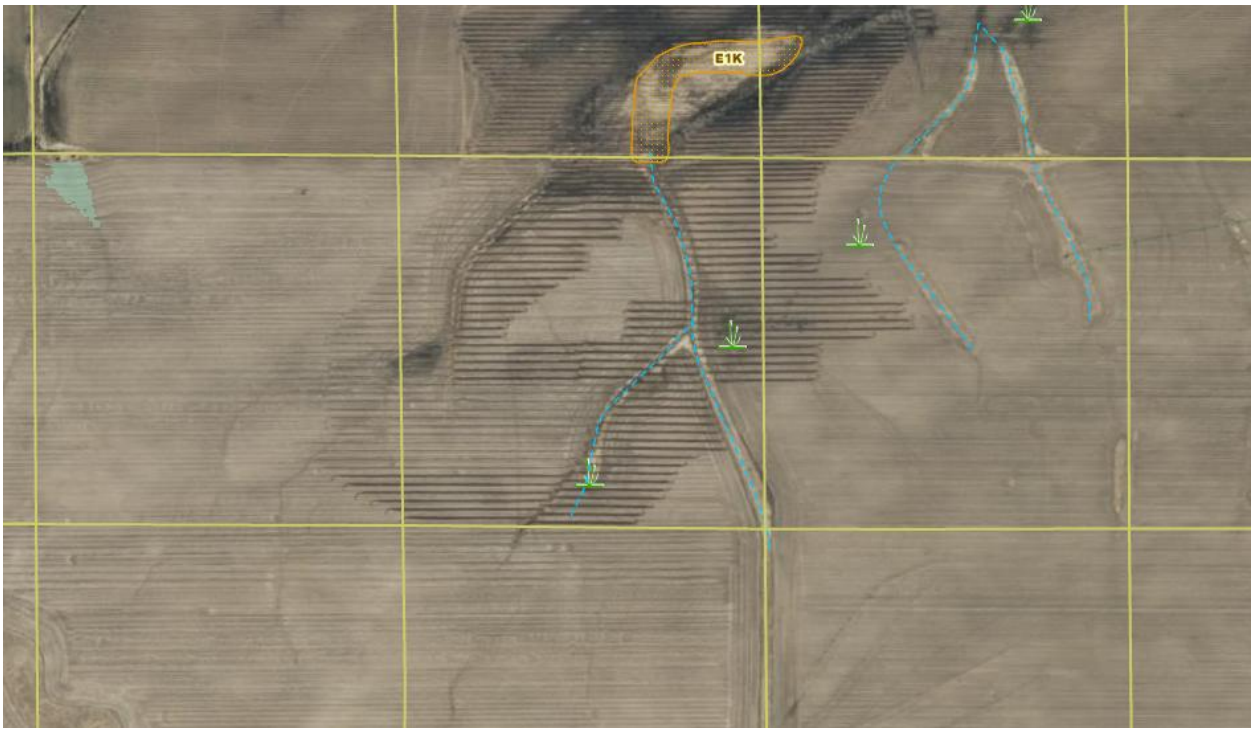


Figure 1. Aerial imagery (DCiMap, 2020) showing evidence of drain tile installation.

According to WWI, there is also a wetland area directly to the east of the amendment area which is classified as palustrine persistent emergent / wet meadow, broad-leaved deciduous scrub/shrub, and broad-leaved deciduous forest. This wetland complex is associated with an unnamed tributary to the Maunesha River. This wetland complex appears undisturbed from agriculture or existing development and represents a higher priority for conservation efforts.

Token Creek

The runoff from the southwestern portion of the amendment area drains to the southwest and is within the Token Creek subwatershed. Token Creek (WBIC 806600 / WATERSID 5546058) is 11.65 miles long and flows along the northern edge of the City of Sun Prairie, ultimately draining into Cherokee Marsh and providing significant base flow for the Yahara River north of Lake Mendota. The 25.1 square mile watershed encompasses predominately agricultural lands, wetlands, and the growing communities in Windsor, DeForest, and Sun Prairie. The first two miles of the creek are a warm water sport fishery with some rough species. From mile marker 2 to 4, the stream is fed by springs and supports water cress and a diverse fishery of cold water, sport, and forage fish. This subwatershed is within a DNR-designated Thermally Sensitive Area. Downstream of the amendment area, the creek was listed as impaired for sediment/total suspended solids in 1998 and phosphorus in 2016. A TMDL for sediment was approved by USEPA in 2002.

There is an active Rock River Coalition/Yahara WINs monitoring station (Station ID: 10016566) downstream of Egre Rd. Field measurements from spring-fall 2025 indicated dissolved oxygen levels of 6.8 to 16 mg/L and average transparency of 53 to 120 cm. Laboratory analysis of samples from spring-fall 2025 showed total phosphorus levels from no detect to 0.28 mg/L, and total suspended solids from no detect to 79.3 mg/L. USGS baseflow monitoring on Token Creek at Hwy 51 (Station ID: 05427800) in May – September of 2025 indicated chloride levels of 49.5 to 54.6 mg/L.

Upper Koshkonong Creek

A small area in the southern portion of the amendment area drains to the Headwaters Koshkonong Creek subwatershed. Upper Koshkonong Creek (WBIC 808800 / WATERS ID 304937) is an effluent dominated system beginning at the Sun Prairie wastewater treatment plant on the southern border of the city. Upstream of this point streamflow is very low (currently 0.2 cfs or less). The creek generally flows southeast after leaving the City limits. It supports few tolerant forage species and the segment downstream of the amendment area is classified by DNR as a Limited Aquatic Life (LAL) segment. The entire stream was listed as impaired in 2012 for total phosphorus. It was last assessed during the 2024 listing cycle. Koshkonong Creek has a warm headwater natural community.

There are no active DNR or USGS monitoring station on Upper Koshkonong Creek.

Maunesha River

Most of the amendment area drains to the Headwaters Maunesha River subwatershed. There are two constructed drainage channels in the northcentral portion of the amendment area. A review of aerial imagery from 1937 to 2024 by CARPC staff noted the visibility of the drainage channels in every year that was reviewed, though it was more visible in imagery from the last 20 years. Dane County's Surface Drainage Network data layer shows flow path connection between these channels and an unnamed tributary to the Maunesha River to the northeast.

Maunesha River (WBIC 837500 / WATERS ID 356857) is approximately 32 miles long and flows from northeastern Dane County to the Crawfish River in Dodge County. Much of the watershed in Dane County is ditched and drained wetland. Maunesha River has a cool-warm mainstem natural community. Downstream of the amendment area, the river was listed as impaired for sediment/total suspended solids and phosphorus in 1998. TMDLs for both pollutants were approved by USEPA in 2011.

There is an active DNR monitoring station (Station ID: 10043938) on the Maunesha River at Twin Lane Rd. Laboratory analysis of samples from spring-fall 2025 showed total phosphorus levels from 0.05 to 0.59 mg/L. USGS baseflow monitoring on Maunesha River at Greenway Rd (Station ID: 05425830) in May – September of 2025 indicated dissolved oxygen levels of 8 to 9.6 mg/L and total phosphorus levels of 0.12 to 0.19 mg/L.

Springs

Springs represent groundwater discharge visible to the casual observer. The Wisconsin Geological and Natural History Survey (WGNHS) maintains an inventory of springs in Dane County and throughout the state. From 2014 to 2017, the WGNHS surveyed springs statewide that were expected to have flow rates of at least 0.25 cubic feet per second (cfs). Token Creek subwatershed contains two inventoried springs, Dane County Spring #9 and Dane County Spring #10. Dane County Spring #9 is located at Token Creek Natural Resource Area, north of State Highway 19. It was surveyed in 2014 with a discharge rate of 5.29 cfs, specific conductance of 727 µS/cm, temperature of 50° F, and a pH of 7.41. Dane County Spring #10 is located at Token Creek Conservancy. This spring was also surveyed in 2014 with a discharge rate of 1.72 cfs, specific conductance of 898 µS/cm, temperature of 51° F, and pH of 7.96.

Groundwater

In 2012, the WGNHS published a report, *Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model* (link to report), estimating the existing groundwater recharge rates in Dane County based on the soil water balance method. The study estimates that the existing groundwater recharge rate in the proposed amendment area ranges from approximately 9 to 10 inches per year.

Woodlands

There is a relatively large area of woodlands, including some shown on the Dane County Mature Forest web map as mature forest (present since 1939), to the east of the amendment area associated with the large wetland complex and unnamed intermittent tributary to Maunesha River. It is believed this area represents remnants of an oak savannah forest.

A portion of these woodlands extend onto the amendment area along the eastern boundary, generally located within a conceptually proposed outlot. The City's application states these woodlands are a priority for protection. There is also a small, disconnected lobe of woodlands just west of here, in an area earmarked for stormwater.

Endangered Resources

The WDNR Bureau of Endangered Resources maintains a database representing the known occurrences of rare plants, animals, and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (link to website). A screening review of this database conducted by CARPC staff for species designated as endangered, threatened, or of special concern identified one threatened plant species and one bird rookery within a 1 to 2-mile radius of the amendment area. Therefore, it is recommended that a formal Endangered Species Resources Review be conducted by the WDNR or one of their certified reviewers for potential impacts to endangered resources, and habitat protection measures to be implemented if species are found.

The entire amendment area is within the High Potential Zone (species likely present) for the federally endangered Rusty Patched Bumble Bee (link to web map). Section 7 of the Endangered Species Act requires consultation with the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service when any action that is carried out, funded, or permitted by a federal agency may affect a federally listed endangered or threatened species. The WDNR typically recommends that projects within the High Potential Zone include native trees, shrubs, and flowering plants (plants that bloom spring through fall) and the removal and control of invasive species in any habitat used for foraging, nesting, and overwintering. The USFWS developed a list of plants favored by Rusty Patched Bumble Bee (link to list). Implementing these conservation measures should be coordinated with the WDNR Endangered Resources Review Program as needed.

Soils and Geology

The amendment area is located within the Bristol Till Plain Land Type Association of Wisconsin. The Association classifies the surficial geology of this area as undulating till plain with low drumlins and scattered wetlands and bedrock knolls.

Surface elevations within the amendment area range from around 928 feet to 1041 feet. There are areas of steep (> 12%) and very steep (>20%) slopes associated with a moraine crest in the western portion of the amendment area and a wooded hill in the southeastern portion of the amendment area (see **Map 6**).

According to the General Soil Map of Dane County, the soils in the amendment area are in Plano-Ringwood-Griswold association. These soils are moderately well drained and well drained, deep silt loams and loams. **Table 2** shows detailed classifications for soils in the amendment area (see **Map 7**) and **Table 3** shows important soil characteristics for the amendment area.

There is one partially hydric soil within the amendment area (see **Map 7**). Hydric soils are good indicators of existing and former (drained) wetlands. According to the Soil Survey Geographic data for Dane County developed by the NRCS (link to web soil survey), the Plano soils (the 7199A and 7199B map units) are not hydric, but they do have a seasonal (April to June) zone of water saturation within 5 feet of the ground surface. The Plano soils are well drained, and therefore, do not pose a limitation for buildings with basements.

Table 2
Soils Classification

Soil	% of Area
Plano Silt Loam; 7199B	34.3

Ringwood Silt Loam; 7297B	33.3
Elburn Silt Loam; 7198A	8.2
Ringwood Silt Loam; 7297C2	7.6
Griswold Loam; 7363C	7.4
Plano Silt Loam; 7199A	6
Kidder Soils; 7961D2	1.7

Source: Soil Survey Geographic data for Dane County developed by the USDA Natural Resources Conservation Service

Table 3
Soils Characteristics

Characteristic	**Soil Map Symbols** (see **Map 7**)	**% of Area**
Prime Agricultural Soils	7297B, 7199B, 7199A, 7363B*	74.2
Hydric Soils (Indicates Potential / Restorable Wetlands)	7198A	8.2
Poorly Drained Soils with Seasonal High Water Table (< 5')	7198A	8.2
Soils Associated with Steep Slopes (> 12%)	7961D2, 170E2*	2.3
Soils Associated with Shallow Bedrock (< 5')	170C2*, 170E2*	0.8
Best Potential for Infiltration in Subsoils	7297B, 7199B, 7297C2, 7363C, 7199A, 7363B*	89.2

Source: Soil Survey Geographic data for Dane County developed by the USDA Natural Resources Conservation Service.
** = soil classification makes up less than 1% of area*

According to WGNHS data, bedrock within the northern portion of the amendment area is in the Ancell Group. Bedrock in the Ancell Group is medium-grained, mature quartz sandstone and consists of two formations including the Glenwood and St. Peter Formations. Thickness is about 100 feet. Bedrock in the southern portion of the amendment area is in the Sinnipee Group. Bedrock in the Sinnipee Group is dolomite with some limestone and shale, and consists of three formations including the Galena, Decorah, and Platteville Formations. According to WGNHS data, the depth to bedrock in the amendment area ranges from 0 to 44 feet, with the shallowest depths generally being in the southern portion of the amendment area, and the deepest depths being in the northcentral portion of the amendment area (see **Map 8**).

As is common throughout much of the upper Midwest, karst features such as enlarged bedrock fractures are prevalent in the local dolomite uplands. Shallow karst (depths less than 25 feet) is mapped in the southern portion of the site. Karst features including vertical fractures and conduits provide primary pathways for groundwater movement and can dramatically increase groundwater susceptibility when present. The location of karst features is difficult to predict, and the thickness and type of the overlying soil greatly affects how much water drains into them. Where clay soils are thick, infiltration rates are likely to be very low. However, where bedrock fractures are near the surface infiltration rates can be very high. This can also pose a concern for potential groundwater contamination if improperly managed. WDNR Technical Standards *1001 – Wet Detention Pond* and *1002 – Site Evaluation for Stormwater Infiltration* require field verification for areas of the development site considered suitable for stormwater management. This includes a site assessment for karst features in this area. If shallow karst features are found, adequate protection measures are required to address any potential for groundwater contamination.

Per Dane County ordinance, infiltration practices receiving runoff from source areas that contain impervious surfaces must be located to allow a separation distance of at least 5 feet between the infiltration system and the elevation of seasonal high groundwater, or the top of bedrock, along with certain soil filtering characteristics. However, there is no minimum separation distance for roofs draining to surface infiltration practices. Soil test pits are required as part of the stormwater management plan to ensure that infiltration practices are sited in locations that will not adversely affect groundwater quality.

Contamination

CARPC staff reviewed the DNR Remediation and Redevelopment Tracking System database (link to database) and Remediation and Redevelopment (RR) Sites Map (link to map viewer) for records of contamination within the amendment area. No records of investigation or cleanup activities were found.

Proposed Urban Services

Parks and Open Space

The proposed development includes six outlots dedicated to park, open space, or stormwater management. These areas total 98 acres within the amendment area (see **Map 2** and **11**). All stormwater areas, parks, and open space areas are proposed for placement in Environmental Corridors.

Wastewater

Overview

Sanitary sewer service will be provided to the proposed development within the amendment area by connection to the City of Sun Prairie sanitary sewer collection and wastewater treatment system. The amendment area will be served by gravity sewer and a new lift station. Wastewater from the proposed lift station will be pumped to gravity main along the southern edge of the amendment area and then discharged to the Bristol Street Sewer Interceptor, north of the intersection of N. Bristol Street and Business Park Drive. A small portion of the amendment area will not require service through the lift station and will instead flow to an existing sewer main at the north terminus of Success Way. From there, wastewater will be conveyed to the existing Business Park Lift Station on Corporate Center Drive, which will pump flows west along Business Park Drive to the Bristol Street Sewer Interceptor, slightly downstream of the discharge point for flows from the proposed lift station (see **Map 9a**). The Bristol Street Sewer Interceptor will convey flows south to the City's Main Sewer Interceptor, ultimately discharging to the Sun Prairie Wastewater Treatment Facility.

Collection System

The proposed development within the amendment area consists of approximately 315 acres of commercial land uses contributing to wastewater flows. The City estimates that the amendment area will generate an annual average of approximately 220,500 gallons per day (gpd) of wastewater, or 153 gallons per minute (gpm). This assumes an average wastewater generation rate of 700 gallons per day per acre for commercial land uses. The City estimates that the amendment area will generate a peak daily flow rate of approximately 882,000 gpd (0.882 mgd), or 612 gpm (1.4 cfs), conservatively utilizing a peaking factor of 4.0 (despite actual flow data and associated modeling indicated a peaking factor of 3.4 is appropriate for this part of the City) to ensure downstream systems have sufficient capacity and for consistency with standard design practices for lift stations in Sun Prairie.

Proposed sewers to serve the amendment area have not been designed but will be sized based on specific sub-sewersheds. Based on the City's application and PCSWMM model, no downstream local sewers are reported to have capacity constraints.

Wastewater Treatment Facility

The City of Sun Prairie will provide wastewater treatment for the amendment area. The Sun Prairie Water Pollution Control Facility currently discharges treated effluent on the North bank of Koshkonong Creek, a quarter mile upstream of the Bailey Road bridge, within the Headwaters Koshkonong Creek subwatershed (Lower Rock River Basin). The maximum monthly design flow capacity of the facility, according to annual reporting records, is 6.2 million gallons per day (MGD). In the year 2025, the facility received an average monthly influent hydraulic loading of 3.4 MGD (55% of the 6.2 MGD monthly design capacity), including

infiltration and inflow, according to the 2025 Compliance Maintenance Annual Report (CMAR) (link to 2025 CMAR). The City's application reported the average influent flow was 3.6 MGD based on a monitoring period between October 2018 – March 2024. Assuming an existing influent flow of 3.6 MGD with the addition of the amendment area (0.22 MGD) at full build-out, the Sun Prairie WWTF will receive average daily flows of approximately 3.82 MGD and will remain below the annual average rating of 4.62 MGD.

The City has not had any issues meeting its WPDES permit limits for the quality of effluent discharged to Koshkonong Creek, According to the 2025 CMAR. Below is a summary of the major effluents reported on in the 2025 CMAR:

- The biochemical oxygen demand (BOD) effluent quality for 2025 was below the monthly average limit, with a monthly average of 1.7 mg/L (17% of the limit) and a maximum concentration of 6 mg/L (60% of the limit) for the month of February.
- The total suspended solids (TSS) effluent quality for 2025 was below the monthly average limit, with a monthly average of 0.6 mg/L (6% of the limit) and a maximum concentration of 2 mg/L (20% of the limit) for the months of January and May.
- The ammonia (NH3) effluent quality for 2025 was below the monthly average limits (limits vary by month), with a monthly average of 0.3400 mg/L (1 - 41% of the limit) and a maximum concentration of 1.843 mg/L (41% of the limit) for the month of February.
- The phosphorus (P) effluent quality for 2025 was below the monthly average limit, with a monthly average of 0.06 mg/L (27% of the limit) and a maximum concentration of 0.079 mg/L (35% of the limit) for the month of April.

Water System

Overview

Water will be provided to the amendment area by connection to the City's municipal water system within the Sun Prairie High Pressure Zone (HPZ). Sun Prairie Utilities provides municipal water through a public water distribution system which includes approximately 889,000 lineal feet of water main and seven active high-capacity groundwater wells (five wells within the Sun Prairie HPZ). The active wells are at depths ranging from approximately 860 to 905 feet with an average capacity of 1,000 to 1,400 gallons per minute (gpm). In total, the gross capacity of the municipal wells is approximately 8,660 gpm, or 12.5 million gallons per day (MGD). The firm capacity (with the largest well assumed to be out of service) is approximately 7,260 gpm, or 10.5 MGD. The gross capacity of the Sun Prairie HPZ is approximately 6,250 gpm, or 9.0 MGD, and the firm capacity is approximately 4,850 gpm, or 7.0 MGD. The City has three elevated tanks and three reservoirs with a cumulative capacity of 2,850,000 gallons; the Sun Prairie HPZ has a cumulative capacity of 2,450,000 gallons.

Water supply within the amendment area will be provided by 10-inch and 12-inch mains connecting to existing 12-inch water main at the north terminus of Columbus Street and 10-inch water main on Haynes Drive. From Columbus Street, water main will be extended north, west, and northeast to provide service to the portion of the amendment area west of Wilburn Road. The portion of the amendment area east of Wilburn Road will be served through extension of water main from Haynes Drive (see **Map 9b**).

System Evaluation

According to the 2025 Annual Report to the Public Service Commission of Wisconsin (link to 2025 Annual Report), the City pumped an average of 2,047 gpm, or 2.95 MGD, in 2025, which is approximately 28% of its firm pumping capacity. In 2025, the maximum amount pumped in any one day was 2,670 gpm, or 3.85 MGD.

Water losses in the City's distribution system were an average of 56,102 gpd, or 0.056 MGD, in 2025, which accounted for 5% of the net water supplied. Approximately 96% of this was due to unreported and background leakage, with the remaining due to reported leaks and other apparent losses. In 2025, there was one main break and three service breaks which were repaired. Water losses in the City's distribution system were 7% in 2024 and 6% in 2023. The Wisconsin Administrative Code PSC 185.85(4)(b) requires a utility with more than 1,000 customers to submit a water loss control plan to the Public Service Commission (PSC) if the utility reports its percentage of water losses exceeds 15%.

The proposed development consists of 315 acres of commercial land uses contributing to water demand and will be entirely served by the Sun Prairie High Pressure Zone (HPZ). The City anticipates the annual average daily water demand for the amendment area to be approximately 220,500 gallons per day, or 153 gpm. This assumes an average daily demand of approximately 700 gallons per day per acre, based on the City's application. The estimated peak daily demand is 343,980 gpd, or 239 gpm, based on a peak daily demand factor (average daily to peak daily) of 1.56 based on 5-year averages reported in the *Sun Prairie Utilities Water Supply Service Area Plan*. The estimated peak hourly demand is approximately 22,970 gallons/hour, or 383 gpm, based on a peak hourly demand factor (average daily to peak hourly) of 2.5, based on the City's application. Including the projected demand from the amendment area, the total peak daily demand in the Sun Prairie HPZ (2,104 gpm existing, based on Sun Prairie Utilities data reported in the City's application) is anticipated to be 2,343 gpm. The peak hourly demand is anticipated to be 3,768 gpm in the Sun Prairie HPZ (3,385 gpm existing, applying a peak hourly demand factor of 2.5 to 5-year average daily demands reported in the *Sun Prairie Utilities Water Supply Service Area Plan)*. This is within the gross and firm capacity of the Sun Prairie HPZ system. The estimated average daily water demand from the amendment area represents an increase of approximately 12% of the current demands on the Sun Prairie HPZ system.

It is anticipated that the existing water supply system will support the additional demand from the proposed development within the amendment area.

Stormwater Management System

Overview

Most of the amendment area (site) is within the Headwaters Maunesha River watershed. Runoff from this portion of the site will flow offsite to the north through one of several unnamed tributaries and/or wetlands within agricultural lands in the Town of Bristol, eventually reaching the Maunesha River. The southwest corner of the site is in the Token Creek watershed. Runoff from this portion of the site will flow southwest through the Town of Bristol and City of Sun Prairie before discharging into an unnamed tributary of Token Creek, eventually reaching Token Creek at the northwest edge of the City. A small portion along the southern border is in the Headwaters Koshkonong Creek watershed (see **Map 5**). Runoff from this small portion of the site will flow south through the City.

This area currently consists almost entirely of agricultural row crops (see **Map 2**). The amendment area sits at the top of three watersheds, and is predominantly gently sloped, other than some steep slopes (exceeding 12% grade) associated with the moraine crest in the southwestern quadrant of the amendment area which delineates the watersheds (see **Map 6**). There are several small, closed basin depressional areas within the site. As discussed in the *Natural Resources* section, there are wetlands in the north-central portion of the site and offsite to the north, as well as a larger wetland complex immediately east of the site.

Proposed Stormwater Management Plan

The City proposes stormwater management measures for the amendment area to meet, or exceed, applicable stormwater performance standards currently required by the State of Wisconsin, Dane County, and City of Sun Prairie.

A detailed stormwater management plan was not available at the time of this amendment proposal. However, the general intent is to manage stormwater for the entire amendment area through five regional stormwater basins. If these regional basins cannot meet all requirements, then site-level stormwater basins will be required of the site Developers. The concept provided in the application includes stormwater management areas along the western, northern, and eastern edge of the site (see **Map 9c**)**.** All regional stormwater facilities will be placed in outlots dedicated to the public and will be owned and managed by the Village, while any stormwater facilities privately owned and managed will be subject to a stormwater maintenance agreement to be recorded with the Dane County Register of Deeds.

Pretreatment of stormwater runoff for total suspended solids (TSS) and peak discharge rate attenuation is required prior to entering wetlands in accordance with NR 151 regulations.

Avoiding direct and secondary impacts to wetlands is also required, requiring that changes to wetland functional values be avoided in accordance with NR 103, which includes maintaining wetland hydrology and temperature. The storage volume within depressional areas of closed basin watershed, as defined by ordinance, must be modeled in pre-development conditions.

Temporary stormwater management and erosion control using appropriate best management practices during construction will also be required, including appropriate phasing of ground disturbing activities to limit the amount of exposed soil. Depending on the extent of construction, a particular emphasis on limiting offsite transport of sediment from the construction area will be important to reduce any transport of sediment or nutrients from the existing site to the wetlands.

NR 151.124(4)(a)2. and 811.12(5)(d) of the Wisc. Admin. Code includes separation requirements for potential contamination sources, including a 400-foot setback for infiltration basins from public wells and up to a 100-foot setback from private wells for certain stormwater facilities. There are sixteen private wells within or immediately adjacent to the amendment area, according to the Wisconsin DNR Well Inventory Viewer database (link). The final design of stormwater facilities will need to account for private (non-community) wells associated with the existing private wells and maintain proper setbacks in accordance with NR 812 regulations. Existing onsite private wells will need to be abandoned and sealed in accordance with applicable DNR and local requirements.

A detailed stormwater management plan review and approval by state, local, and regional agencies is required prior to beginning any development construction. The plan will be required to meet all stormwater management and performance standards of the City of Sun Prairie, Dane County, and WDNR current at the time of development, as well any performance standards made a condition of WDNR approval of this amendment request.

Performance Standards

According to the City's application, development within the amendment areas will meet or exceed current stormwater regulations for peak discharge rate control and attenuation, water quality (total suspended sediment, or TSS, reduction), volume control (infiltration), temperature control, and oil/grease. Additionally, total maximum daily loads (TMDLs) have been set by WDNR for waterbodies which the site drains to. Therefore, the site much also meet additional requirements for total phosphorus reduction.

The City of Sun Prairie stormwater management and performance standards are contained within Chapter 15 of the City of Sun Prairie Code of Ordinances. Dane County stormwater standards are detailed within Dane County Code of Ordinances, Chapter 14. WDNR stormwater standards are within Administrative Code Chapters NR 151 and NR 216.

Additionally, development will be subject to applicable TMDL standards for the Rock River Basin. Development within the amendment area will be required to follow the more protective requirements contained within the respective standards.

Impacts and Effects of Proposal

Environmental Corridors

Environmental Corridors are generally contiguous systems of open space and natural areas in places that are otherwise urbanized or planned for urban development. The proposed amendment area includes a total of approximately 98 acres of Environmental Corridor (see **Map 12**). This will include the WWI-mapped wetland with associated buffer, park, open space, and proposed stormwater management areas in accordance with the Environmental Corridor Policies and Criteria (link to document) adopted in the *Dane County Water Quality Plan*[4]. A small amount of what is proposed as Environmental Corridor also coincides with mapped Voluntary Environmental Corridor, as described below.

Estimated Environmental Corridors are required to be included in Environmental Corridors when those areas are added to the urban service area. Estimated Environmental Corridors include natural resource features such as the 1% annual chance floodplain, waterbodies, streams and wetlands, plus their required vegetative buffers, riparian steep slopes, existing public lands, parks, and conservancy areas, and existing stormwater management facilities. These areas are initially mapped based on regionally available information, such as the Wisconsin Wetland Inventory data.

The proposed amendment area includes 22.4 acres mapped as Voluntary Environmental Corridor, including potentially restorable wetlands, internally drained areas, and hydric soils, of which 5.6 acres are proposed to be designated as Environmental Corridor with this amendment (see **Map 12**). Voluntary Environmental Corridors are natural resources that are not legally protected from development, but still provide important benefits to the region, and are advised to be considered for inclusion in Environmental Corridors, above the minimum requirements. This concept is described more in the 2050 Regional Development Framework (Framework) and is aimed at achieving the goal of conserving water resources and natural areas. The Voluntary Environmental Corridor recommendations include natural resource

[4] The Environmental Corridor Policies and Criteria referenced here, adopted in 2008, are in the process of being updated at the time of this report writing. Also at the time of this writing, the "full scope" of the development projects is not yet known, and therefore, future development proposals may be subject to the new policy (if approved by WDNR for adoption into the *Dane County Water Quality Plan*). Refer to Resolution 2026-12 for further details as to the implementation schedule of the new policy.

features such as the 0.2% annual chance floodplain, potentially restorable wetlands, internally drained areas, hydric soils, current/potential Ice Age Trail Corridor, and Natural Resource Area boundaries identified in the Dane County Parks and Open Space Plan.

Meeting Projected Demand

2026 CARPC projections estimate Sun Prairie will add 29,000 people and 18,000 new dwelling units between 2020 and 2050. As of 2025, an estimated two jobs existed for every five people living within Sun Prairie's primary ZIP code (53590). Since the 1990s, Dane County has maintained a ratio of roughly three jobs per every five residents. Maintaining the status quo in Sun Prairie or matching the County as a whole would mean adding between 11,000 and 17,000 new jobs by 2050.

The proposed amendment area's 320 acres of business park yields a wide range of employment totals depending on total square footage of commercial spaces and utilization rate per employee. For a mixed business park with primarily industrial and warehousing uses, building floor-area ratios (FAR) tend to be on the lower side and square footage used per employee tends towards the higher side. Assuming an FAR around 0.3 and utilization rate of 1,000 to 1,500 square feet per employee, the requested amendment area has the potential to yield 2,800 to 4,200 jobs. Higher yields are likely with the inclusion of other commercial uses like offices.

Phasing

The proposed amendment is over 100 acres and requires a phasing plan broken down by 10year increments. However, all development in the requested amendment is anticipated to develop within 10 years.

Surface Water Impacts

Development creates impervious surfaces (e.g., streets, parking areas, and roofs) and typically alters the natural drainage system (e.g., natural swales are replaced by storm sewers). Without structural best management practices (e.g., detention basins and infiltration basins) this would result in significantly increased stormwater runoff rates and volumes, as well as reduced infiltration (i.e., groundwater recharge). Even when designing to current state and county requirements, development results in increased runoff volume and reduced infiltration volume. Without structural best management practices for erosion control, development would also cause substantial short-term soil erosion and off-site siltation from construction activities. Scientific research has well documented that without effective mitigation measures, the potential impacts of development on receiving water bodies can include the following:

- Flashier stream flows (i.e., sudden higher peaks)

- Increased frequency and duration of bank-full flows
- Reduced groundwater recharge and stream base flow
- Greater fluctuations in water levels in wetlands
- Increased frequency, level (i.e., elevation), and duration of flooding
- Additional nutrients and urban contaminants entering the receiving water bodies
- Geomorphic changes in receiving streams and wetlands

Natural drainage systems attempt to adapt to the dominant flow conditions. In the absence of mitigation measures, the frequency of bank-full events often increases with urbanization, and the stream attempts to enlarge its cross section to reach a new equilibrium with the increased channel forming flows. Higher flow velocities and volumes increase the erosive force in a channel, which alters streambed and bank stability. This can result in channel incision, bank undercutting, increased bank erosion, and increased sediment transport. The results are often wider, straighter, sediment laden streams, greater water level fluctuations, loss of riparian cover, and degradation of shoreland and aquatic habitat.

Filling of depressional areas and wetlands disrupts hydrologic functions and can have detrimental water quality impacts. These areas act as small stormwater basins, providing attenuation of peak flows to reduce downstream flooding and erosion, and increased infiltration which provides baseflow for streams and groundwater recharge. Even small, isolated areas which are actively cultivated provide incremental benefits, though the presence of drain tiles typically removes these benefits and can even be a source of nutrient transport. Although current stormwater ordinances require that post-development conditions account for the loss of storage volume of depressional areas exceeding certain thresholds, this ignores the cumulative impact of smaller areas below such thresholds and does not account for the loss of infiltration.

Since 2002, there have been stormwater management standards in effect at the state, county, and local level to require stormwater management and erosion control plans and structural best management practices designed to address the impacts of development on water quality, runoff volumes, peak flows, water temperature, and groundwater recharge. In 2011, county and local standards for runoff volume control were increased beyond state standards to further address the potential stormwater impacts of development. Since 2010 many communities adopted even higher standards for volume control through their own ordinances or as part of USA amendment agreements. In 2017, State statute 281.33(6)(a)(1) was changed to limit the ability of local governments to provide more protective standards for runoff volume control through local ordinances making it more difficult to fully mitigate the effects of development on receiving waters. In 2021, Dane County adopted peak rate control requirements for the 200-year storm event in their ordinance as well as requirements for closed basins, which applies to all communities in Dane County.

The City of Sun Prairie proposes to mitigate the urban nonpoint source impacts of the proposed development by requiring the implementation of various stormwater best management practices that will be designed and constructed to meet, or exceed, current Dane County standards for pollutant reduction, runoff volumes, peak flows, water temperature, and groundwater recharge. Such practices will help to address the potential water quality impacts of stormwater runoff from the proposed development on the receiving waters.

Regional partners are actively working to address chlorides through the Wisconsin Salt Wise Partnership. WI Salt Wise's chloride reduction trainings are open to all municipal and private winter maintenance professionals in the region. City of Sun Prairie personnel are encouraged to attend winter salt certification classes and training for winter road maintenance to stay current on the latest trainings.

Groundwater Impacts

Without effective mitigation practices which *exceed* state, county and local ordinance, converting natural areas to urban development shifts the ground/surface water balance in streams and wetlands from a groundwater-dominated system to one dominated more and more by surface water runoff. This can result in a reduction in baseflow to streams, which is crucial for maintaining stream flow between precipitation events. This can also result in subsequent reductions in stream quality and transitions to less desirable biological communities more tolerant to these impaired conditions.

Groundwater modeling using the 2016 Groundwater Flow Model for Dane County, developed by the WGNHS (link to website), shows that 2010 modeled baseflow in Maunesha River just downstream of the confluence with the unnamed tributary which the majority of the amendment area drains to (east of USH 151) decreased compared to predevelopment flow conditions. These reductions are likely due to the cumulative effects of well water withdrawals and loss of baseflow due to development in the groundwatershed. Pre-development conditions represent no well pumping within the model. Further decline compared to 2010 conditions is anticipated for the year 2040, according to modeling. Refer to **Table 4** below.

Table 4
Modeled Baseflow Results Due to Current and Anticipated Future Municipal Well Water Withdrawals
(All Municipal Wells)

Stream	No Pumping	2010	2040
Maunesha River (downstream of confluence with unnamed tributary (*FID 6326)*	10.11 cfs	9.45 cfs	9.24 cfs

Source: Groundwater Flow Model for Dane County, developed by the WGNHS (2016 Modeling)

Generally, groundwater discharge occurs along the entire length of perennial streams and is the source of stream baseflow. The loss of baseflow from the cumulative effects of well water pumping and urbanization is a regional issue, beyond the boundaries of a single USA Amendment or even a single municipality. This issue is discussed along with potential management options in the *Dane County Water Quality Plan, Appendix G: Dane County Groundwater Protection Planning Framework* (link to report). Reducing per capita water demand and fully maintaining pre-development groundwater recharge by infiltrating stormwater runoff helps to replenish groundwater, maintain baseflow, and mitigate this impact. The regional groundwater model is a useful tool for evaluating different configurations and scenarios of municipal groundwater well withdrawals on these stream systems.

Public Participation Comments

During the public review period, CARPC received 17 written comments, all of which are included in **Attachment B** – Public Comment Received.

A public hearing was held on the proposed amendment at the July 9, 2026, meeting of the Capital Area Regional Planning Commission. Representatives from the City of Sun Prairie gave a presentation on the proposed amendment and spoke in favor of it. There was one (1) registrant who spoke with concern about the amendment. Discussion among Commissioners followed. A recording of the public hearing is available as part of the video recording of the full Commission meeting on the CARPC Meetings webpage (link). The following summarizes the discussion:

- Joleen Stinson reiterated their written position and spoke with concern about the boundary of the proposed amendment area, which includes their property of residence. Ms. Stinson maintained that their family has no intention of ever wanting to connect to public sewer, stated that they were not notified of the proposed

amendment (despite residing within the area), and requested the City remove their property from the proposed USA amendment. She is otherwise unopposed to the amendment or future development, though also requested that proper greenway buffers be planned around their property to separate the different land uses.

- Several Commissioners had clarifying questions that were answered by City or CARPC staff.

- Several Commissioners (Pritchett, Richson, Wells, Murphy, McKeever, and Pfeiffer) had inquiries or comments related to the inclusions of the Stinson property, with specific topics including communications about the amendment, rationale for inclusion, ramifications of inclusion (or adjustment) of the boundary, process for future amendment, and buffering.

- Commissioner Murphy inquired about the City's assumptions for impervious area (related to stormwater control), wastewater loading assumptions, and typical municipal water usages. In response, the City explained their assumptions and indicated sufficient controls and capacity to support development.

- Commissioner McKeever expressed concern for the quality of groundwater in the area, particularly due to many properties on private septic systems, and possible impacts on streams.

- Executive Director Valerius inquired to the long-term planning to the north, noting that the ETZ boundary with the Town of Bristol extends another half mile to the north. In response, the City acknowledged that boundary and suggested that their only immediate growth planning is for this area within the amendment request.

Note: In response to the public concern for inclusion of the "Stinson property" within the amendment area, the City of Sun Prairie voluntarily elected to pause the SSA application and reconsider the proposed boundary. In October 2026, the City amended their application to exclude the "Stinson property". Since this represented a relatively minor adjustment to the sewer service area boundary being proposed, and no other substantive changes were made, the application resumed the amendment process as the same stage it was at prior to pausing.

Conclusions and Staff Water Quality Recommendations

There is sufficient existing treatment plant system capacity at the Sun Prairie Wastewater Treatment Facility and sufficient existing capacity in the collection system to serve the proposed amendment area.

The City of Sun Prairie proposes to mitigate the potential urban nonpoint source impacts of the proposed development on the receiving waters by requiring the implementation of stormwater best management practices that are designed and constructed to meet or exceed current standards for pollutant reduction, runoff volumes, peak flow rates, water temperature, and groundwater recharge.

It is CARPC staff's opinion that the proposed amendment is consistent with water quality standards under Wis. Stat. § 281.15, and the *Policies and Criteria for Sewer Service Area Amendments*, adopted into the *Dane County Water Quality Plan* on April 8, 2026. To ensure conformance with the *Dane County Water Quality Plan* and better improve water quality and environmental resource management, additional required and recommended actions have been enumerated below.

State and Local Requirements

CARPC staff recommend approval of this amendment in recognition of state and local requirements, including 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 some 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

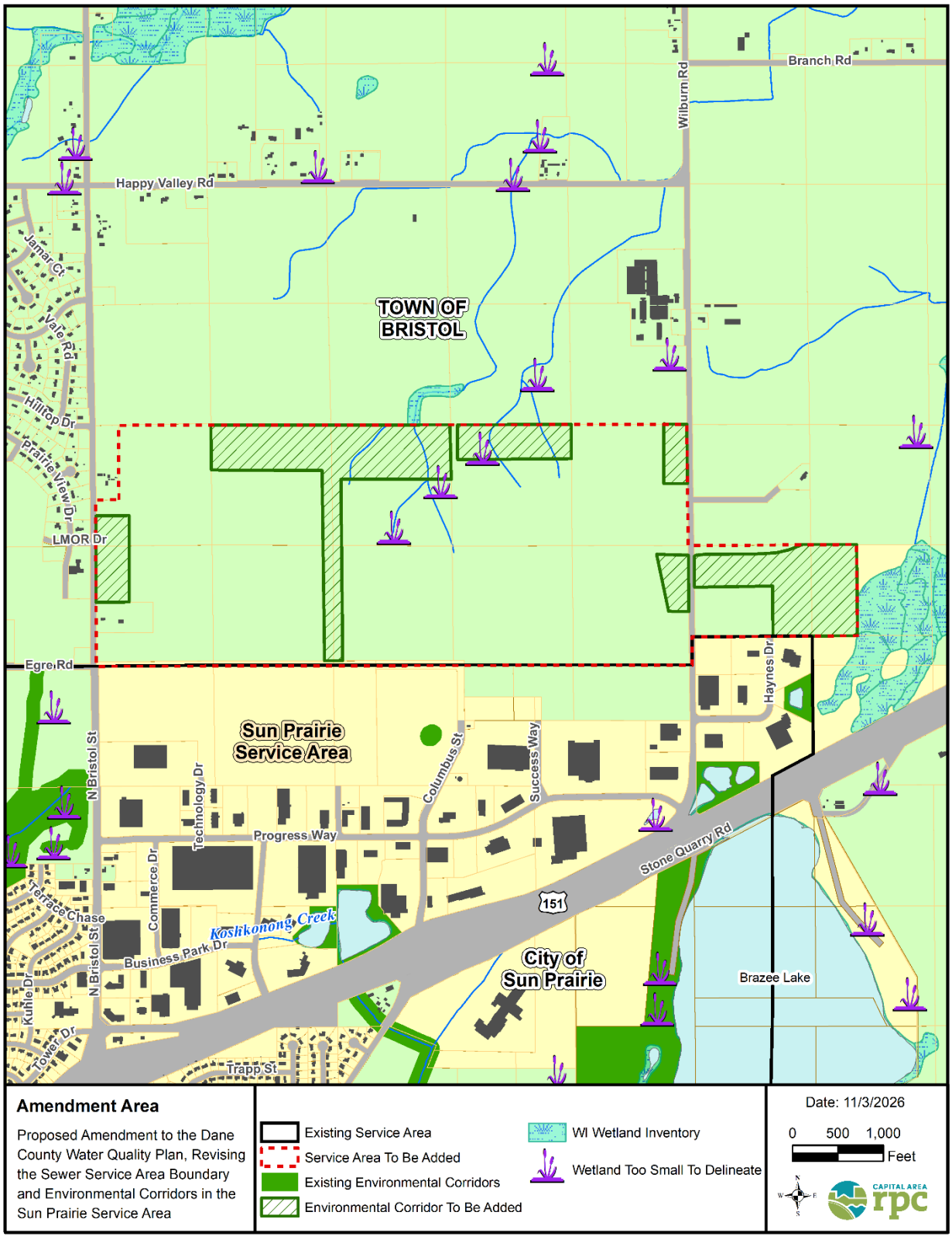
It is recommended that the City of Sun Prairie and development team pursue the following to further improve water quality and environmental resource management:

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.

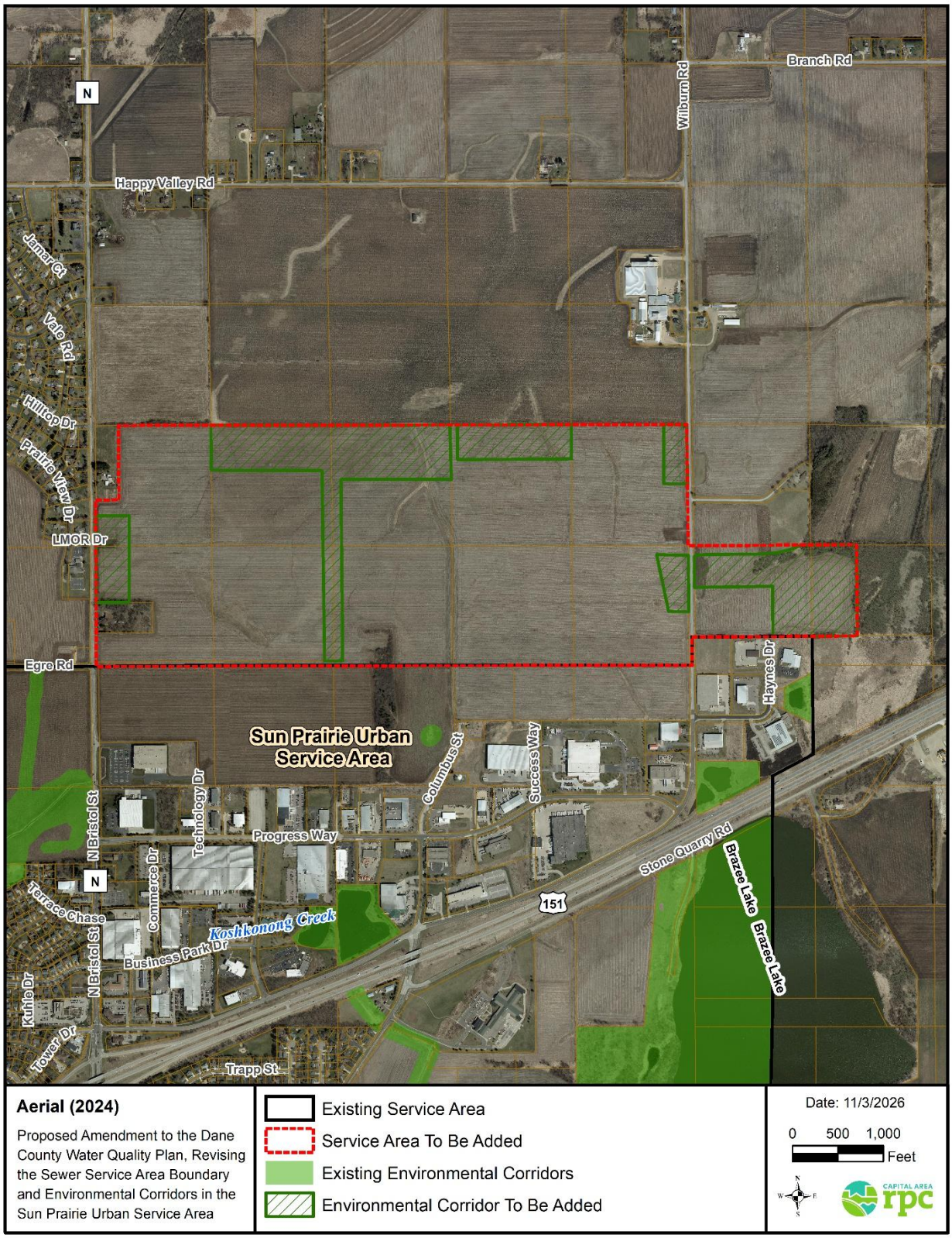
2. Encourage the removal and control of invasives and the use of native flora favored by the Rusty Patched Bumble Bee in all areas designated as Environmental Corridor and in landscaping throughout the development to provide suitable habitat for this pollinator, where appropriate, due to the amendment 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*).

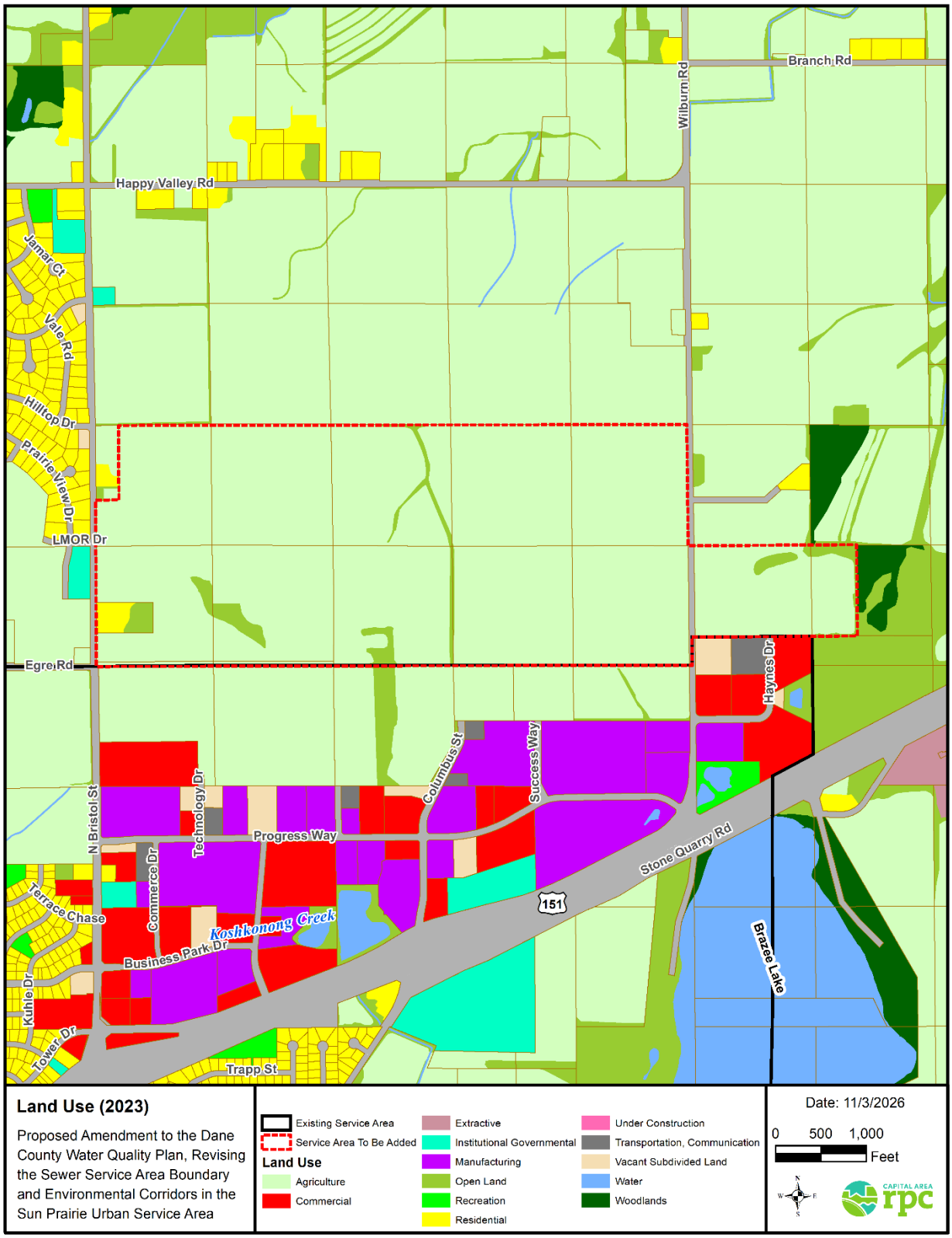
Map 1 - Amendment Area



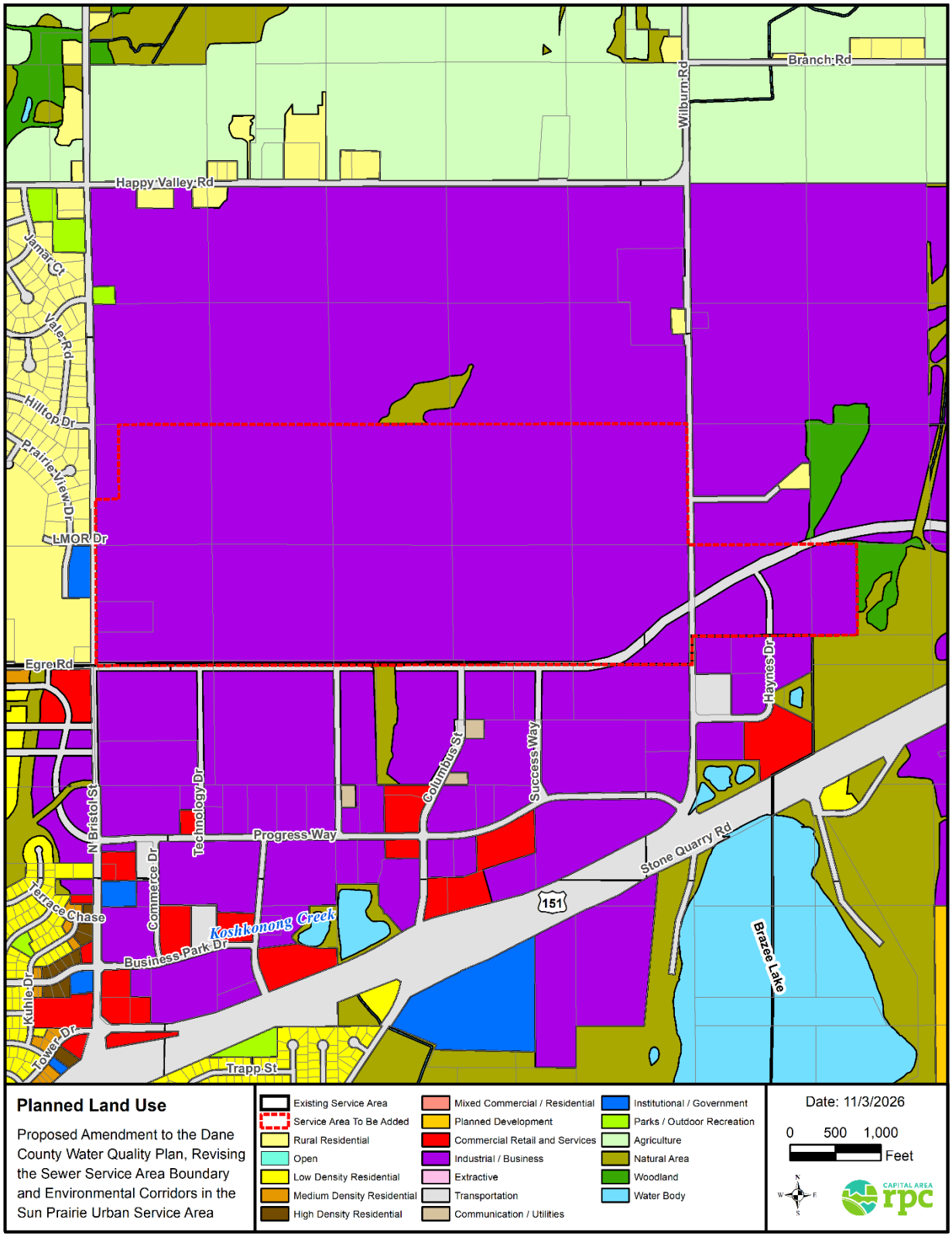
Map 2 – Aerial


N
Happy Valley Rd
Branch Rd
Wilburn Rd
Jamar Ct
Vale Rd
Hilltop Dr
Prairie View Dr
LMOR Dr
Egre Rd
Haynes Dr
Sun Prairie Urban Service Area
Columbus St
Success Way
Technology Dr
N Bristol St
Progress Way
Stone Quarry Rd
Brazee Lake
Brazee Lake
151
Commerce Dr
Terrace Chase
Koshkonong Creek
Business Park Dr
Kuhle Dr
Tower Dr
Trapp St
Aerial (2024)
Proposed Amendment to the Dane County Water Quality Plan, Revising the Sewer Service Area Boundary and Environmental Corridors in the Sun Prairie Urban Service Area
Existing Service Area
Service Area To Be Added
Existing Environmental Corridors
Environmental Corridor To Be Added
Date: 11/3/2026
0 500 1,000
Feet
CAPITAL AREA rpc

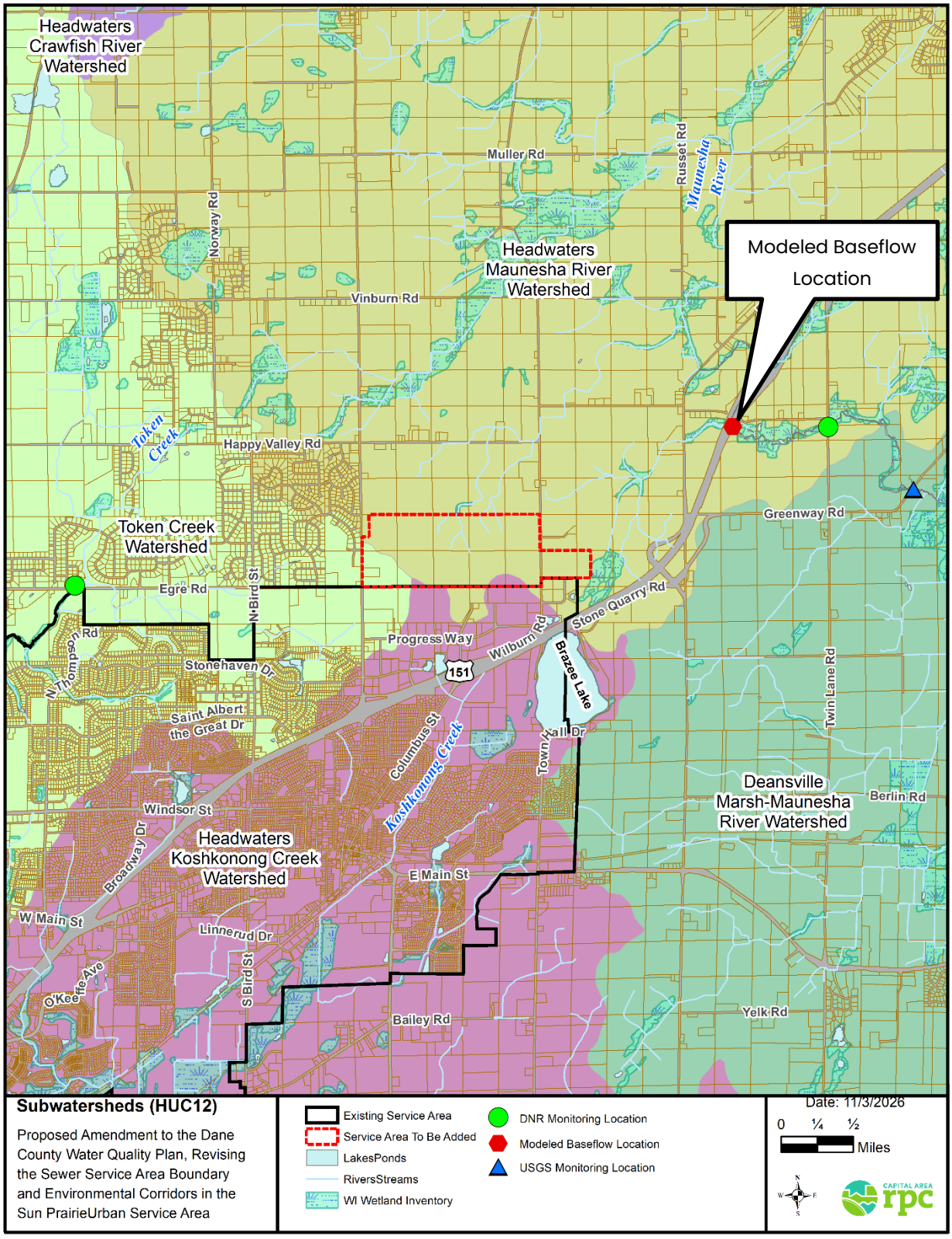
Map 3 – Existing Land Use



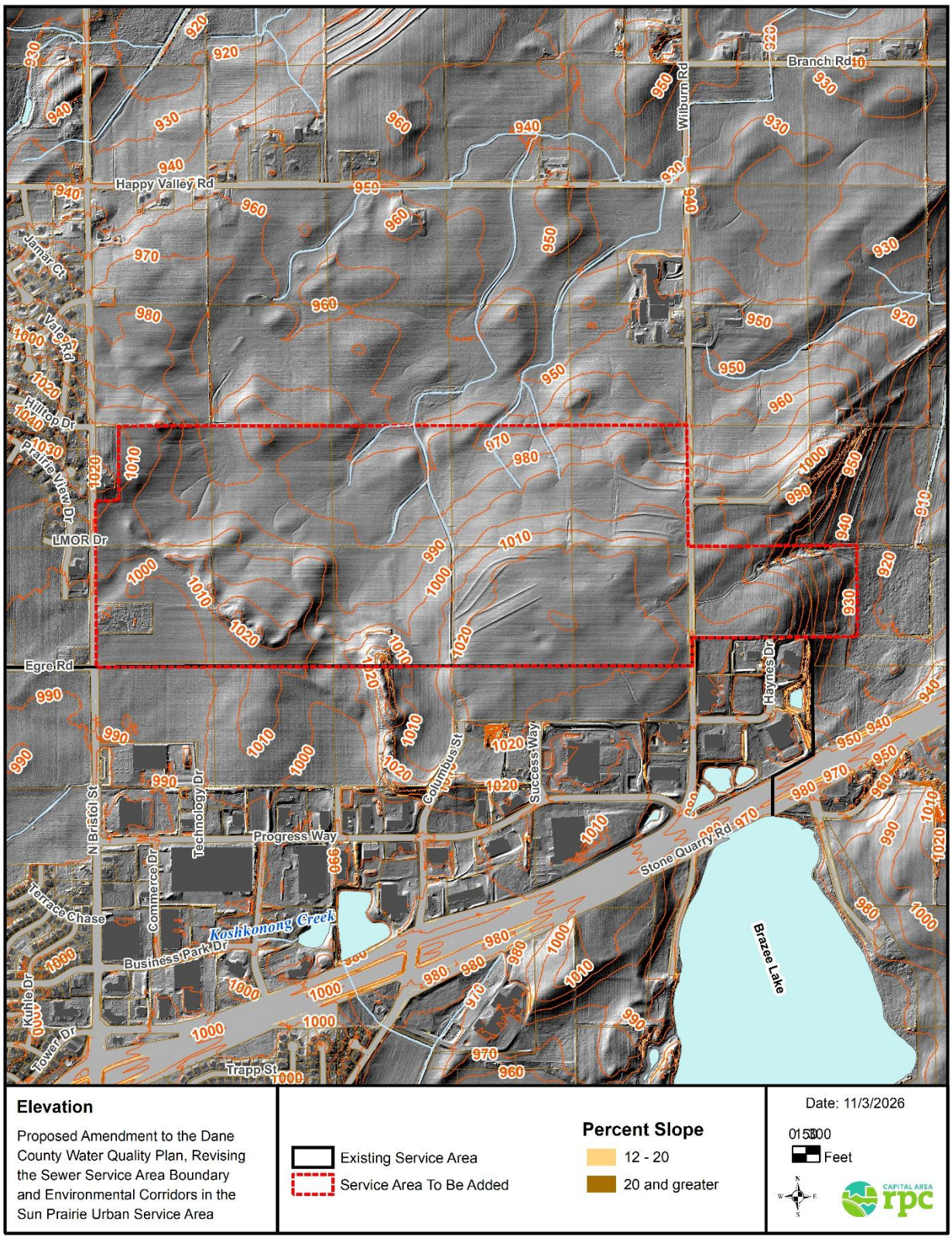
Map 4 – Planned Land Use



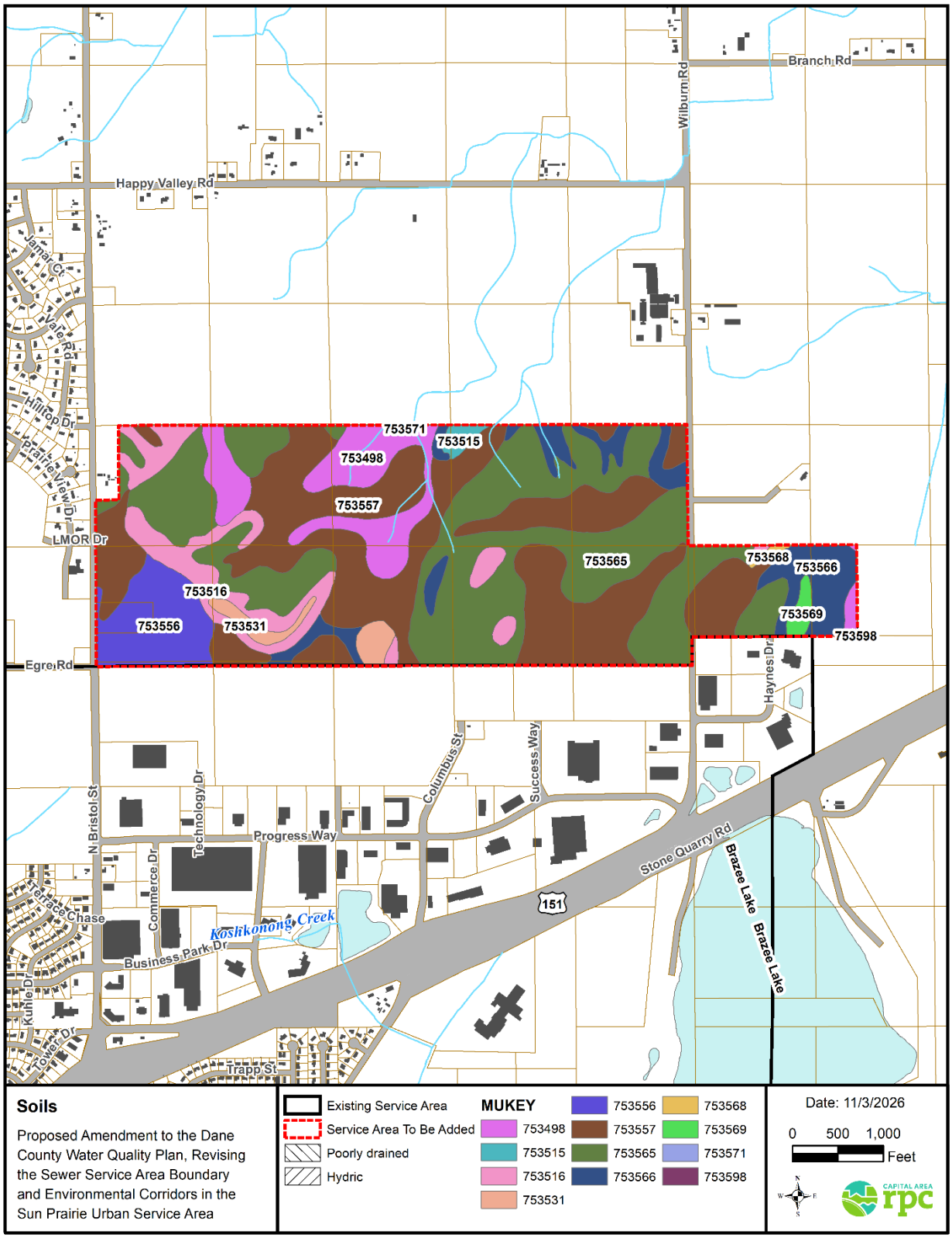
Map 5 – Subwatersheds



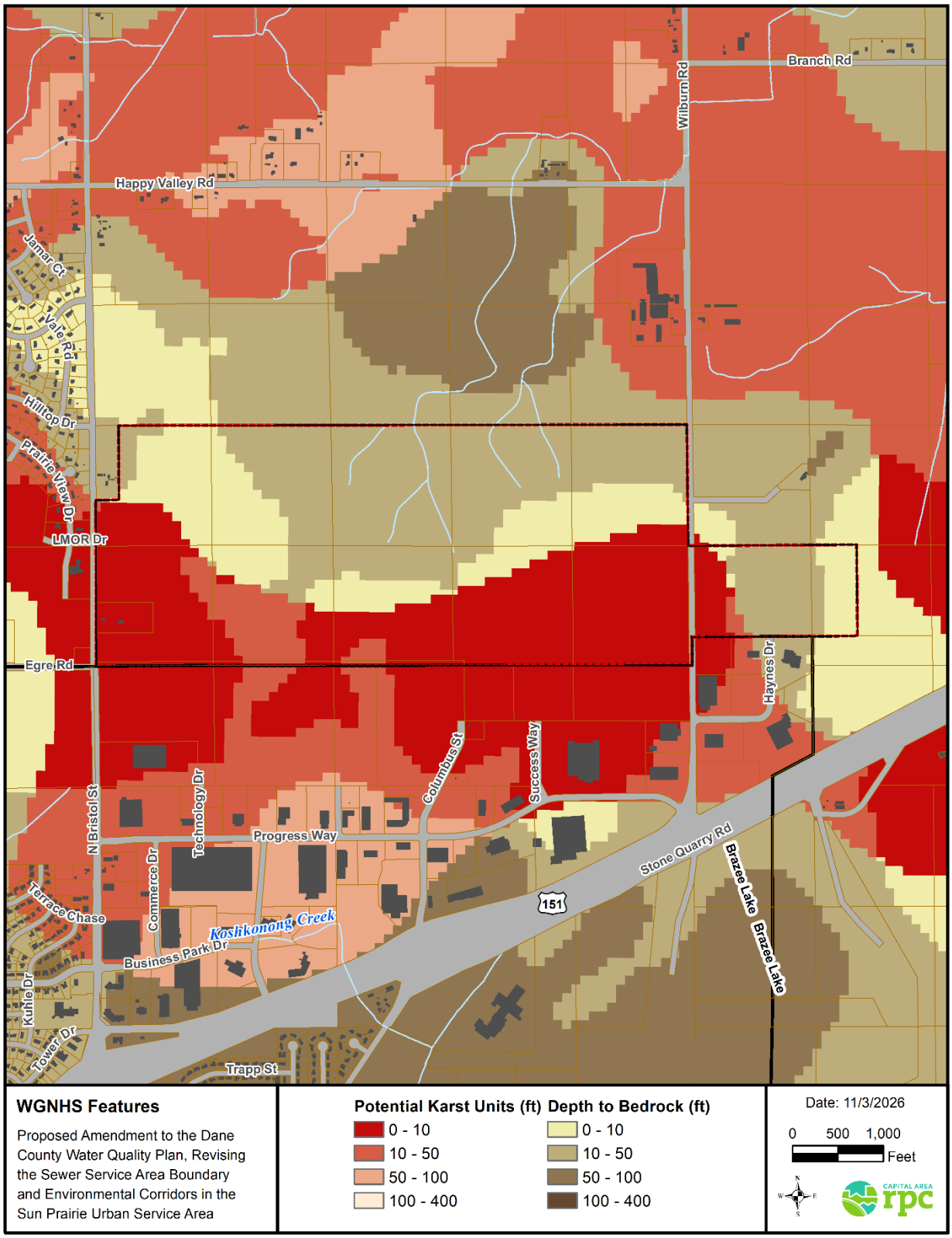
Map 6 – Elevations



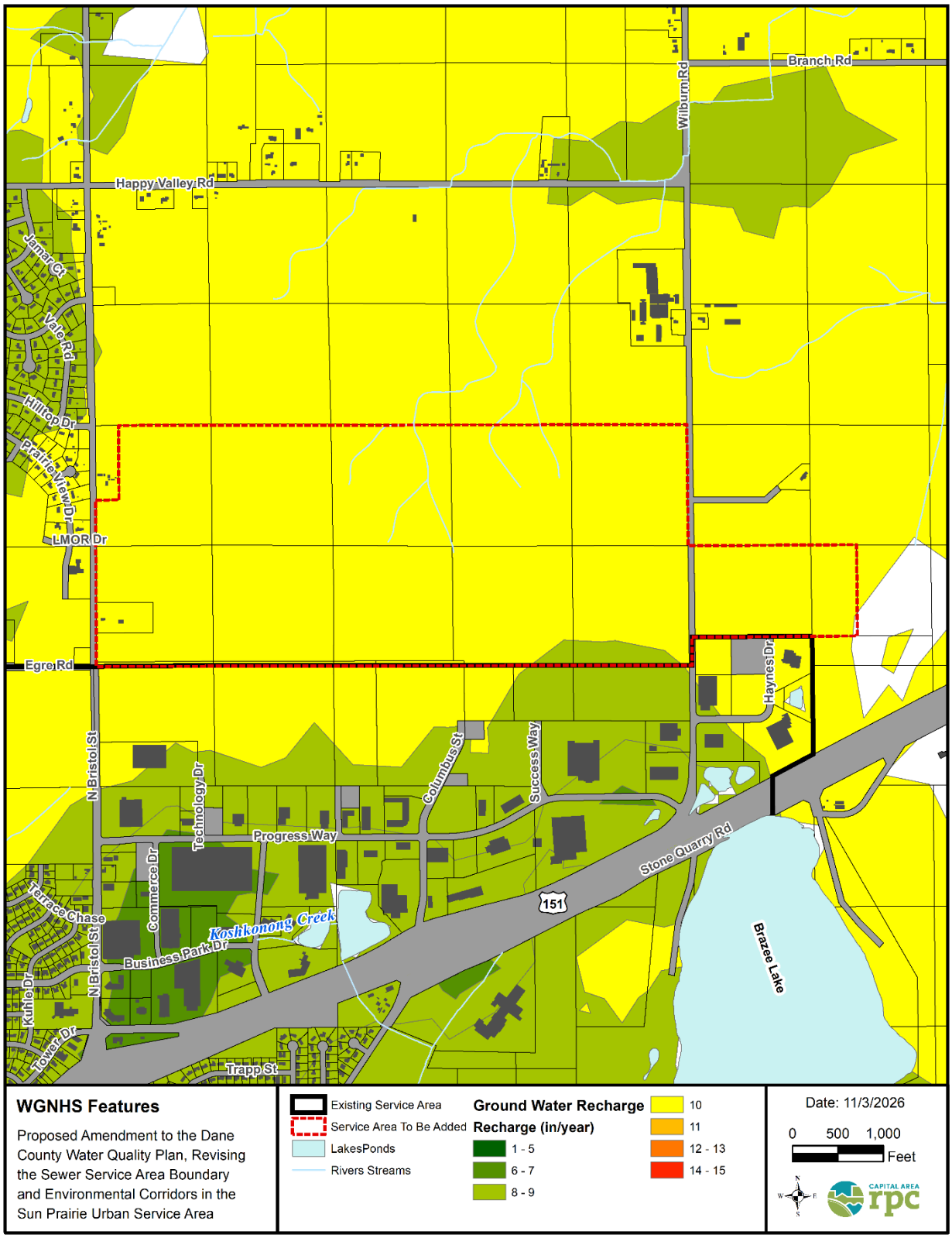
Map 7 - Soil Type



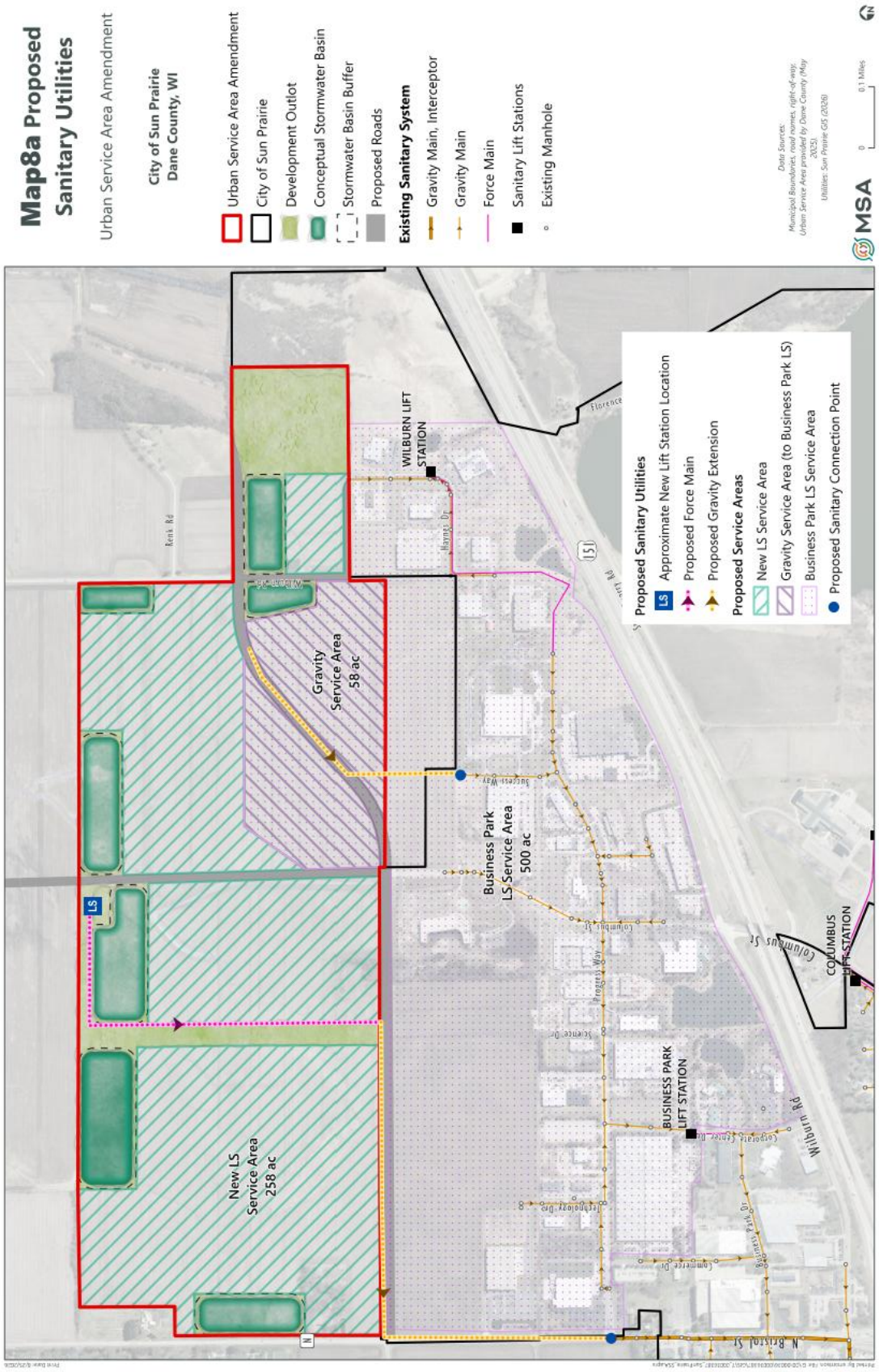
Map 8a – WGNHS Bedrock Depth



Map 8b – WGNHS Groundwater Recharge Rates

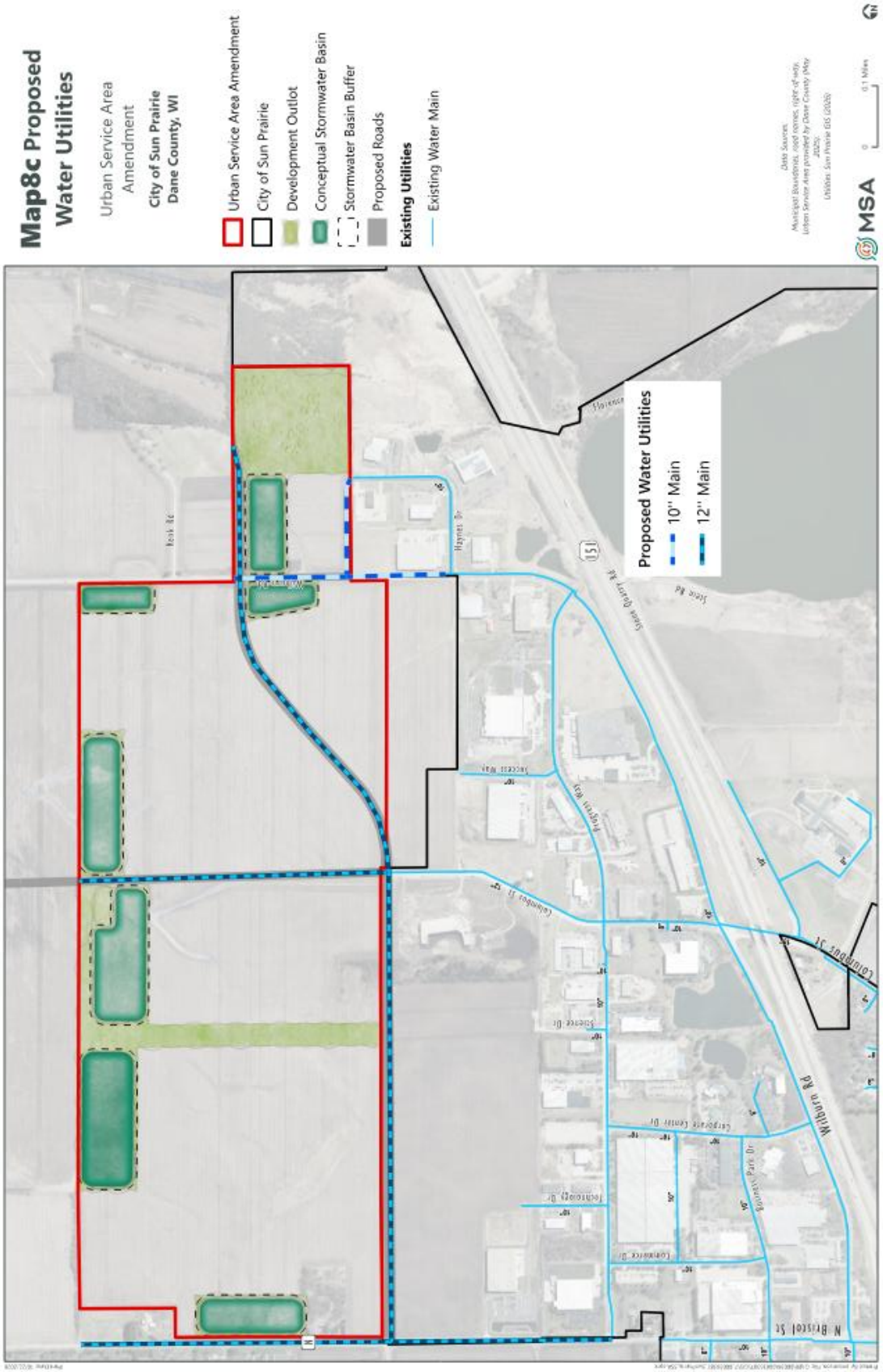


Map 9a – Proposed Sanitary Sewer



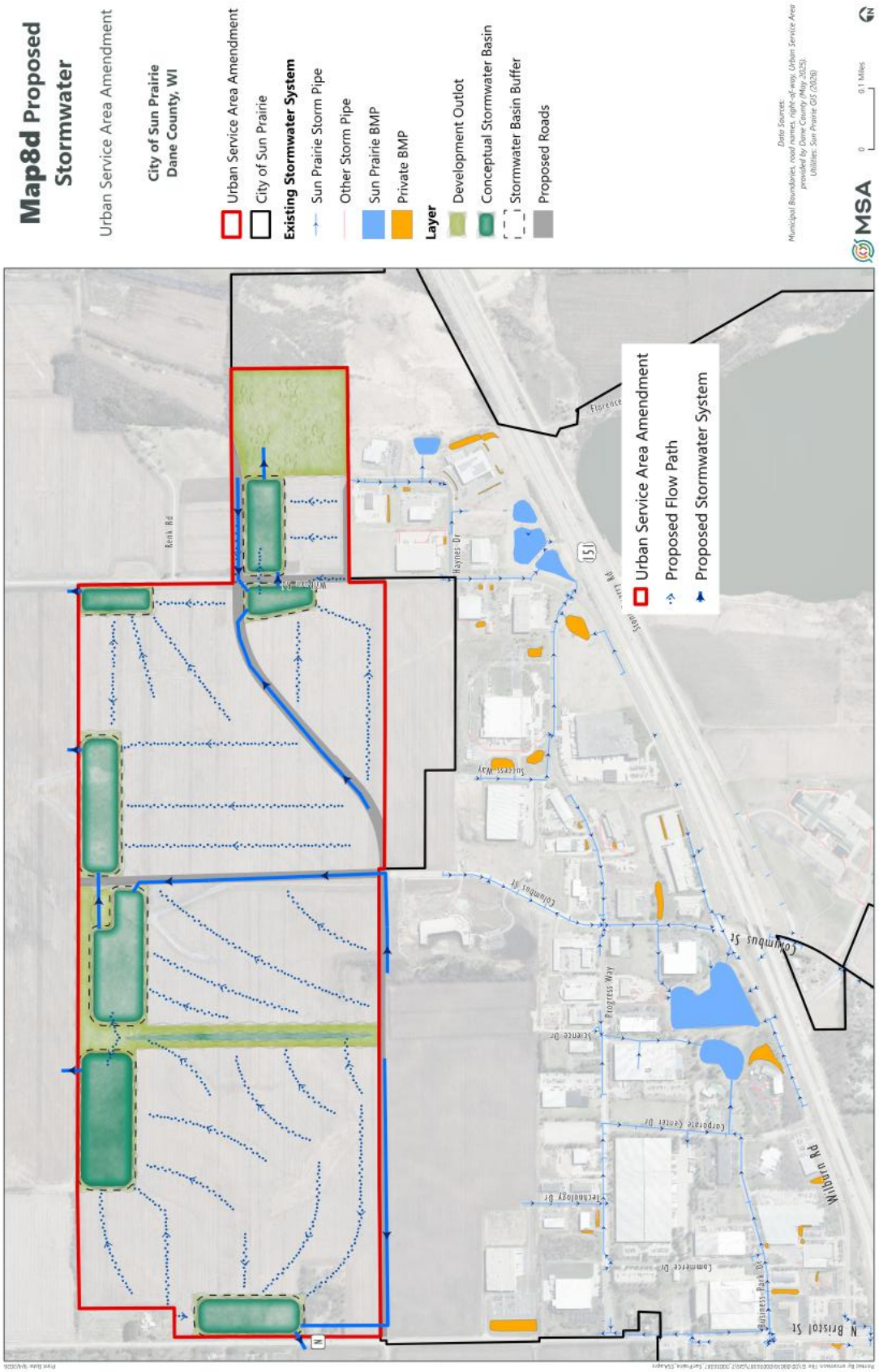
Source: MSA Professional Services (USAA Application, October 30, 2026)

Map 9b – Proposed Water Main



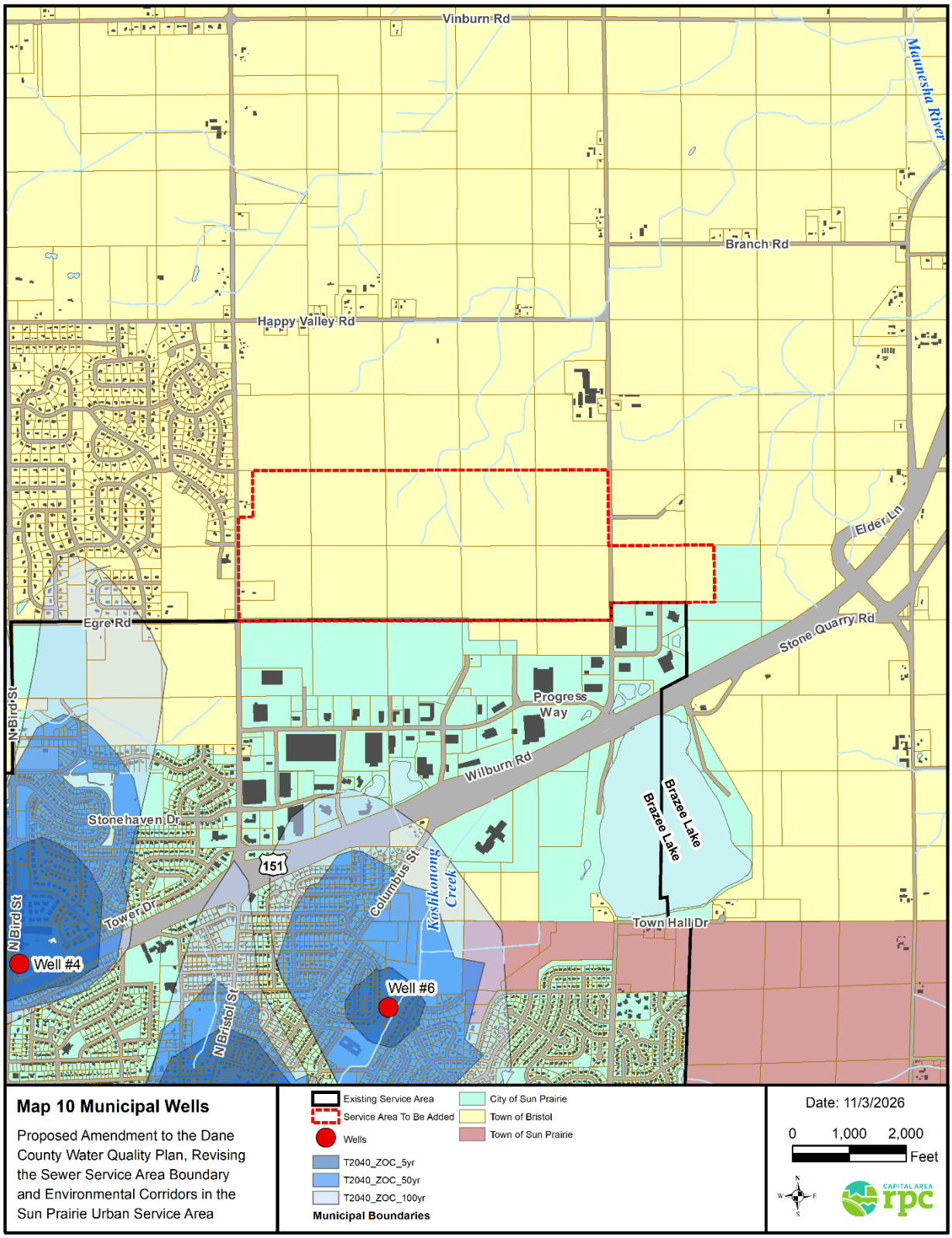
Source: MSA Professional Services (USAA Application, October 30, 2026)

Map 9c – Proposed Stormwater Management

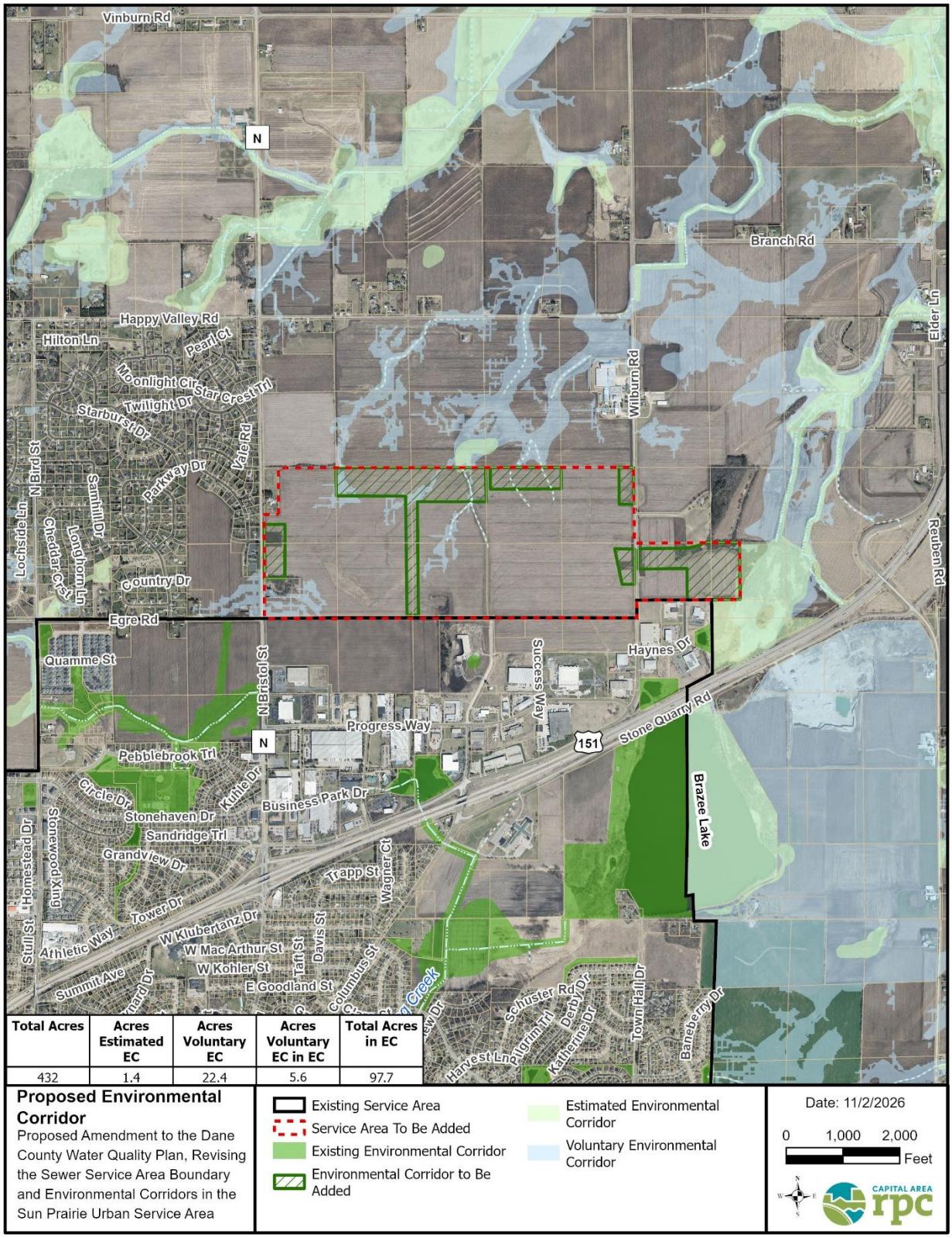


Source: MSA Professional Services (USAA Application, *October 30, 2026*)

Map 10 – Municipal Wells



Map 11 – Proposed Environmental Corridor



Total Acres	Acres Estimated EC	Acres Voluntary EC	Acres Voluntary EC in EC	Total Acres in EC
432	1.4	22.4	5.6	97.7

Proposed Environmental Corridor

Proposed Amendment to the Dane County Water Quality Plan, Revising the Sewer Service Area Boundary and Environmental Corridors in the Sun Prairie Urban Service Area

- Existing Service Area
- Service Area To Be Added
- Existing Environmental Corridor
- Environmental Corridor to Be Added
- Estimated Environmental Corridor
- Voluntary Environmental Corridor

Date: 11/2/2026

0 1,000 2,000 Feet

Attachment A – WHS Letter

WISCONSIN HISTORICAL SOCIETY

April 16, 2026

Mr. Sean Higgins
Capital Area Regional Planning Commission
100 State St, Ste 400
Madison WI 53703-2573

RE: Proposed Amendment to City of Sun Prairie Urban Service Area

Dear Mr. Higgins:

No previously recorded archaeological or burial sites have been recorded within the proposed service area amendment north of US-151 and east of CTH-N. As aerial imagery shows that the area has been impacted by ongoing agricultural disturbance since at least the 1930's, and there are no waterways or wetlands in or adjacent to the area, it is unlikely that archaeological survey would result in the identification of significant cultural resources.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If anyone suspects that a Native American burial mound or an unmarked or marked burial is present in an area, the Wisconsin Historical Society should be notified.

If human bone is unearthed during any phase of a project, **all work must cease**, and the **local authorities must be contacted**. The police or sheriff will determine if the burial is a criminal matter or if it should be referred to the Wisconsin Historical Society at 1-800-342-7834 to be in compliance with Wis. Stat. § 157.70 which provides for the protection of all human burial sites. **Work cannot resume until the Wisconsin Historical Society gives permission**.

This letter does not constitute a Wisconsin Historical Society review for any project that may be governed by Federal or State Compliance laws, e.g. Section 106, Wis Stat. §44.40, Wis Stat. §66.1111, or Wis Stat. §157.70

If you have any questions, or if you need additional information, please feel free to contact me.

Sincerely;

Walker Good
Staff Archaeologist
State Archaeology and Maritime Preservation
608-264-6496
walker.good@wisconsinhistory.org

Attachment B – Public Comments Received

TO: Capital Area Regional Planning Commission

RE: July 9, 2026 Public Hearing – Proposed Amendment to the Sun Prairie Urban Service Area

CC: Josh Clements, City of Sun Prairie Planning Director
Sarah Sauer, City of Sun Prairie Planner
Aaron Oppenheimer, City of Sun Prairie Administrator
City of Sun Prairie Common Council and Mayor Stocker
Kim Grob, Town of Bristol Clerk/Treasurer
Brian Willison, Ben Grove, and Chuck Kvalo, Town of Bristol Board

Date: Tuesday, July 7, 2026

Dear Capital Area Regional Planning Commissioners,
We own the 5.6-acre parcel located on the far northwest edge of the proposed Sun Prairie Urban Service Area amendment. It is our family's primary residence, and we respectfully request that our property be excluded from the proposed amendment boundary.

Our request is intentionally narrow. We are not asking the Commission to deny the City of Sun Prairie's Urban Service Area amendment. We recognize that CARPC's role is not to make local land use decisions or negotiate property boundaries on behalf of municipalities. Rather, your responsibility is to ensure that urban service area planning supports sound water quality management and orderly long-term growth. It is through that lens that we ask you to carefully consider our request.

The City Planner in charge of this proposal stated to me over the phone that development of this area is not imminent, that it is likely still five to ten years away. That timeline only reinforces our position. We fully expect to still be living there. Our youngest children are nine-year-old twins, and ten years from now they will have barely graduated from high school. We have also made equally clear that we are not willing sellers and have no intention of leaving our home. Those two facts are significant from a planning perspective.

If the City continues planning under the assumption that our property will someday become part of an industrial development area, its future stormwater management systems, utility alignments, greenway corridors, roadway connections, and drainage infrastructure will naturally be designed around that assumption. If, years from now, our property remains exactly as it is today, as we fully expect it will, the City will ultimately need to redesign portions of that planning effort. Stormwater facilities may need to be relocated. Utility routing may change. Greenway connections may become less effective. Opportunities to protect downstream water resources could be constrained because the planning framework was built upon an assumption that never materialized.

We believe that from a planning perspective, excluding our property now, at this early planning stage, allows future planning to begin with an accurate understanding of existing conditions rather than an uncertain assumption about future land acquisition. It encourages the City to design infrastructure that works with the landscape that will actually exist, rather than one it merely hopes will exist.

Our property is uniquely situated to serve as a natural transition between future urban development and the Town of Bristol residential neighborhood to the west. Planning around our existing rural residence today provides the City the opportunity to thoughtfully incorporate buffers, stormwater features, or greenway corridors that protect adjacent natural resources while creating a more logical and durable edge to future development. That type of planning is ultimately more resilient than designing lots and

infrastructure through an occupied family homestead whose owners have consistently stated they intend to remain.

Because of that, excluding our property is not simply a matter of accommodating one family. It represents sound long-term planning.

Our property is unique within the proposed amendment area. It is the only occupied single-family residence included within more than 400 acres proposed for inclusion. We have intentionally invested in this property as our family's permanent home. We have planted more than 150 fruit trees, renovated the farmhouse with new plumbing, electrical, and HVAC systems, replaced the septic system, installed a photovoltaic solar array, improved our farm buildings, and maintained our private well. These are not the actions of owners preparing to sell to a developer for the highest cost. They reflect our commitment to preserving our rural homestead for the foreseeable future.

The planning benefits of including our 5.6 acres are minimal. The consequences to our family, however, are profound.

Perhaps the most difficult part of this process has been how we learned our home had been included.

Joleen previously worked for the City of Sun Prairie. The City staff member managing this application was once her colleague, and several current members of the Common Council served while she was employed there. Despite those relationships, no one contacted us before our home was included in the City's application. We did not learn about the proposal because the City reached out to affected property owners. We discovered it only because of Joleen's professional familiarity with municipal planning processes.

When we opened the City's application on CARPC's website, we saw our family home placed within what the City's conceptual land use map identifies as part of a future 36-acre industrial parcel. Seeing our home represented that way, with no prior conversation, no notification, and no opportunity for dialogue before the application was submitted, was deeply upsetting.

Since then, we have made every reasonable effort to work through the local public input process. We reached out directly to City staff to expression our opposition to our property’s inclusion in the Sun Prairie Urban Service Area amendment area and with a formal request to be carved out.

We submitted written comments to the Sun Prairie Common Council before they voted on June 16 to authorize submission of this application. We respectfully asked that our property be excluded and explained why. We submitted written comments instead of attending in person because that meeting coincided with our twins' ninth birthday party, a Milwaukee Brewers game that had been planned over a month before we learned our home had been placed inside the proposed amendment area.

The Council nevertheless voted unanimously to submit the application. I heard from someone attending the meeting that an alder lamented that we were not there to present our case and that may have been the only way it might have changed the outcome. Well, with no notice of the proposed amendment to affected landowners ahead of the meeting, how were we to plan to attend to make our case in person? It was a scramble to get thorough written comments submitted, let alone cancel a birthday party trip with 5 kids to a Brewers game, sell the tickets, and disappoint two boys who love baseball.

We have also become concerned about the City's handling of the public record. The draft minutes from the June 16 Common Council meeting do not reflect that written public comments opposing the application

were submitted. They likewise omit that the Chairman of the Town of Bristol submitted written comments supporting our request for exclusion.

As a public servant herself, Joleen understands that draft minutes can contain inadvertent omissions. We sincerely hope that is the case here. However, when viewed alongside the City's failure to notify us before including our home in the amendment area, and the lack of any meaningful communication afterward, these omissions have further eroded our confidence in the transparency and fairness of the City's actions.

Unfortunately, our efforts to resolve this matter directly with the City have largely fallen on deaf ears. That is why we are engaging with CARPC now.

Our written public comments for this public hearing include materials documenting our participation throughout the local review process, preserving the written comments we submitted, and demonstrating that we have consistently pursued every appropriate opportunity to request that our property be excluded from the proposed amendment area. We respectfully ask that this complete record be considered as part of your review.

We recognize that this Commission is not responsible for deciding local development patterns or directing the City to redraw its plans. Nevertheless, CARPC's public hearing is the only remaining public forum where these concerns can become part of the official record.

We ask that the photographs included with this packet become part of the record. They illustrate what planning maps cannot: this is not simply another parcel within an expansion area. It is our home, our orchard, the place where we have built our lives and chosen to raise our family, and intend to remain.

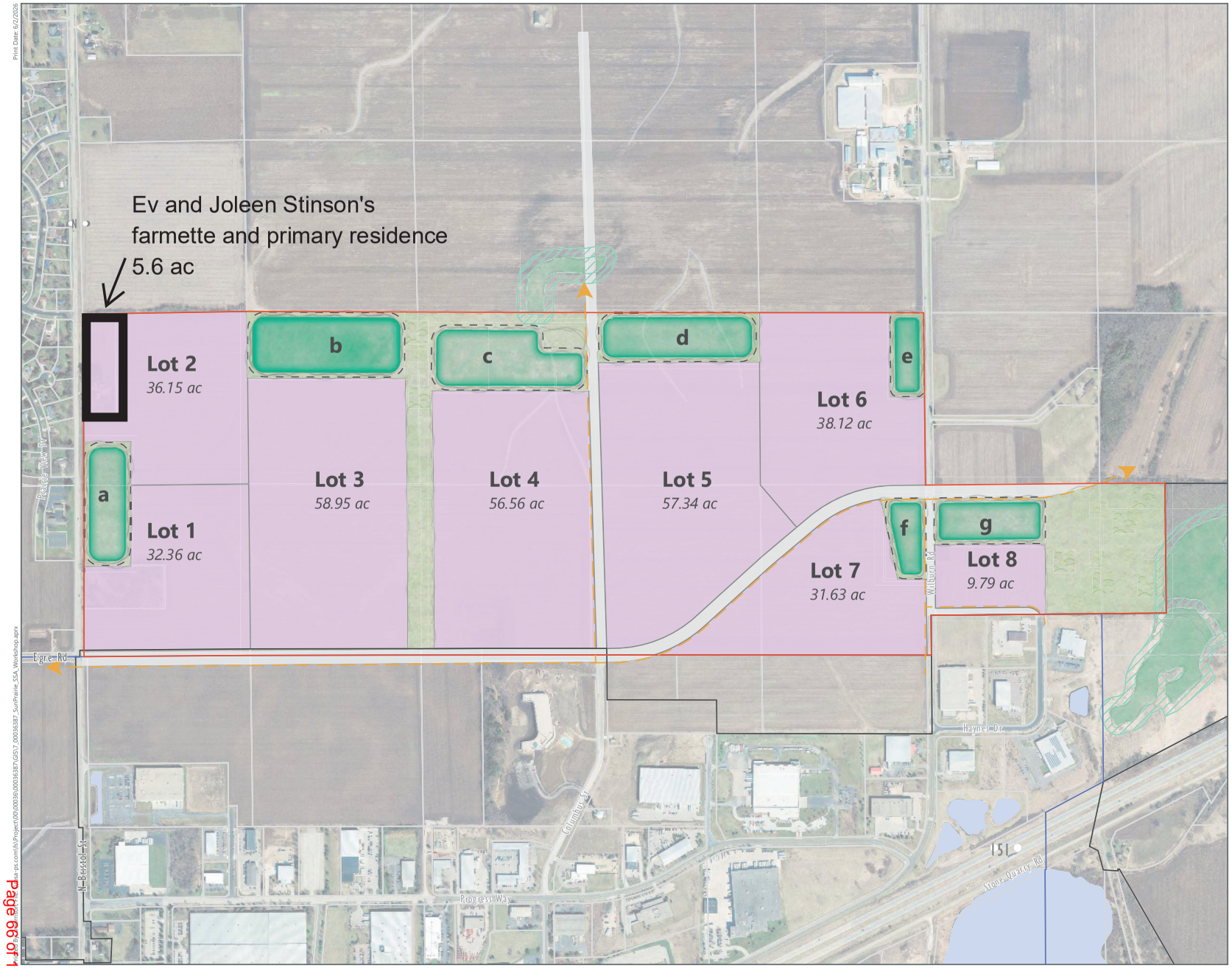
We respectfully ask the Commission to encourage the City to revisit its planning assumptions regarding our property and to support our request that that our property be excluded from the proposed amendment boundary. Designing future stormwater infrastructure, greenway corridors, and water resource protections without carving out an occupied residence whose owners have consistently stated they do not intend to sell is neither the most efficient nor the most durable planning approach. Excluding our property now would allow future planning efforts to proceed using assumptions that more accurately reflect existing conditions and would reduce the likelihood that important infrastructure planning must later be reconsidered. We believe acknowledging that reality today by carving out our property now, will lead to better planning tomorrow.

Thank you for your consideration and for the important work you do to ensure that regional growth occurs in a manner that protects both our natural resources and the communities that depend upon them.

Sincerely,

Joleen Stinson Everette Stinson

Joleen and Everette Stinson
6710 County Road N
Sun Prairie, WI 53590
Parcel Number 012/0911-294-8100-8



Map7 Concept

Urban Service Area Amendment

City of Sun Prairie
Dane County, WI

- Urban Service Area Amendment
- Existing Urban Service Area
- City of Sun Prairie
- Parcels
- Lakes and Ponds
- Rivers and Streams
- Wetland Buffer
- Development Outlot
- Conceptual Stormwater Basin
- Stormwater Basin Buffer
- Proposed Roads
- Business Park
- Proposed Sidepath (multi-use trail)

Data Sources:
Municipal Boundaries and road names provided by Dane County (May 2025).
Urban Service Area provided by Dane County.

MSA

0 0.1 Miles

N



Two of our three sons, Sam (9) and Wesley (12), climbing recently pruned apple trees

winter 2025-2026



A look south from the middle of the orchard

spring 2025



Our garden

summer 2025



Our twins, Sam & Bennett, when they were younger, assisting with produce harvest.

We've been raising our boys to understand the value of home-grown food since they were old enough to eat vegetables. Our property has been a big part of instilling that value.

summer 2022





Our boys showing off their Sun Prairie library summer reading program “library champion” signs with our 110-year-old, fully-renovated, farmhouse in the background.

2024 & 2023





Our house and outbuildings decorated with holiday lights,
which we proudly do every year for people who drive on County Road N to enjoy.

TO: City of Sun Prairie Common Council and Mayor Stocker

CC: Josh Clements, City of Sun Prairie Planning Director
Aaron Oppenheimer, City of Sun Prairie Administrator
Kim Grob, Town of Bristol Clerk/Treasurer
Brian Willison, Ben Grove, and Chuck Kvalo, Town of Bristol Board
Nick Bower, CARPC Senior Environmental Engineer

RE: Written Comments for Common Council Meeting – Opposition to Proposed Amendment to the Sun Prairie Urban Service Area

Date: Friday, June 12, 2026

Dear Members of the Sun Prairie Common Council and Mayor Stocker,

We are unable to attend the Common Council meeting on Tuesday, June 16, in person, but we wish to register our opposition to Agenda Item 6.D.a., the resolution authorizing the City of Sun Prairie to file an Urban Service Area Amendment. We respectfully request that these written comments be reviewed before this matter is considered.

We own the 5.6-acre parcel located on the far northwest edge of the proposed Sun Prairie Urban Service Area expansion area. This property is our primary residence, and we respectfully oppose its inclusion in the proposed expansion.

Our property is a small rural farmette that we have improved and maintained with the clear, long-term intention of preserving its rural character and use. We have made substantial investments in the property, including planting more than 150 fruit trees; renovating the farmhouse with all new plumbing, electrical, and HVAC systems; improving farm outbuildings; replacing the septic system; installing a new photovoltaic solar system; and maintaining our existing well. These improvements reflect our lifelong commitment to keeping this property in rural use, not converting it to commercial development.

Within the proposed expansion area, our parcel is the only occupied single-family residential property. That existing residential use distinguishes it from the surrounding lands identified for future urban development and supports treating this parcel separately in the boundary determination.

If excluded, our property would remain contiguous with Town of Bristol property directly to the north and west. Excluding our small parcel from the service area would therefore preserve a logical municipal and planning boundary while respecting the existing rural use of our land.

We understand the broader planning rationale and recognize that commercial development in the surrounding area represents a logical pattern of growth. We are not opposed to smart growth or thoughtful planning for surrounding properties. However, we are not willing sellers, and we strongly believe there is a reasonable path forward that both allows for orderly development in the area and respects our continued use of our property as a rural residential farmette.

We are interested in working collaboratively with the City to find a solution that accommodates both objectives: preserving our ability to remain on our rural lot while still allowing the City to pursue smart,

well-planned growth around us. We believe these goals are not mutually exclusive, and we would welcome the opportunity to work with City staff and elected officials on a revised plan that respects our existing use while supporting broader planning goals.

To that end, we request that the City of Sun Prairie remove our property from the proposed Urban Service Area expansion and from its conceptual commercial development plans. We also request that the City revise its conceptual plans for the adjacent lots so that stormwater areas, or similar buffering features, are located between future commercial development and our rural residential farmette. It is important to us that these conceptual plans be updated now, even at this early stage, so that as planning moves forward in both the near term and long term, and as City staff may change over time, there is clear, approved direction in place to guide future decisions consistently.

Had City of Sun Prairie staff contacted us directly at any point during the planning process, we would have provided this same feedback. After seeing the proposal only after it had already been submitted to CARPC, I immediately contacted Josh Clements and Aaron Oppenheimer to request an opportunity to meet and discuss the proposal and our concerns. We have not yet received a response from either of them, but we remain hopeful that a cooperative solution can still be reached.

For these reasons, we oppose the resolution authorizing the City of Sun Prairie to file an Urban Service Area Amendment. We ask that the City allow time for us to work with staff and for the proposal to be revised and resubmitted without including our farmette and primary residence.

Sincerely,



Joleen and Everette Stinson
6710 County Road N
Sun Prairie, WI 53590
Parcel Number: 012/0911-294-8100-8

request to amend 6/16/26 Common Council minutes

Joleen Stinson <joleenstinson@gmail.com> Fri, Jul 3, 2026 at 4:28 PM
To: councilandmayor@cityofsunprairie.com, clerks@cityofsunprairie.com
Cc: Ev Stinson <evstinson@gmail.com>

Hello,
For the accuracy of the public record, I respectfully request that the June 16, 2026, Common Council minutes be amended under item 6.D.a. to reflect that Joleen and Everette Stinson registered in opposition to this item and submitted written comments requesting that their primary residence be carved out from the proposed urban service expansion area.

The draft minutes included in the July 7, 2026 Common Council meeting packet do not acknowledge our registration or that our written comments were received. I have included a screenshot of the agenda packet below for reference.

I also included my original email below requesting that our comments be included for the public record.

Regards,
Joleen and Everette Stinson

D. PLAN COMMISSION

a. Resolution authorizing the City of Sun Prairie to file an Urban Service Area Amendment to expand the City's Urban Service Area to include approximately 440 acres located east of County Highway N and north of

2

US Highway 151 in the town of Bristol for future expansion of the Sun Prairie Business Park

Alder Drengler provided an overview of the item.

Alder Drengler moved to approve the resolution authorizing the City of Sun Prairie to file an Urban Service Area Amendment to expand the City's Urban Service Area to include approximately 440 acres located east of County Highway N and north of US Highway 151 in the town of Bristol for future expansion of the Sun Prairie Business Park. Seconded by Alder Rosas.

AYES – Drengler, Jacobs, Owens, Rosas, Baker, Batterman, Comstock, Crombie
NAYS – None
ABSTAIN – None
ABSENT – None
RECUSED – None
MOTION PASSED BY UNANIMOUS ROLL CALL VOTE.

On Fri, Jun 12, 2026 at 7:40 AM Joleen Stinson <joleenstinson@gmail.com> wrote:

> Dear Members of the Sun Prairie Common Council and Mayor Stocker,
> Attached please find our letter regarding Agenda Item 6.D.a., the resolution authorizing the City of Sun Prairie to file an Urban Service Area Amendment.
>
> Although we are unable to attend the Common Council meeting in person on Tuesday, June 16, we ask that our written comments be included in the record and reviewed before consideration of this matter.
>
> Thank you for your time and consideration.
>
> Sincerely,
> Joleen and Everette Stinson

Stinson Public Comment_Sun Prairie USAA.pdf
3032K

TOWN OF BRISTOL

7747 County Road N, Sun Prairie WI 53590

TOWN BOARD MEETING

June 15, 2026, at 6:00 pm

ORDER OF BUSINESS

a. CALL TO ORDER

The meeting was called to order at 6:00pm by Chairman Willison. Board Members Present – Willison, Grove and Kvalo. Sign-in sheet on file in Clerk's office.

b. PLEDGE OF ALLEGIANCE – RECITED

c. APPROVAL OF MINUTES: MAY 18, 2026, MEETING

Board: Motioned by Kvalo and seconded by Willison to approve May 18, 2026, minutes as written. All aye's, motion carried.

d. APPROVAL OF CHECK REGISTER AND TREASURER'S REPORT FOR MAY 2026

Motioned by Grove and seconded by Kvalo to approve May 2026 check register. All aye's, motion carried. Motioned by Kvalo and seconded by Grove to approve May 2026 treasurer's report. All aye's, motion carried.

PUBLIC COMMENT

Joleen Stinson requested the town to advocate on her behalf in supporting a request to the City for removing her property from the proposed Urban Service Area Boundary adjustment.
Mark Kjorlie, candidate for the 48th Assembly District, introduced himself.
Kolby Hirth asked if there was an update with updating the town's smart growth plan for data centers. The board responded there was no update, but public hearings would need to be held before acting on any change. Hirth also requested the town set developer requirements for planting a vegetation barrier at the edge of their development.
Bret Renk asked if the town could contact the city for obnoxious weed maintenance on a piece of vacant land they own. A letter will be mailed to the city.

PARKS COMMITTEE REPORT – NO REPORT

BUSINESS FOR TOWN BOARD

a. DISCUSS/CONSIDER THE FOLLOWING LICENSE RENEWALS FOR THE 2026/2027 LICENSE YEAR:

- **i. "CLASS B" BEER/LIQUOR FOR MIDWAY ROADHOUSE**
- **ii. "CLASS B" BEER/LIQUOR FOR NORTH BRISTOL SPROTSMAN'S CLUB,**
- **iii. "CLASS B" BEER/LIQUOR FOR N V CORNERS**
- **iv. "CLASS B" BEER/LIQUOR FOR PRAIRIE PINES GOLF CLUB**
- **v. "CLASS B" BEER/LIQUOR FOR CLUB BRISTOL**
- **vi. ADULT ENTERTAINMENT LICENSE FOR CLUB BRISTOL**
- **vii. TOBACCO RETAIL LICENSE FOR PRAIRIE PINES GOLF CLUB**

All applicants submitted the required paperwork and fees have been paid.
Motioned by Kvalo and seconded by Grove to approve the liquor license for Midway Roadhouse, North Bristol Sportsman's Club, NV Corners, Prairie Pines Golf Club and Club Bristol for July 1, 2026, through June 30, 2026. All aye's, motion carried.

DRAFT

Motioned by Kvalo and seconded by Grove to approve the adult entertainment for Club Bristol for July 1, 2026, through June 30, 2027. All aye's, motion carried.

Motion by Grove and seconded by Kvalo to approve the tobacco retail license for Prairie Pines Golf Club for July 1, 2026, through June 30, 2027. All aye's, motion carried.

b. DISCUSS/CONSIDER OPERATOR LICENSES FOR 2026/2027 YEAR

All applications were completed, reviewed and came out satisfactory. Motioned by Kvalo and seconded by Grove to approve operator license applicants listed. All aye's, motion carried.

FUTURE MEETINGS AND AGENDAS

July 21, 2026 – Board Meeting
August 17, 2026 – Board Meeting
September 28, 2026 - Board Meeting

ADJOURN

Board: Motioned by Kvalo and seconded by Willison to adjourn at 7:39pm. All aye's, Motion carried.

Submitted by Kim Grob, Clerk-Treasurer

DRAFT

Gmail Joleen Stinson <joleenstinson@gmail.com>

FW: Comment on USA proposal

1 message

Clerk Treasurer <clerktreasurer@tn.bristol.wi.gov> Mon, Jul 6, 2026 at 12:31 PM
To: Joleen Stinson <joleenstinson@gmail.com>

Joleen,

I am forwarding the email you requested a copy of from Chairman Brian Willison to the Sun Prairie Common Council and Mayor Stocker on July 16, 2026.

Best regards,

Kim Grob, Clerk-Treasurer

Town of Bristol, Dane County

7747 County Road N, Sun Prairie, WI 53590

Phone: 608-837-6494

Email: clerktreasurer@tn.bristol.wi.gov

Website: www.tn.bristol.wi.gov

From: Chair <chair@tn.bristol.wi.gov>
Sent: Tuesday, June 16, 2026 4:23 PM
To: councilandmayor@cityofsunprairie.com
Subject: Comment on USA proposal

Dear Members of the Sun Prairie Common Council and Mayor Stocker,

Joleen Stinson attended the Town of Bristol Board meeting last night and spoke during public comment regarding Sun Prairie's proposed urban service area expansion.

While the Town Board was unable to formally consider or take action on a matter not included on the posted agenda, she

made a persuasive presentation. I understand her perspective and support her request to carve her small property out of the proposed urban service area expansion. Her property is contiguous to existing residential development to the west and is already fully developed as a rural homestead. The property is not subject to involuntary annexation and unlikely to ever require urban services. Therefore, there is no reason not to exclude the property from the urban services expansion request.

Given the shortness of time, please accept this email as a formal request.

Thank you for your consideration.

Sincerely,

Brian Willison, Chairman

Town of Bristol, Dane County

7747 County Road N, Sun Prairie, WI 53590

Phone: 608-837-6494

Email:chair@tn.bristol,wi.gov

Website: www.tn.bristol.wi.gov

Outlook

Stinson property/development

From Lisa <crasheditr6@yahoo.com>
Date Mon 7/6/2026 10:52 PM
To Info <info@capitalarearpc.org>
Cc windyrisefruit@gmail.cpm <windyrisefruit@gmail.cpm>

I am Lisa Janke, and I live in the City of Sun Prairie but was a resident of the Town of Bristol from 2008-2025. I support Ev and Joleen Stinson's request that their property be excluded from the proposed City of Sun Prairie Urban Service Area amendment and that future planning include appropriate stormwater and/or greenway buffers surrounding their land.

At a time that the City of Sun Prairie has a goal of affordable housing, it does not make sense to intentionally displace homeowners from their property when there are no plans to develop the land per the documents. They would not be easily able to relocate/replicate the unique property they currently occupy.

That Homestead existed long before some developer's plans. These are current residents in their own home! They should have the option to opt out and not be steamrolled by a developer looking to make a buck off the backs of the city or town residents.

I ask that you carefully consider these actions and how you can justify deciding for a homeowner how their property will be taken from them.

Sincerely,
Lisa

Outlook

Sun Prairie Urban Service Area

From Adam Remus <madasumer@hotmail.com>
Date Tue 7/7/2026 7:46 AM
To Info <info@capitalarearpc.org>
Cc windyrisefruit@gmail.com <windyrisefruit@gmail.com>

To whom it may concern,

I am Adam Remus, and I live in Madison. I support Ev and Joleen Stinson's request that their property be excluded from the proposed City of Sun Prairie Urban Service Area amendment and that future planning include appropriate stormwater and/or greenway buffers surrounding their land.

Thank you,

Adam Remus

Outlook

Windy Rise Fruit Farm

From Towers Home <towers@tds.net>
Date Tue 7/7/2026 6:07 PM
To Info <info@capitalarearpc.org>
Cc Windy Rise Fruit Farm <windyrisefruit@gmail.com>

I am Claudine Towers and I have lived in Waunakee for 45 years. I purchased produce from Windy Rise Fruit Farm and know Ev and Joleen Stinson to be deeply committed to their property and its long-term stewardship. I support their request that the City of Sun Prairie carve their property out of the Urban Service Area amendment and to plan for stormwater and/or greenway buffers surrounding their land.

Sincerely,
Claudine Towers

Outlook

Stinson Property

From Coral Petzold <coral1486@yahoo.com>
Date Mon 7/6/2026 10:47 PM
To Matthew Kozlowski <matthewkoz@capitalarearpc.org>

> I am Coral Petzold and I have lived in Sun Prairie for 40 years. I purchased produce from Windy Rise Fruit Farm and know Ev and Joleen Stinson to be deeply committed to their property and its long-term stewardship. I support their request that the City of Sun Prairie carve their property out of the Urban Service Area amendment and to plan for stormwater and/or greenway buffers surrounding their land
>
> Thank you-
> Coral Petzold

Outlook

Even and Joleen Stinson request

From Cristine Reid <credareid@gmail.com>
Date Tue 7/7/2026 7:12 AM
To Info <info@capitalarearpc.org>

My name is Cristine Reid and my husband I have lived in the town of Bristol for over 20 years. I am in support of their request to have their property excluded from the city of Sun Prairie Urban Service area amendment AND future planning include a buffer around their land.

This home was a site of tragedy and has been turned into a property that is loved and developed into a dream property.

Please allow it to continue and appreciate what they have built. AND allow them the space and buffer to continue into the future.

Thank you

Cristine Reid

"I am [name], and I live in [community]. I support Ev and Joleen Stinson's request that their property be excluded from the proposed City of Sun Prairie Urban Service Area amendment and that future planning include appropriate stormwater and/or greenway buffers surrounding their land."

Outlook

Fwd: In support of Ev and Joleen

From J. Muth <doubj733@gmail.com>
Date Tue 7/7/2026 8:08 AM
To Matthew Kozlowski <matthewkoz@capitalarearpc.org>
Cc windyrisefruit@gmail.com <windyrisefruit@gmail.com>

To whom it may concern,

I, Jennifer Muth, living at a residence on Prairie View Drive, within the Town of Bristol, **support completely,** Ev and Joleen Stinson's request that their property be excluded from the proposed City of Sun Prairie Urban Service Area amendment and that future planning include appropriate stormwater and/or greenway buffers surrounding their land. This seems like the least you can do as you will be backing right up to them with your development.

Appreciate your consideration,



Outlook

Proposed Expansion of the Sun Prairie Urban Service Area

From Kara Mulvihill <kmulvihi@gmail.com>
Date Tue 7/7/2026 12:01 PM
To Info <info@capitalarearpc.org>

To Whom it May Concern:

My name is Kara Mulvihill and I live in Sun Prairie. I encourage you to exclude the Stinson property from the proposed City of Sun Prairie Urban Service Area amendment. I also ask that any future planning around their property include appropriate stormwater management and greenway buffers to help protect the surrounding area.

Thank you,
Kara Mulvihill

Outlook

City of SP Urban Service Area

From Karen Peterson <karenmpeterson@gmail.com>
Date Tue 7/7/2026 6:27 AM
To Info <info@capitalarearpc.org>
Cc windyrisefruit@gmail.com <windyrisefruit@gmail.com>

I am Karen Steffes, and I live in Sun Prairie. I support Ev and Joleen Stinson's request that their property be excluded from the proposed City of Sun Prairie Urban Service Area amendment and that future planning include appropriate stormwater and/or greenway buffers surrounding their land.

Thank you.

Outlook

Windy Rise Fruit Farm

From Linda Julien <skidog9@msn.com>
Date Tue 7/7/2026 8:55 AM
To Matthew Kozlowski <Matthewkoz@capitalarearpc.org>
Cc Info <info@capitalarearpc.org>

My name is Linda Julien and I have visited Windy Rise Fruit Farm and know Ev and Joleen Stinson to be deeply committed to their property and its long-term stewardship. They put their heart and soul into remodeling their home and creating their orchard. They are outstanding members of this community and hard workers, raising their 3 boys here and teaching them to work hard and love the land as well. I support their request that the City of Sun Prairie carve their property out of the Urban Service Area amendment and to plan for stormwater and/or greenway buffers surrounding their land.

Please allow them to continue to thrive in the home they love nurturing the land they love.

Linda Julien

Outlook

Property exclusion

From L. Ann <linzewert@gmail.com>
Date Tue 7/7/2026 6:32 PM
To Matthew Kozlowski <matthewkoz@capitalarearpc.org>
Cc windyrisefruit@gmail.com <windyrisefruit@gmail.com>

>
> To Whom This May Concern,
> My name is Lindsy Ewert, and I live on Brooks Ridge Drive in the town of Bristol. I am writing in support of Ev and Joleen Stinson's request to exclude their property from the proposed City of Sun Prairie Urban Service Area amendment. I ask that any future planning would include stormwater and greenway buffers surrounding their land. Ev and Joleen have been long been respected members of the community, generously providing fresh produce and eggs from their farmette to many local families. They are deeply connected to the land while raising their three boys to do the same.
>
>
> Thank you for this consideration,
> Lindsy Ewert

Outlook

Future Planning

From Lisa Scieszinski <lisamski@gmail.com>
Date Tue 7/7/2026 4:46 PM
To Info <info@capitalarearpc.org>
Cc windyrisefruit@gmail.com <windyrisefruit@gmail.com>

I am Lisa Scieszinski and I support Ev and Joleen Stinson's request that their property be excluded from the proposed City of Sun Prairie Urban Service Area amendment and that future planning include appropriate stormwater and/or greenway buffers surrounding their land.

This plan doesn't seem great for anyone who currently resides along the border of this new plan and I do believe this is a reasonable compromise and request by the current property owners. The greenway buffer can help future generations to have peace of mind that their own property handed down will remain safe and sound.

Thanks for taking the time to read this,
Lisa Scieszinski

Outlook

Windy Rise Farm

From Ron and Loree LAMBERTY <lamberty6@msn.com>
Date Tue 7/7/2026 4:27 PM
To Info <info@capitalarearpc.org>
Cc windyrisefruit@gmail.com <windyrisefruit@gmail.com>

My name is Loree Lamberty, and I have lived in the Windsor/Waunakee area for the past 34 years. During that time, I have had the pleasure of purchasing produce from Windy Rise Fruit Farm and have come to know Ev and Joleen Stinson as hardworking, honest people who are deeply committed to their land and its long-term stewardship.

I strongly support their request that the City of Sun Prairie remove their property from the proposed Urban Service Area amendment. I also support planning for appropriate stormwater management and greenway buffers surrounding their property to help protect the farm, its operations, and the surrounding environment.

Windy Rise Fruit Farm is a valued part of our community, and I hope its future will be protected through thoughtful planning that respects both agriculture and responsible growth.

Sincerely,

Loree Lamberty

6943 Portage Road

Windsor, WI 53532

Sent from my iPhone

Outlook

Windy Rise Fruit Farm

From Staci Limberger <slimberger112@gmail.com>
Date Tue 7/7/2026 7:00 PM
To Info <info@capitalarearpc.org>
Cc Windy Rise Fruit Farm <windyrisefruit@gmail.com>

My name is Staci Uebersetzig, and I have lived in the Sun Prairie area for nearly 20 years. During the past seven years, I have had the pleasure of knowing Ev and Joleen Stinson and their family. Throughout that time, I have come to know them as thoughtful, responsible landowners who are deeply committed to caring for their property and preserving it for future generations.
The Stinsons have consistently demonstrated a strong sense of stewardship for their land. They have invested significant time and effort into maintaining and improving their property while respecting the surrounding environment. Their approach reflects a long-term commitment to conservation, responsible land management, and being good neighbors within the community.
For these reasons, I strongly support their request that the City of Sun Prairie exclude their property from the proposed Urban Service Area amendment. I also support planning for appropriate stormwater management and/or greenway buffers surrounding their property. These measures would help protect the integrity of their land while allowing the City to thoughtfully address future growth and infrastructure needs.
I encourage the City to carefully consider the Stinsons' request and the benefits of preserving this property as part of a balanced and responsible planning process. Thank you for your time and consideration.
Sent from my iPhone

Outlook

Urban Service Amendment Sun Prairie Lot 2

From Denise Stinson <denisestinson@wi.rr.com>
Date Wed 7/8/2026 10:44 AM
To Info <info@capitalarearpc.org>
Cc windyrisefruit@gmail.com <windyrisefruit@gmail.com>

I am the grandmother of the three beautiful boys who presently live at the Windy Rise Fruit Farm, or as you refer to it as part of Lot 2 according to your plans. They had and have plans for that property as well. They are a young family who have worked hard to gut and remodel the home, add a deck, plant and cultivate an orchard, update outbuildings, and plant a huge garden. They are not done with that work in pursuing the dream of a fully functioning fruit farm. Whether or not they take a pause or make changes is no one's business.
Every time I walk the property with the boys, I tell them how blessed they are to own it and grow up on it. It is their legacy. Their parents worked hard to purchase it for their family. No one has the right to push them out of it.
Thou shall not covet. It is not your dream that owns that land. It is the Stinson family's dream that owns that land. In this country, they have a right to pursue their dream which has been legally purchased.
I am asking that you remove their 6+ acres out of your plan since they are not interested in being part of your plan or being forced to be part of your plan.

Thank you,
Denise M Stinson

Outlook

Urban Service Area - 6710 County Highway N, Sun Prairie, WI

From Lori Hadfield <lahadfield80@gmail.com>
Date Wed 7/8/2026 3:23 PM
To Info <info@capitalarearpc.org>
Cc Windy Rise Fruit Farm <windyrisefruit@gmail.com>

To Whom It May Concern,

My name is Lori Hadfield, and I have lived in Waunakee, Wisconsin, for 67 years. I am retired from the Village of Waunakee, where I worked for 22 years. During that time, I had the opportunity to work with Joleen Stinson for more than four years.

I have also purchased produce from Windy Rise Fruit Farm and have come to know Ev and Joleen Stinson as dedicated stewards of their land. They have demonstrated a deep commitment to preserving and caring for their property for the long term.

For these reasons, I support their request that the City of Sun Prairie remove their property (Parcel #0911-294-8100-8, 6710 County Highway N, Sun Prairie, WI 53590) from the Urban Service Area amendment. I also support planning for stormwater management and/or greenway buffers surrounding their property to help protect its long-term viability.

Thank you for your time and consideration.

Sincerely,

Lori Hadfield

Outlook

Fwd: Windy Rise Fruit Farm

From MJ Kennedy <irishiz.kennedy@gmail.com>
Date Wed 7/8/2026 7:57 AM
To Matthew Kozlowski <matthewkoz@capitalarearpc.org>

To Whom It May Concern:

I have been a rerident of Waunakee for over 47 years. For several years during that time my family and I purchased and enjoyed produce from **Windy Rise Fruit Farm**. We know the depth of Ev and Joleen Stinson's long-term stewardship and commitment to their homestead and land.

Their property and others are some of the reasons we love to call Dane County home. They provide the calm green space we all need for comfort in our hectic lives.

Please thoughtfully consider and support their request that the City of Sun Prairie carve Windy Rise Fruit Farm out of the Urban Service Area expansion amendment and plan for stormwater and greenway buffers surrounding their land.

Sincerely,
Mary Jean Kennedy

CAPITAL AREA RPC
100 State St Suite 400, Madison, WI 53703

ph: 608.474.6017
info@capitalarearpc.org

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 Environmental Corridor Policies and Criteria referenced here, adopted in 2008, are in the process of being updated at the time of this report writing. At the time of this writing, the "full scope" of the development projects is not yet known, and therefore, future development proposals may be subject to the new policy. Refer to Resolution 2026-12 for details of the implementation schedule of the new policy.*

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).

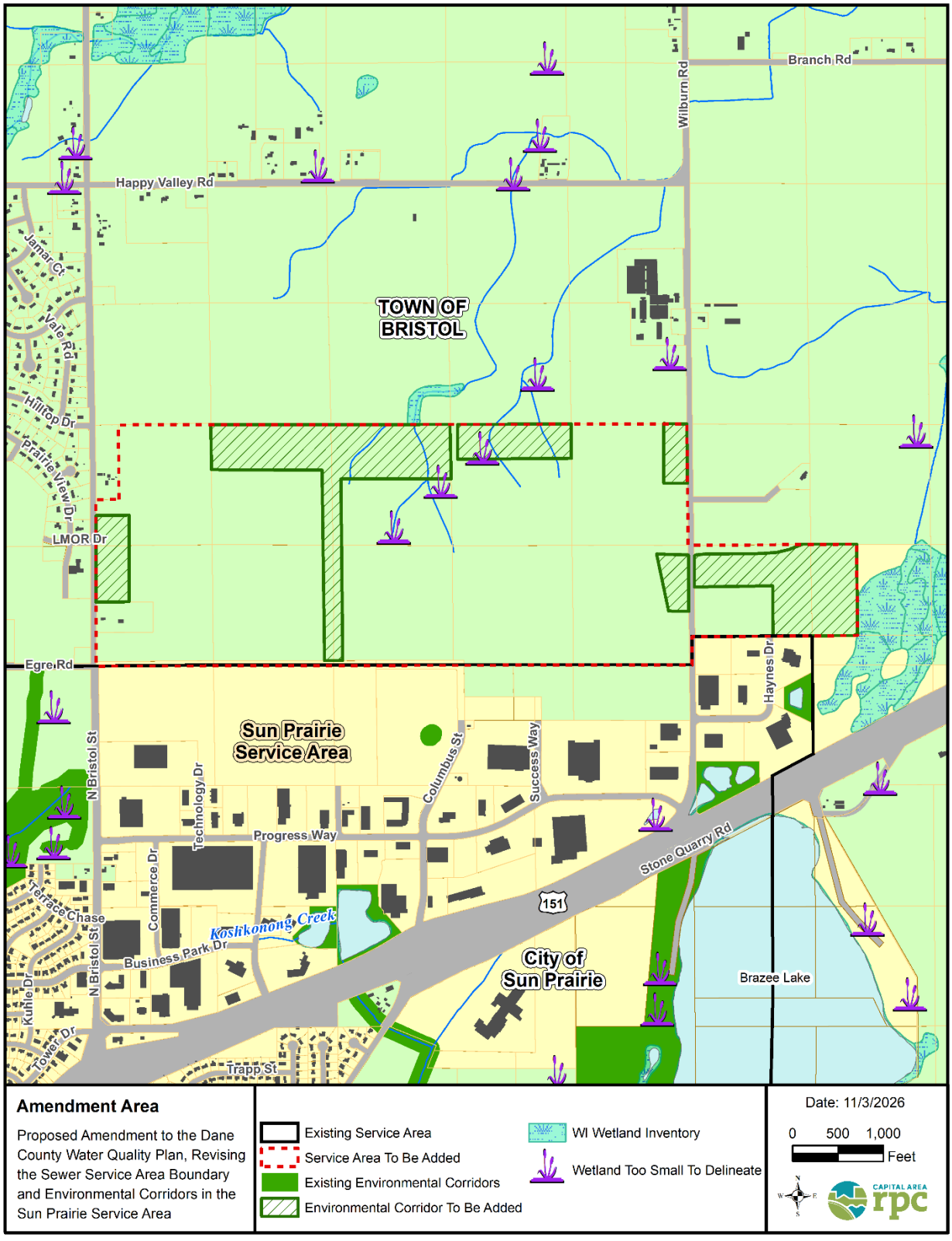
If you have any questions regarding this matter, please do not hesitate to contact Nick Bower, the Commission's Senior Environmental Engineer / Water Quality Program Director.

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
0 500 1,000
Feet
CAPITAL AREA rpc

CARPC AGENDA COVER SHEET

November 12, 2026

Item 05

Re: Acknowledgement of Receipt – September 2026 Financial Management Report *(actionable item)*

Requested Action:

Motion to acknowledge receipt of September 2026 Financial Management Report

Background:

Continuous process improvement is the goal of the Agency regarding its financial systems, policies and procedures.

Each month the Administrative Services Manager prepares a full financial packet for review by the Executive Director and Commission Treasurer, who each sign off on the packet when they are satisfied that it is an acceptable representation of the Commission's fiscal condition.

The Executive Committee and Commission then receive copies of the Management Report supplied by Berndt CPAs for review at the monthly meetings.

Staff Comments:

Requests for additional financial information or reports may be directed to the Administrative Services Manager.

Attachments:

1. September 2026 Financial Management Report

Staff Contact:

Matt Kozlowski
Administrative Services Manager
MatthewKoz@CapitalAreaRPC.org
(608) 474-6017

Next Steps:

Continual improvements to CARPC financial systems, policies, and procedures.

Management Report

Capital Area Regional Planning Commission
For the period ended September 30, 2026



Prepared by
Berndt CPA

Prepared on
October 28, 2026

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Notes to the Monthly Financial Statements

To Capital Area Regional Planning Commission,

Provided is some additional context regarding the deferred revenue and related activity for the month of September 2026.

Deferred revenue represents funds that have been invoiced or received in advance for services that have not yet been performed. It also includes contracts or related grants established at the beginning of the year, or early in the year, that relate to work performed throughout the year and are invoiced periodically. These amounts are recognized as revenue over time to more accurately align associated expenses with the related revenue.

For August, $135,425 was recognized from deferred revenue related to contracts established at the beginning of the year. An additional $91,420 represents new invoiced revenue generated from current work not associated with deferred revenue contracts.

As of September month-end, the balance in account 3600 – Deferred Revenue is at $872,842 per knowledge of remaining balances of current contracts for 2026-2028, second semi-annual portion of State Tax Levy, and received donations and taxes.

Sincerely,
Berndt CPA, LLC

Capital Area Regional Planning Commission
Statement of Financial Position
As of Sep 30, 2026

	Total	
	As of Sep 30, 2026	As of Aug 31, 2026 (PP)
Assets		
Current Assets		
Bank Accounts		
1000 OPERATING ACCOUNT	99,632	55,787
1001 MONEY MARKET ACCOUNT	44,976	30
1002 INVESTMENT ACCOUNT	302,624	501,398
1050 SUMMIT OPERATING ACCOUNT	118,602	14,246
1051 SUMMIT SAVINGS ACCOUNT	1	1
1052 SUMMIT CREDIT SAVINGS	1	1
1055 SUMMIT MONEY MARKET	491,496	490,211
Total Bank Accounts	**1,057,332**	**1,061,675**
Accounts Receivable		
1105 PROJECT AND GRANTS REC	171,944	133,950
Total Accounts Receivable	**171,944**	**133,950**
Other Current Assets		
1110 UNBILLED ACCOUNTS RECEIVABLE	616,667	488,907
1150 PREPAID EXPENSES	0	0
1153 PREPAID HEALTH INSURANCE	23,557	23,557
1157 PREPAID PARKING	171	171
1165 PREPAID LICENSES	1,879	2,505
Total for 1150 PREPAID EXPENSES	**25,606**	**26,233**
1170 UNDEPOSITED FUNDS	4,000	7,666
Total Other Current Assets	**646,273**	**522,805**
Total Current Assets	**1,875,549**	**1,718,429**
Fixed Assets		
1200 FURNITURE AND EQUIPMENT	7,172	7,172
1201 ACCUMULATED DEPRECIATION-FURNITURE/EQUIPMENT	(7,172)	(7,172)
Total for 1200 FURNITURE AND EQUIPMENT	**0**	**0**
1210 RIGHT OF USE ASSET	6,077	6,077
1211 ACCUMULATED AMORTIZATION	(4,001)	(3,967)
Total Fixed Assets	**2,076**	**2,110**
Total Assets	**1,877,625**	**1,720,539**
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
3000 ACCOUNTS PAYABLE	84,996	85,407
Total Accounts Payable	**84,996**	**85,407**
Credit Cards		
3002 PARK BANK CREDIT CARD	0	0
3003 CREDIT CARD	1,257	3,394
Total for 3002 PARK BANK CREDIT CARD	**1,257**	**3,394**
3004 SUMMIT CREDIT CARD	1,272	
Total Credit Cards	**2,529**	**3,394**

Other Current Liabilities		
3005 ACCRUED PAYROLL	53,658	45,767
3010 ACCRUED COOP WATER RESOURCE MONITORING	70,435	51,703
3015 ACCRUED PREPAID LIABILITIES	621	829
3202 WRS PENSION PLAN	11,912	12,107
3300 UNUSED VACATION, WELLNESS	55,218	54,908
3500 SICK LEAVE ACCRUAL PAY	121,797	118,400
3600 DEFERRED/UNEARNED REVENUE	872,842	805,746
3655 INVEST IN RIGHT OF USE	2,379	2,379
Total Other Current Liabilities	**1,188,862**	**1,091,840**
Total Current Liabilities	**1,276,387**	**1,180,640**
Total Liabilities	**1,276,387**	**1,180,640**
Equity		
3701 PRIOR YEAR FUND BALANCE	909,003	909,003
3702 CURRENT FUND BALANCE	200	200
3700 PRIOR YEAR BALANCE	(146,830)	(146,830)
Net Income	(161,135)	(222,474)
Total Equity	**601,238**	**539,899**
Total Liabilities and Equity	**1,877,625**	**1,720,539**

Capital Area Regional Planning Commission
Budget vs. Actuals: Statement of Activity
For the month of September - Budget Vs Actuals 9 Months Ended

	Total			
	Monthly Actual	Actual Year to Date	Annual Budget	% of Annual Budget
Revenue				
5000 PROPERTY TAX REVENUE	-	-	-	
5001 DANE COUNTY PROP TAX-OTH	96,747	870,719	1,160,959	75.00%
Total for 5000 PROPERTY TAX REVENUE	**96,747**	**870,719**	**1,160,959**	**75.00%**
5100 STATE/FEDERAL GRANTS	-	-	-	
5101 EPA/DNR WATER PLANNING	9,917	89,250	134,000	66.60%
5102 EPA/DNR GRANT FUNDS	-	8,664	-	
5103 WEM/FEMA/HMGP GRANT FUNDS	7,813	86,422	125,000	69.14%
5104 WisDOT PLAN INTEGRATION	1,046	9,412	7,093	132.70%
Total for 5100 STATE/FEDERAL GRANTS	**18,775**	**193,749**	**266,093**	**72.81%**
5150 OTHER GRANTS	-	15,000	-	
5200 PASS THROUGH REVENUE	-	-	-	
5201 WisDOT RURAL WORK PROGRAM	-	996	5,457	18.25%
5220 COOP WATER RESOURCE MONITORING	83,063	175,562	68,200	257.42%
Total for 5200 PASS THROUGH REVENUE	**83,063**	**176,559**	**73,657**	**239.70%**
5300 FEES REVENUE	-	-	-	
5301 FEES - SEWER EXTENSIONS	600	25,000	45,000	55.56%
5302 FEES - USA/LSA APP REVIEW	3,500	15,378	65,000	23.66%
Total for 5300 FEES REVENUE	**4,100**	**40,378**	**110,000**	**36.71%**
5400 SERVICES REVENUE	-	-	-	
5401 LOCAL & REGIONAL PLAN ASSISTANCE	14,888	64,834	140,000	46.31%
Total for 5400 SERVICES REVENUE	**14,888**	**64,834**	**140,000**	**46.31%**
5500 OTHER REVENUE	-	-	-	
5208 LAND USE CODE ASSESSMENT	-	-	-	
5501 INTEREST INCOME	2,517	17,718	32,000	55.37%
5502 MISCELLANEOUS REVENUES	506	3,922	3,123	125.59%
5505 WI SALT WISE	6,250	63,415	140,000	45.30%
Total for 5500 OTHER REVENUE	**9,273**	**85,055**	**175,123**	**48.57%**
7000 REVENUE REFUNDS	-	-	-	
Total Revenue	**226,845**	**1,446,293**	**1,925,832**	**75.10%**
Gross Profit	**226,845**	**1,446,293**	**1,925,832**	**75.10%**
Expenditures	-	-	-	
6000 SALARIES AND LEAVE TIME	-	-	-	
6001 DIRECT SALARIES & WAGES	80,418	678,709	903,822	75.09%
6002 COMPENSATED LEAVE TIME	17,716	193,499	198,400	97.53%
Total for 6000 SALARIES AND LEAVE TIME	**98,134**	**872,208**	**1,102,222**	**79.13%**
6050 FRINGE BENEFITS	-	-	-	
6051 FICA BENEFITS	6,535	60,788	82,115	74.03%
6052 LIFE INSURANCE	27	46	309	14.99%
6053 HEALTH INSURANCE	22,480	210,745	329,364	63.99%
6054 DENTAL INSURANCE	1,074	10,943	15,369	71.20%
6055 WRS-ER CONTRIBUTION	5,956	55,682	73,440	75.82%
6056 DISABILITY INSURANCE	37	261	534	48.84%
6057 COMMUTE CARDS	25	294	200	146.90%
6058 UNEMPLOYMENT	7	546	1,000	54.60%
6059 WORKER'S COMPENSATION	-	4,375	2,771	157.89%

Total for 6050 FRINGE BENEFITS	**36,141**	**343,680**	**505,102**	**68.04%**
6100 OCCUPANCY	-	-	-	
6101 RENT	4,382	39,442	51,833	76.09%
Total for 6100 OCCUPANCY	**4,382**	**39,442**	**51,833**	**76.09%**
6200 CONTRACTED SERVICES	-	-	-	
6201 EXTERNAL PROGRAMS	-	19,092	6,000	318.20%
6202 LEGAL SERVICES	302	3,487	21,000	16.60%
6203 COMMISSION OPERATION	-	-	-	
6204 MARKETING AND COMMUNICATIONS	-	12,991	-	
Total for 6200 CONTRACTED SERVICES	**302**	**35,570**	**27,000**	**131.74%**
6300 FINANCIAL SERVICES	-	-	-	
6301 AUDIT	-	11,850	15,435	76.77%
6302 PAYROLL FEES	682	6,298	5,250	119.96%
6303 FINANCIAL SERVICES	1,980	19,895	42,000	47.37%
Total for 6300 FINANCIAL SERVICES	**2,662**	**38,043**	**62,685**	**60.69%**
6400 TRAVEL AND TRAINING	-	-	-	
6401 EMPLOYEE TRAVEL	777	7,073	13,349	52.99%
6402 MEALS	13	130	907	14.28%
6403 CONFERENCES & MEETINGS	95	4,461	9,638	46.29%
6404 TRAINING	-	-	3,000	0.00%
Total for 6400 TRAVEL AND TRAINING	**886**	**11,664**	**26,894**	**43.37%**
6500 OFFICE EXPENSES	-	-	-	
6501 SUPPLIES	67	5,686	3,860	147.31%
6502 PRINTING	44	1,020	1,558	65.48%
6503 POSTAGE	-	161	105	153.22%
6504 EQUIPMENT	500	4,203	8,925	47.09%
6505 TELEPHONE	182	1,560	1,500	104.02%
6506 ADMINISTRATIVE FEES	50	438	442	99.13%
6902 CONTRIBUTIONS & DONATIONS	-	1,000	2,500	40.00%
Total for 6500 OFFICE EXPENSES	**842**	**14,069**	**18,890**	**74.48%**
6600 INFORMATION TECHNOLOGY	-	-	-	
6601 WEBHOSTING	-	321	368	87.28%
6602 SOFTWARE	1,761	14,474	17,220	84.05%
6603 IT SERVICES	490	11,476	8,000	143.46%
Total for 6600 INFORMATION TECHNOLOGY	**2,251**	**26,271**	**25,588**	**102.67%**
6700 COMMISSION	-	-	-	
6701 COMMISSION PER DIEMS	300	3,500	8,000	43.75%
6702 COMMISSION TRAVEL	96	416	840	49.47%
Total for 6700 COMMISSION	**396**	**3,916**	**8,840**	**44.29%**
6800 PASS THROUGH EXPENSES	-	-	-	
6801 WATER RESOURCE MONITORING	18,732	205,085	68,200	300.71%
6802 WisDOT PLANNING SERVICES	-	3,005	5,457	55.07%
Total for 6800 PASS THROUGH EXPENSES	**18,732**	**208,090**	**73,657**	**282.51%**
6900 OTHER	-	-	-	
6901 DUES/MEMBERSHIPS/SUBSCRIPTIONS	727	4,231	7,186	58.88%
6903 EDUCATION/INFO/OUTREACH	17	2,423	1,500	161.57%
6904 RECRUITMENT	-	150	1,050	14.29%
6905 INSURANCE	-	7,366	4,709	156.42%
6906 DEPRECIATION	-	-	-	
6907 AMORITIZATION EXPENSE	34	304	608	49.97%
Total for 6900 OTHER	**778**	**14,475**	**15,053**	**96.16%**
Uncategorized Expense	-	-	-	
Total Expenditures	**165,506**	**1,607,428**	**1,917,764**	**83.82%**

Net Operating Revenue	**61,339**	**(161,135)**	**8,068**	**-1997.21%**
Net Income	**61,339**	**(161,135)**	**8,068**	**-1997.21%**

Capital Area Regional Planning Commission
A/R Aging Summary
As of Sep 30, 2026

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Ayers Associates, Inc.					1,000	1,000
City of Evansville						
245402 - Evansville Bike-Ped Plan	10,337					10,337
Total for City of Evansville	**10,337**	**$0**	**$0**	**$0**	**$0**	**$10,337**
City of Fitchburg						
255104 - Fitchburg Oregon Intergovernmental Agreement	1,163					1,163
Total for City of Fitchburg	**1,163**	**$0**	**$0**	**$0**	**$0**	**$1,163**
City of Madison						
251701 - C-Madison Coop Monitoring	19,500					19,500
Department of Planning, Community and Economic Development					2,869	2,869
Total for City of Madison	**19,500**	**$0**	**$0**	**$0**	**2,869**	**$22,369**
City of Middleton						
251701 - C-Middleton Coop Monitoring	51,000					51,000
Total for City of Middleton	**51,000**	**$0**	**$0**	**$0**	**$0**	**$51,000**
City of Stoughton						
265102 - Stoughton Boundary Planning	1,905					1,905
Total for City of Stoughton	**1,905**	**$0**	**$0**	**$0**	**$0**	**$1,905**
City of Sun Prairie						
265103 - Sun Prairie Housing Dashboard	3,406					3,406
Total for City of Sun Prairie	**3,406**	**$0**	**$0**	**$0**	**$0**	**$3,406**
D'Onofrio Kottke and Associates	600					600
Jewell Associates Engineers, Inc.					400	400
JSD PROFESSIONAL SER					400	400
JT Engineering, Inc.		1,200				1,200
Outagamie County Highway					500	500
PINNACLE ENGINEERING					400	400
Rock County Planning, Economic & Community Development Agency						
245401 - Rock County Comp Plan	1,060					1,060
Total for Rock County Planning, Economic & Community Development Agency	**1,060**	**$0**	**$0**	**$0**	**$0**	**$1,060**
Snyder & Associates, Inc.		400				400
State of Wisconsin						
WI Department of Military Affairs						
Division of Emergency Management	53,268					53,268
Total for WI Department of Military Affairs	**53,268**	**$0**	**$0**	**$0**	**$0**	**$53,268**
WI Department of Natural Resources					2,190	2,190
Wisconsin Department of Transportation						
WISDOT, Bureau of Plan & Econ		$0				$0
Total for Wisconsin Department of Transportation	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total for State of Wisconsin	**53,268**	**$0**	**$0**	**$0**	**2,190**	**$55,458**
Town of Berry						
255101 - T-Berry Comp Plan Update	7,953					7,953
Total for Town of Berry	**7,953**	**$0**	**$0**	**$0**	**$0**	**$7,953**

Town of Springfield						
265101 - T-Springfield TDR	3,324					3,324
Total for Town of Springfield	**3,324**	**$0**	**$0**	**$0**	**$0**	**$3,324**
Town of Westport						
251701 - T-Westport Coop Monitoring	4,000					4,000
Total for Town of Westport	**4,000**	**$0**	**$0**	**$0**	**$0**	**$4,000**
VANDE HEY					800	800
Vierbicher					800	800
Village of Deforest					3,070	3,070
Wyser Engineering, LLC					400	400
TOTAL	**157,515**	**1,600**	**$0**	**$0**	**12,829**	**$171,944**

CARPC AGENDA COVER SHEET **November 12, 2026**

Item 06

Re: Update of the Greater Madison MPO Regional Transportation Plan – Presentation and Discussion with MPO Staff

Requested Action:

None.

Background:

The Greater Madison MPO maintains a Regional Transportation Plan, *Pathways to 2050*, as a long-range, regional guide for transportation investments over the next 20+ years. It is effectively a companion plan to CARPC's Regional Development Framework. The MPO is hosting public meetings this month (November), releasing a draft plan in January, and aiming for adoption by April 2027.

Staff Comments:

MPO Executive Director Alexandra Andros is planning to make a presentation and respond to questions from the Commission.

Attachments:

1. None.

Staff Contact:

Jason Valerius
Executive Director
JasonV@CapitalAreaRPC.org
(608) 474-6010

Next Steps:

None.

CARPC AGENDA COVER SHEET **November 12, 2026**

Item 07

Re: Proposed Sewer Service Area Amendment for the Village of Windsor (Expedited Process) – Staff Introduction

Requested Action:

None

Background:

Following the work of the Ad-Hoc Water Quality Committee, updated Policies and Criteria for Sewer Service Area Amendments ("Policies") were adopted in April 2026. The new Policies added a new elective, alternative route for pursuing Major Amendments to the Sewer Service Area (SSA) by promoting collaboration prior to submission of a formal amendment application. The SSA Major Amendment – Expedited Process ("Expedited Process") requires pre-application meetings between CARPC staff and the applicant and affected municipalities to review the proposal, examine potential issues related to water quality, and work toward alignment of priorities. Through earlier coordination, there is a greater possibility to resolve issues, align priorities, and obtain better outcomes.

This emphasis on early coordination allows for a quicker process once the formal application is received. Rather than having a public hearing and Commission action at two separate meetings (resulting in a WDNR final decision 90 days after submittal), as is the case with the SSA Major Amendment – Standard Process, the Expedited Process allows for both to occur at the same meeting (resulting in a WDNR final decision potentially only 60 days after submittal). If unmitigated water quality concerns are identified, the application would proceed through the Standard Process.

Because this results in the Commission potentially taking action on the proposed amendment at the same meeting in which the public hearing occurs and the applicant presents it, the process prescribes that staff provide a brief update to the Commission prior to formal application to raise awareness of the upcoming amendment prior to formal consideration.

Staff Comments:

The Village of Windsor is seeking the addition of 86 acres to the Northern Sewer Service Area. The land is west of USH 51, north of Windsor Road, and drains to a tributary stream of the Yahara River. It is planned for residential and mixed-use development. The proposed amendment is being referred to as the "Gray Rd & North Towne Rd" amendment area.

The applicant is seeking to use the Expedited Process. We anticipate a public hearing and Commission action at the December 2026 Commission meeting. Staff have completed pre-application meetings with both the Village of Windsor (applicant) and the Village of DeForest (affected municipality).

Staff will provide a brief introductory presentation of the proposed amendment, a review of the SSA Amendment Expedited Process, and an overview of the applicant's efforts to prepare for this submittal.

Attachments:

1. Map of SSA Amendment Area

Staff Contact:

Nick Bower
Water Quality Program Director and Senior Environmental Engineer
NickB@CapitalAreaRPC.org
(608) 474-6019

Next Steps:

Public Hearing and Commission consideration at future meeting (likely in December).

Gray Road & North Towne Road Sewer Service Area Amendment Environmental Corridors

Gray Road Subarea

North Towne Road Subarea

Singel Way
Juliana Ln
Rembrandt Rd
Low Countries Rd
Gray Rd
Glenwood Dr
Crestway Dr
Greenwood Dr
Dawn Dr
Parklawn Dr
Sequoia Dr
Curry Ln
North Towne Rd
US Highway 51
Zingg Way
Windsor Rd
Wolf Hollow Rd
North Towne Ct
Firehouse Dr
Massey Ln
Deere Xing

Legend
- Current Urban Service Area
- Amendment Area
- Environmental Corridor
- Estimated Environmental Corridor

N

0 100 200 400
Feet

Town & Country Engineering, Inc.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

Town & Country Engineering, Inc. makes no representation regarding the accuracy or completeness of this map and its underlying data. Any use or reuse of this map will be at your own risk and without liability or legal exposure to Town & Country Engineering, Inc. Not to be used for utility marking for purposes of Digger's Hotline.

Date: 10/9/2026
Path: J:\JOB#S\Windsor\WIN-66-M2 Gray Rd and North Towne Rd Utility Extension\7. Drawings\GIS\Gray Road & North Towne Road Sewer Service Area Amendment.aprx

CARPC AGENDA COVER SHEET

October 08, 2026

Item 08

Re: 2027 Work Program Preliminary Draft – Staff Presentation and Discussion

Requested Action:

None

Background:

The Commission adopts a work program each year to guide the activities of the agency throughout the next year. The document helps the Commission know what to expect from the agency and helps staff prioritize projects and services. The 2026 Work Program can be viewed on the "About" page of our website.

Staff Comments:

Themes

We have identified the following themes for the 2027 Work Program. These are based on consideration of the various projects we'll be working on in 2027 and things that we think will be critical to the success of those projects.



Focus on Partnerships
Build, sustain and celebrate partnerships across boundaries and sectors that address shared challenges

Why this: Partnerships are critical to regional work. We need to lead by example and be vocal advocates for tackling shared challenges through partnerships.



Data Storytelling
Use data and narrative together to illustrate trends and motivate action in protection of our lands and waters

Why this: we know that we promote understanding and action most effectively when we combine data and narrative – each by itself is inadequate. This approach should show up in CARPC's plans and initiatives.



Public Outreach
Create more resources that improve public awareness of individual actions that improve our communities

Why this: We focus first on our community and agency partners, but individual actions are critical to achieving regional goals. We want to equip residents with the knowledge and tools to engage effectively in public processes and make personal decisions that build community health and resilience.

Overview of where most of our time will go in 2027

Internal projects in service to our region:

- Completion of the Water Quality Management Framework
- Interim Update of the Regional Development Framework

External projects in service to partners:

- Madison Metropolitan Sewerage District Collection System Plan
- Boundary Agreements – Stoughton/Rutland/Dunkirk, Fitchburg/V. Oregon, V. Oregon/T. Oregon
- City of Middleton Environmental Corridor Planning
- Town of Springfield Transfer of Development Rights Administration Assistance
- Wisconsin Local Government Climate Coalition Mapping Assistance
- Badger Mill Creek Health and Resilience Fund Administration
- Rock County Hazard Mitigation Plan Update Assistance
- Zoning Map Administration for Dane County Opt-Out Towns
- Starkweather Creek Water Chloride Monitoring
- Watershed Water Quality Monitoring Program Administration (Yahara, Black Earth Creek)
- School Tree Nursery Program
- Conservation Program Finder tool development
- Other projects TBD

Administrative projects supporting CARPC organizational success:

- Comprehensive review and update of the CARPC bylaws
- Digitization of physical files

Attachments:

1. None

Staff Contact:

Jason Valerius
Executive Director
JasonV@CapitalAreaRPC.org
(608) 474-6010

Next Steps:

Consider and adopt the 2027 Work Program in December.

CARPC AGENDA COVER SHEET

November 12, 2026

Item 09

Re: CARPC Resolution 2026-18, Requesting Consistency and Accuracy in the 2030 U.S. Census *(actionable item)*

Requested Action:

Motion to adopt CARPC Resolution 2026-18

Background:

The Census Bureau released proposed changes ahead of the 2030 Census on September 10, with a comment period that was extended to November 2. The changes would reduce the accuracy of the intended count of where people live, in several ways. CARPC staff posted information and released a special announcement about the proposal to partners in the region on October 22, and submitted staff comments before the November 2 deadline.

https://www.capitalarearpc.org/proposed-changes-to-the-2030-census-what-they-could-mean-for-dane-county/

Staff Comments:

The attached resolution is a condensed version of the staff comments submitted on October 27. Though the comment period has closed we felt it worth the commission's time to consider and approve this resolution. We will submit the resolution to a general comments location and watch for any other input opportunities for rulemaking associated with the 2030 Census.

Attachments:

1. CARPC Resolution 2026-18
2. CARPC Staff Comment on Census 2030 Changes 2026-10-27

Staff Contact:

Jason Valerius
Executive Director
JasonV@CapitalAreaRPC.org
(608) 474-6010

Next Steps:

Submit comments to the Census Bureau.

CAPITAL AREA RPC
100 State St, Ste 400, Madison, WI 53703-2573

ph: 608.474.6017
info@capitalarearpc.org

CARPC Resolution No. 2026-18

Advocating for Consistency and Accuracy in the 2030 U.S. Census

WHEREAS, the Capital Area Regional Planning Commission (CARPC) utilizes data from the U.S. Census Bureau every day in service to regional and local planning needs related to housing, transportation, public infrastructure, natural systems protection, and more; and

WHEREAS, consistency in both the data collected and methods of collection is vital to our ability to understand and explain demographic changes and trends; and

WHEREAS, consistency and accuracy in the methods of data collection are critical to our ability to help stakeholders across our region plan effectively for the infrastructure and policies needed to support our region's populace; and

WHEREAS, in preparation for the 2030 Decennial Census, the Census Bureau released Proposed Residence Criteria and Proposed Regulations for Demographic Questions (15 CFR Parts 60 and 70, [Docket No. 260903-0005]) on September 10, 2026 with a comment period of 33 days, later extended to a total of 53 days, a period unsuited to the significance of the changes and the response capacity of public deliberative bodies to offer thoughtful feedback; and

WHEREAS, under the Proposed Rule the Decennial Census would stop counting certain residents based on their federal citizenship or immigration status; would substantially change how an individual's place of residence on Census Day (April 1st) is determined in a way that could fail to count "snow bird" residents of northern states; and would use tax records to validate place of residence such that college students may not be counted where they live; and

WHEREAS, under the Proposed Rule the Decennial Census would stop collecting race and ethnicity data for the first time since the first decennial census in 1790, interfering with our ability to understand demographic conditions and trends related to the racial and ethnic identities of our region's residents;

NOW THEREFORE, BE IT RESOLVED, that CARPC requests an extension of the public comment period on the Proposed Rule through at least December 10, 2026, and preferably longer to allow more time for a thoughtful public response to the proposed changes; and

BE IT FURTHER RESOLVED, that CARPC requests withdrawal of proposed Parts 60 and 70 and issuance of a substantially revised proposal after appropriate testing, consultation, and public review; and

BE IT FURTHER RESOLVED, that CARPC requests that the revised Rule should adhere to the original intent and function of the Census, to provide the most accurate possible count of all people living in a given place on a specified date, for purposes of planning public infrastructure and services and apportioning elected representation.

BE IT FURTHER RESOLVED, that this resolution shall be transmitted to the US Census Bureau, shared with the Wisconsin Department of Administration Demographic Services Center, and posted to the CARPC website with related materials as a resource for partner organizations.

November 12, 2026_____
Date Adopted

_____
David Pfeiffer, Executive Chairperson

_____
Cynthia Richson, Secretary

CAPITAL AREA RPC
100 State St, Ste 400, Madison, WI 53703-2573

ph: 608.474.6017
info@capitalarearpc.org

Tuesday, October 27, 2026

Via Regulations.gov comment portal

U.S. Census Bureau
U.S. Department of Commerce

Re: Comments on "Decennial Census of the Population of Americans; Proposed Residence Criteria and Proposed Regulations for Demographic Questions"

Docket No. 260903-0005
Regulations.gov Docket No. USBC-2026-0628
Document No. 2026-18481

To the U.S. Census Bureau:

The staff of the Capital Area Regional Planning Commission submits these comments on the proposed rule, *"Decennial Census of the Population of Americans; Proposed Residence Criteria and Proposed Regulations for Demographic Questions"* (Docket No. **260903-0005**; Regulations.gov Docket No. **USBC-2026-0628**; Document No. **2026-18481**).

The Capital Area Regional Planning Commission is a regional planning agency serving communities in South Central Wisconsin. Our work relies on accurate, consistent Census data to support regional and local planning; housing, transportation, and infrastructure analysis; environmental and water quality planning; demographic research; and optimal allocation of public resources. We care about a fair and accurate Census because local governments and regional agencies need to know who lives in their communities, where residents live, and whether public systems and investments are serving all people equitably.

We request that the Census Bureau further extend the comment period until December 10, 2026. Although the extension to November 2 is welcome, the proposed rule would fundamentally alter long-standing decennial Census residence standards and demographic data collection. State, regional, local, tribal, academic, nonprofit, and community stakeholders need adequate time to analyze its legal, methodological, operational, and local implications.

Our agency strongly opposes proposed **Part 60** and **Part 70** and urges the Census Bureau to withdraw the rule and return with substantial revisions.

Preserve a complete count

The Census should continue to count every person at their actual usual residence, regardless of citizenship or immigration status or federal income tax return data. The purpose of the decennial Census is to count the population residing in the United States, *where they live*. Excluding visa holders, refugees, asylum seekers, and other residents from the apportionment count would make Census population figures less accurate and less useful for the communities in which those individuals live, work, attend school, use infrastructure, and obtain services. Counting college students based on where their parents live (often the advice of tax preparers) also does not result in an accurate count.

For regional and local planning, population counts are not abstract numbers. They are a basis for understanding current and future demand for housing, transportation, schools, parks, public safety, public health, water and sewer systems, and other community facilities. A rule that excludes actual residents would distort the population base on which planning, representation, funding formulas, and public investments depend.

Retain a residence-based residence rule

The Census Bureau should retain a residence standard based on where a person actually lives and sleeps most of the time, rather than adopting a "lawful" residence framework, a "one hour" standard, or an enumeration-period approach that can override the reality of where people live on Census Day. The Census needs clear, practical, and consistently applied guidance for varied living situations, including recent movers, college students, people living in temporary or emergency shelter, foster children, seasonal workers, military families, and people with more than one potential address.

For regions like ours which include major educational institutions and a large student population, the treatment of students is especially consequential. Students may reside in a residence hall, apartment, or shared rental housing for most of the year while retaining family, financial, tax, voter-registration, insurance, or mailing connections elsewhere. The Census should count students where they physically live, consistent with the Census's longstanding residence-based approach. A rule that relies on legal or administrative documentation rather than physical residence risks misallocating population away from the communities that provide housing, transportation, utilities, emergency response, and other services to students and other residents.

The proposed January 3 through April 1 enumeration period also warrants substantial revision or withdrawal. It may not reflect residence on Census Day for seasonal workers, recent movers, people in unstable housing, students, and others whose living arrangements change during the period. The Census Bureau should retain and publish clear guidance that enables people to be counted at the place where they physically reside on Census Day.

Revise the tax-record provision

The proposed tax-records language should be eliminated or substantially revised. The statement that a person's "usual residence" should be consistent with and evidenced by tax records, including tax returns and W-2 forms, improperly treats tax documentation as a proxy for residential location. Tax records are not designed to establish Census residence and often reflect a mailing address, post office box, employer address, tax preparer's address, parent or guardian's address, or a former address rather than the location where a person physically lives. Also, obviously, not all residents are taxpayers, and tax records should never be required to validate a person's existence. The Census Bureau should explicitly recognize the limitations of tax records and ensure that no person is excluded, assigned to an incorrect location, or treated as lacking a usual residence solely because tax documents do not reflect their physical home.

Retain race and ethnicity data

Our agency strongly opposes proposed Part 70's prohibition on collecting race and ethnicity information through the 2030 Decennial Census. The Decennial Census is foundational national infrastructure. Its value comes not only from a once-per-decade population count, but also from the continuity, geographic consistency, and public credibility of the data it produces over time. Eliminating race and ethnicity questions would terminate a data series used by local, regional, state, tribal, and federal governments; researchers; service providers; and community organizations to understand demographic change, assess needs, measure disparities, plan services and infrastructure, and evaluate whether public investments are reaching all residents optimally.

Race and ethnicity data are essential—not peripheral—to identifying persistent disparities in housing access, transportation, environmental exposure, health, education, economic opportunity, and civic representation. For planning agencies and local governments, decennial Census data provide a common baseline and denominator for neighborhood, municipal, regional, and statewide analysis. Removing these measures would make it substantially harder to determine where disparities exist, whether they are widening or narrowing, and whether policies intended to reduce discrimination are working.

The Census Bureau itself has explained that race data are needed by federal agencies to monitor compliance with the anti-discrimination provisions of laws including the Voting Rights Act and the Civil Rights Act. The continued need to enforce those laws is a compelling reason to retain high-quality, self-reported race and ethnicity questions.

The premise that equal treatment requires government institutions not to collect demographic information is flawed. **A prohibition on asking about race and ethnicity would not eliminate racial or ethnic disparities; it would instead reduce the public's ability to document, monitor, and remedy them.** Effective nondiscrimination policy depends on the ability to evaluate outcomes across populations. Without reliable data, disparities can be obscured, accountability weakened, and communities with longstanding barriers made statistically invisible.

Other federal surveys, including the American Community Survey, cannot fully replace race and ethnicity information collected through the Decennial Census. Survey estimates have sampling error, can be less reliable for smaller geographic areas and smaller population groups, and do not provide the same universal decennial benchmark. The Census should retain race and ethnicity questions so that all communities—including smaller municipalities, rural communities, historically marginalized communities, and rapidly changing communities—remain visible in the nation's core population data.

Requested action

Staff for the Capital Area Regional Planning Commission strongly urge the Census Bureau to:

- Extend the public comment period through December 10, 2026.
- Withdraw the proposed Parts 60 and 70 and issue a substantially revised proposal after appropriate testing, consultation, and public review.
- Retain a residence standard based on where people physically live and sleep most of the time.
- Count all U.S. residents, including visa holders, refugees, asylum seekers, and other residents, at their usual residence.
- Eliminate or substantially revise the proposed enumeration-period and tax-record provisions so that administrative records do not inaccurately modify a person's physical residence.
- Preserve and publish clear guidance for complex residence situations, including students, recent movers, people in shelters, foster children, seasonal workers, military families, and people with more than one potential address.
- Retain high-quality, self-reported race and ethnicity questions in the 2030 Decennial Census.
- Continue improving Census questions and methods through rigorous testing, transparent evaluation, and meaningful engagement with state, local, tribal, and community stakeholders.

As written, the proposed rule would exclude residents, assign people to incorrect locations, weaken the accuracy and comparability of population data, and end collection of essential demographic information. Those outcomes would impair planning, representation, public investment, civil-rights accountability, and public confidence in the Census. The Census Bureau should withdraw the proposal and preserve a complete, accurate, and useful 2030 Decennial Census.

Sincerely,



Jason Valerius
Executive Director
Capital Area Regional Planning Commission

Cc via email:

CARPC AGENDA COVER SHEET **November 12, 2026**

Item 10

Re: CARPC Resolution 2026-19, Encouraging Adherence to Wis. Stat. § 1.12(6) for New High Voltage Transmission Lines in the Capital Area Region *(actionable item)*

Requested Action:

Motion to adopt CARPC Resolution 2026-19

Background:

The BECI 765 kV high voltage transmission line was publicly announced this summer. CARPC staff attended a public information session about routing options in Sun Prairie on August 26 and we have been monitoring information and partner reactions related to this project. Midcontinent Grid Solutions set September 7 as the deadline for comments but has not yet submitted a proposal to the Wisconsin Public Service Commission. Recent news articles suggest PSC submission may occur in "early 2027". Most of the affected counties have passed resolutions opposing the project as proposed over the past two months.

Staff Comments:

Staff have concluded that while another major transmission line through our region may at some point become necessary to ensure grid reliability from Texas to Manitoba, the proposed routes would inflict excessive damage on our landscape, a cost not in proportion to the benefits that may be realized by residents of our region. We invite the Commission to consider the attached resolution and to reinforce the official positions of county governments across our wider region. There is not a critical deadline for these comments, meaning we can delay approval for a month if commissioners like the intention of the resolution but want more time to refine and consider it.

Attachments:

1. CARPC Resolution 2026-19
2. Map of BECI Preliminary Route Alternatives

Staff Contact:

Jason Valerius
Executive Director
JasonV@CapitalAreaRPC.org
(608) 474-6010

Next Steps:

Submit comments as described in the resolution.

CAPITAL AREA RPC
100 State St, Ste 400, Madison, WI 53703-2573

ph: 608.474.6017
info@capitalarearpc.org

CARPC Resolution No. 2026-19

Encouraging Adherence to Wis. Stat. § 1.12(6) for New High Voltage Transmission Lines in the Capital Region

WHEREAS, regional electrical transmission infrastructure is important to the resilience of our communities, and expanded regional transmission capacity may be needed to accommodate the transition from vehicles and home heating systems powered by fossil fuels to electrical devices; and

WHEREAS, a 765 kV high voltage transmission line known as the Bell Center-Columbia-Sugar Creek Illinois/Wisconsin State Line (BECI) Project has been proposed across a 190-mile corridor affecting 10 southern Wisconsin counties; and

WHEREAS, the project is part of a broader regional plan developed and approved by the Midcontinent Independent System Operator (MISO) to ensure grid reliability across 15 states and the Canadian province of Manitoba; and

WHEREAS, the proposal includes towers 150-200 feet in height, corridors 180 feet in width, and preliminary route alternatives that rely primarily upon new corridors through undeveloped farmlands and natural areas; and

WHEREAS, southern Wisconsin is renowned for its rich soils and dramatic glacial and unglaciated landscapes appreciated equally by residents and visitors; and

WHEREAS, the creation of new transmission corridors through these landscapes would result in irreparable harm to the region's rural character and ecological systems; and

WHEREAS, most of the counties and many of the towns affected by the proposed corridors have passed resolutions opposing the project in its current form, including the Counties of Dane, Sauk, Columbia, Jefferson, and Rock; and

WHEREAS, there is existing Wisconsin law (Wis. Stat. § 1.12(6)) specifying the prioritization of corridor options for projects of this nature, beginning with existing utility corridors, then highway and railroad corridors, then recreational trails, and finally, new corridors; and

WHEREAS, the Capital Area Regional Planning Commission has adopted the *2050 Regional Development Framework*, which seeks to encourage growth in housing and economic opportunity for residents of the region while also protecting the agricultural lands and natural systems that make our region desirable for living;

NOW THEREFORE, BE IT RESOLVED, that the Capital Area Regional Planning Commission encourages any entity developing new electrical transmission infrastructure to follow Wis. Stat. § 1.12(6) and to avoid the establishment of new corridors to the greatest extent possible; and

BE IT FURTHER RESOLVED, that the Capital Area Regional Planning Commission opposes the current proposed route options of the BECI Project and advises delay of any approval submittals to the Wisconsin Public Service Commission to allow more time for corridor evaluation, the development of alternatives that utilize existing corridors, and additional public input regarding those new alternatives; and

BE IT FURTHER RESOLVED, that copies of this resolution shall be transmitted to Midcontinent Grid Solutions; the Wisconsin Public Service Commission; the County Board Chairs of Dane, Sauk, Columbia, Dodge, Jefferson, and Rock Counties; and members of the Wisconsin legislature representing areas in those counties likely to be affected by the BECI Project.

_____
Date Adopted

_____
David Pfeiffer, Executive Chairperson

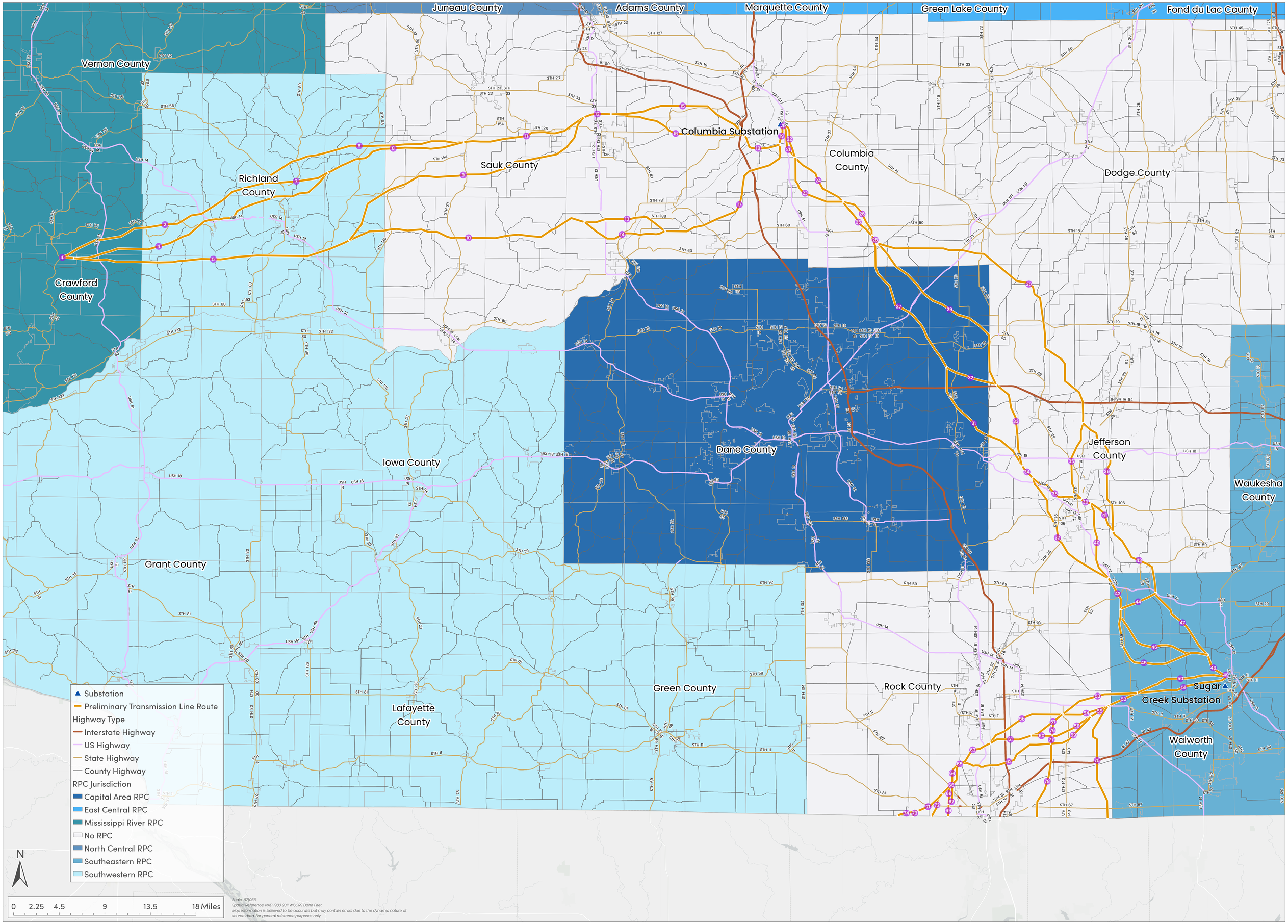
_____
Cynthia Richson, Secretary

Date: 2026-11-05

Data sources: Esri, Dane County, CARPC

Bell Center – Columbia – Illinois/Wisconsin State Line (BECI) Transmission Line

Preliminary Routes



Scale: 1:71,056

Spatial Reference: NAD 1983 2011 WISCRS Dane Feet

Map information is believed to be accurate but may contain errors due to the dynamic nature of source data. For general reference purposes only.

CARPC AGENDA COVER SHEET

November 12, 2026

Item 11

Re: Chair and Executive Director Reports

Requested Action:

None.

Background:

None.

Staff Comments:

This is an opportunity for the Commission Chair to provide updates on items not otherwise addressed in the agenda of this meeting, including any noteworthy activities or discussions of the Executive Committee or other active committees.

The Executive Director provides a monthly report briefly describing the various activities of the agency and will present noteworthy highlights from that report.

Attachments:

1. Executive Director's Report

Staff Contact:

Jason Valerius
Executive Director
JasonV@CapitalAreaRPC.org
608-474-6010

Next Steps:

N/A

Executive Director Monthly Report to CARPC Commissioners

Thursday, November 12, 2026

(updates from the previous month in blue text)
Highlighted text indicates items Jason plans to talk about during the meeting.

AGENCY STAFFING

With limited-term project employees no longer on staff, we have settled back to our core group of 11 staff: 10.75 FTEs, plus 0.25 FTE Joint Marketing & Communications Specialist Kayla Parks (Haas) (through a contract with the MPO).

PROGRAMS AND SERVICES

Regional Development Planning (link to website)

- **Performance indicators** – Work on Key Performance Indicators (KPIs) will continue throughout 2026, leading up to and informing the Regional Development Framework update in 2027.
- **Regional Population Projections** – CARPC collaborated with Dane County, City of Madison, the MPO, and UW faculty to prepare population projections that reflect Dane County's unique growth factors. Staff have completed allocation of population, housing units, and jobs based on these projections to Transportation Analysis Zones (TAZs). These allocations support transportation modelling, updating the 2055 Regional Transportation Plan (RTP), maintaining the Transportation Improvement Program (TIP), and estimates for sewer service planning.
- **Door Creek Regional Greenway Planning** — Ongoing collaboration with the UW Department of Planning and Landscape Architecture continues. Seniors in the professional Bachelor of Landscape Architecture (BLA) and second year students in the Master of Urban and Regional Planning (MSURPL) programs will work to identify Framework implementation opportunities in the eastern portion of the metro area, east of I-90/94, from Sun Prairie to McFarland. Studio pin-ups/open house will take place from 8:00am until 10:45am on Tuesday 11/17 and Thursday 11/19 and are open to the public.
- **Farmland Stewardship** – Staff continue working on updated data and maps, an inventory of current Dane County ag preservation and sustainability efforts, and recommended actions CARPC can take to further farmland stewardship this year.
- **Energy to Communities Peer-Learning Cohort: Navigating Local Data Center Development** – CARPC is participating in a peer-learning cohort funded by the U.S. Department of Energy and managed by the National Lab of the Rockies through December 2026. We are compiling the knowledge and resources from this group as well as the Dane County ACDC and other sources to share with Dane County communities.

Planning Assistance

- **In Progress**:
  - Rock County Comprehensive and Farmland Preservation Plan updates (Apr 2025 – fall 2026; delayed – now anticipating wrapping this project up during Q1 2027)
  - City of Evansville human-powered transportation planning (Mar 2025 – September 2026)
  - Town of Berry 2025/2026 comprehensive planning (Sep 2025 – Dec 2026)
  - City of Sun Prairie Housing Data Dashboard (2026)
- **Ongoing**:
  - Towns of Berry, Blue Mounds, Bristol, Springfield, and Sun Prairie zoning mapping services
  - Town of Springfield TDR administration assistance
- **Pending:**
  - MMSD Collection System Plan Update
  - Village/Town of Oregon intergovernmental agreement assistance
  - Mapping support for Wisconsin Local Government Climate Coalition (WLGCC)
  - 2027 City of Middleton Environmental Corridor Boundary and Ordinance Review/Cleanup (contracting in progress)
  - 2026-2027 Rock County Hazard Mitigation Plan update assistance (contracting in progress)
- **Potential**:
  - Comprehensive plan updates to comply with new statutory housing policy requirements by 1/1/28
  - Village of Deerfield Area Economic/Land Development Plan
  - MMSD Collection System Plan Update
  - Town of Springfield Stormwater Inspection Assistance

Intergovernmental Agreement Efforts

- **Town and City of Sun Prairie** – The parties are pursuing this as a Cooperative Plan under 66.0307. The City and Town each adopted the Cooperative Plan in August. Staff are preparing a submission for DOA review of the agreement.
- **Village of Oregon and City of Fitchburg –** CARPC is helping to facilitate discussions for an intergovernmental agreement to guide City growth just north of the Village.
- **City of Stoughton and Towns of Rutland and Dunkirk –** Introductory meetings were held in September and October. Participating communities will be voting on participation resolutions during November and December. Crafting the boundary agreement and public outreach will occur in the first half of 2027.

Education, Information and Connection

- **Events and Outreach Activities:** Waunakee Sustainability Fair (11/4)
- **Regional Forum on Wastewater and Stormwater:** CARPC is co-hosting a 1-day forum on wastewater and stormwater topics with MMSD and Dane County on **Friday, December 11** at the Lussier Family Heritage Center. Event info/registration
- View regular updates on CARPC's Facebook/LinkedIn, newsletters, and our website.

WI Salt Wise Partnership

- **Training Season!**
    - Allison has been crisscrossing the state doing Salt Wise training.

Water Quality Plan Updates & Amendments

- **SSA Amendments** (all are Major SSA Standard process, unless otherwise noted)
    - Active: C-Sun Prairie (Business Park); V-Oregon (Jenkins/Connors Lands); C-Fitchburg (Oak Hill Correctional Institute LSA – Expedited Process); V-Windsor ("North Towne Rd/Gray Rd")
    - Pending: V-Cross Plains ("PI/Haen Development - Marchstone"); V-DeForest Minor SSA ("Homestead")
    - Future: V-McFarland; C-Madison (multiple); C-Sun Prairie (multiple); C-Middleton ("Balzer Road"); V-Belleville (north and east areas); T-Vienna (Madison Street); T-Pleasant Springs (Lake Kegonsa LSA – "Yahara Dr" and "Skyline Dr")
- **MMSD Effluent Discharge (#2308 "Nine Springs WWTP Effluent Revision") & Badger Mill Creek Health & Resilience Projects** – amendment to the *Dane County Water Quality Plan* allowed MMSD to cease its discharge to Badger Mill Creek. CARPC is anticipating being the fundholder and manager of $1M funds earmarked for Badger Mill Creek resilience projects dedicated by MMSD. Further details:
    - DNR conditionally approved the amendment (link to DNR decision letter); MMSD has satisfied conditions of approval
    - Verona continuing to litigate the decision; filed brief in Court of Appeals in December 2025; DNR provided response brief in February 2026; anticipate a court decision in Q1 2027.
    - CARPC and MMSD staff are drafting the outline of an agreement for each commission to consider when the lawsuit is resolved whereby CARPC will manage projects that promote the resilience of Badger Mill Creek using funds provided by MMSD; CARPC would receive reimbursement for administration costs (beyond the $1M earmarked for projects)
- **Environmental Corridors Report** – Updated Environmental Corridors Report has been approved and adopted as part of DCWQP (link to Final Report). Staff will revisit to verify conformity with newer updates to Policies & Criteria for Environmental Corridors (2027).
- **Environmental Corridors Policies & Criteria** – Updating the existing Policies and Criteria for Env Corridors (adopted in 2008) as part of the *Dane County Water Quality Plan*. Commission recommended adoption through Resolution 2026-12. Final DNR approval of amendment to DCWQP received Aug 31, 2026 (policies go into effect immediately for new projects; existing projects grandfathered). Staff have commenced updates to future Environmental Corridor layers (Voluntary EC and Estimated EC) on Open Data Portal.
- **DCWQP Summary Plan Update** – Reframing the Summary Plan (last updated 2004) as the ***Water Quality Management Framework*** (WQMF). This 2026 update is intended to re-establish the purposes and priorities of the Plan, informed by new data and current perspectives, and build a new framework for water quality and related resource protection. We will update information and figures, refine focus and applicability per the current regulatory environment and needs/conditions in the region, and incorporate current themes (e.g., climate resilience and environmental equity) into the DCWQP. CARPC was awarded a DNR grant using IIJA funds (Infrastructure Investment and Jobs Act) ($48,000 over 2 years) to partially fund this work. Outreach campaign is underway—stakeholder survey in June; workshops in July; Technical Advisory Group (TAC): Meeting #2 in October. Draft of final report anticipated by end of 2026.
- **Water Quality Plan Consistency** – Work includes ongoing consultation with local municipalities, engineers/consultants, and the development community and reviews of various development

proposals for consistency with the *Dane County Water Quality Plan*. The following highlights recent activity:

- 9 sewer extension reviews completed in October (6 greenfield development, 1 infill development, 0 redevelopment, 2 reconstruction/other)
- 0 wastewater facility plan reviews in October
- 1 MMSD annexation review in October
- New fee policy effective Sept 1, 2026, includes yearly increases based on staff bill rates.

Regional Climate Resilience Planning

- **Black Earth Creek Green Infrastructure Plan (GI Plan)** – Continuing work with the Steering Committee on implementation of the GI Plan (link to site). Anticipate staying active through 5-year period referenced in Plan (2022-2027).
- **Tree Canopy Collaborative (TCC)/Dane County Tree Board** (DCTB) - Liz Levy is the Chair of the TCC (link to website), which meets every other month. The DCTB (chaired by Matt Noone) has established a working group to develop Model Tree Conservation Ordinances.
- **Conservation Program Finder** – The Bock Foundation has awarded $8,000 to CARPC to develop a web-based tool that will help connect conservation agencies and rural landowners with federal, state, local and non-profit land conservation programs that are available in a specific location.
- **Neighborhood Forest Project** – Partnership with Eco-Latinos, Operation Fresh Start, Sustain Dane, and Urban Tree Alliance (UTA) to involve residents in planting and maintaining 100-125 trees per year in south Madison. This project is funded through the Inflation Reduction Act (IRA) (3-year project for $360,000). CARPC's contribution includes time for coordination, database development, and mapping assistance. CARPC will receive $2,500 a year for our assistance for a period of three years. UTA will be utilizing CARPC's canopy cover change data that was recently updated to include 2024 LiDAR data.
- **Midwest Climate Collaborative** – Caitlin Shanahan is on the MCC Steering Committee through 2028. Staff regularly participate in working groups on green infrastructure, funding, and responsible data center development. Liz Levy has been accepted to participate in a 2-year training program on federal grant application and management, with costs and organization covered by MCC.
- **Stream Crossing Inventory** – Using the Great Lakes Stream Crossing Inventory protocol (link to dashboard), CARPC and Trout Unlimited staff are conducting a road-stream crossing inventory at town, county, and some state roads in Dane County (link to project website). This project is funded by the Infrastructure Investment and Jobs Act, WEM Pre-Disaster Flood Resilience Grant, and FEMA Building Resilient Infrastructure and Communities program. Data collection and report writing for Dane County is complete. Staff presented to the Town of Dunkirk on 10/19 and the Town of Dunn on 10/20. Staff will present to the City of Fitchburg on Nov 16 and the Town of Pleasant Springs on Nov 17. Remaining requirements per grant agreement include a final report summarizing project goals, activities, and deliverables.
- **Old Growth Forests and Oak Savannah Mapping –** CARPC is collaborating with the Wisconsin State Cartographer's Office and WDNR, with funding support from the John C. Bock Foundation, to create a statewide old growth forest and prairie remnant mapping tool that serves land stewardship and conservation efforts. In September 2026 the Bock Foundation has awarded the State Cartographer's Office with CARPC as a partner with an additional $10,000 to fund this effort.

- **Dane County Rural Free Tree Program** – A collaborative pilot project between the Dane County Planning Department, Dane County Land and Water Resources, CARPC and the Dane County Tree Board to offer free heritage oak progeny trees to the owners of all parcels newly rezoned to Rural Single-Family Residential. Participant feedback has been very positive.
- **School Tree Nursery Program –** CARPC is partnering with UW-Stevens Point LEAF (Learning, Experiences, & Adventures in Forestry) educators, with funding support from a CD Besadny Conservation Grant, to build a Dane County School Tree Nursery Program and develop K-12 curriculum that incorporates tree nurseries and environmental education. On 1/15/2026 CARPC was awarded $5,000 dollars from the Wisconsin Arborists Association to support additional materials and operational funding for school tree nurseries.
    - Media coverage: Our Wisconsin, April/May Publication: *From Little Things Big Things Grow*. This article was discussed on the Larry Meiller Show on May 5 (starts around minute 26).
    - New school tree nurseries will be established at St Dennis Catholic School, West Madison High School, and Lodi Elementary School.
- **GIS Workshops for K-12** – CARPC, the State Cartographer's Office, Operation Fresh Start, Goundswell, Sustain Dane and Maydm cohosted in June a field day in Westport's Empire Prairie and UW Madison Campus for a GIS workshop for Maydm 27 STEM 16–18-year-old youth and 9 Powerful Teen Leaders. CARPC has organized GIS workshops for youth during the summers of 2024, 2025 and 2026. A grant from the Alliant Energy Community Program was awarded to CARPC for $5,000 to fund the 2026 workshops. A letter of collaboration has been submitted to the City ofMadison's Youth Employment Services RFP, that would incorporate funding to sustain this partnership with the Powerful Teen Leaders for $3,000 a year (for two-day workshops) for the next 3 years. In 2026 CARPC applied to the Alliant Energy Community Fund grant for $5,000 to continue our educational program in 2027 and partnership with Maydm.
    - In December 2026 CARPC will be collaborating with the State Cartographer's Office and Shabazz high school to offer a 3-day GIS workshop for students. Funding for this programing is provided by the Evjue Foundation.

Cooperative Water Resources Monitoring

- **Yahara Watershed Monitoring Program** - Ongoing with USGS and partners, with CARPC acting as facilitator and funding coordinator. The existing one-year agreement ends 12/31/2026. A two-year agreement (2027-2028) has been drafted by USGS, and renewal of partner agreements will occur before the new agreement is signed.
- **Black Earth Creek Watershed Monitoring Program** – Ongoing with USGS and partners, with CARPC acting as facilitator and funding coordinator (contract runs 2024-2028). Awarded DNR Surface Water Grant for nearly $18,000 for 2026; DNR covering lab costs up to $11,055. Anticipate being able to cover costs in 2026 by using previous years surplus; however, a large funding deficit is anticipated in 2027 and 2028 (~$60k). CARPC has provided stakeholders with a short-list of options from USGS to provide a revised scope which would still meet most basic needs of stakeholders but at a lower cost (likely to include reduction in monitoring points)—the program is still $3,500 short of being financially viable.
- **Regional Strategic Monitoring Framework** – Development of a strategic framework to guide stream monitoring activities across Dane County; project in close collaboration with Dane County LWR staff, and currently on pause awaiting further direction from County staff.

- **Starkweather Creek Community-Based Water Chloride Monitoring Initiative** – Collaborative project to continuously monitor chloride point sources throughout the Starkweather watershed at 8 different locations (link to website). A 15-member Starkweather Technical Committee meets on a bi-monthly schedule. Four conductivity meters have been adopted by partner organizations. One DNR Surface Water Grant, for $10,000, was awarded for FY26. An additional $25,000 was awarded in 2026 from the DNR (IIJA funds) to support equipment purchases, staff funding and continued monitoring efforts. The Starkweather Creek Technical Committee's proposal for the Starkweather Creek watershed as a Nelson Institute's Water Resources Management (WRM) Practicum topic for 2026-2028 was accepted. Two UW students have been hired by the Department of Planning and Landscape Architecture to support water quality monitoring efforts.
    - 11/2/2026, 14 Shabazz science students joined CARPC to install water quality monitoring equipment at Dixon Open Space on the West Branch of the Starkweather.
    - 11/5/2026 CARPC will be presenting a poster sharing the results of our monitoring efforts at the Water@UW-Madison Art & Science Poster Session at the Tripp Commons at UW Campus.

PARTNERSHIP UPDATES

- **MPO** – The MPO is updating their Regional Transportation Plan, to be completed by May 2027. CARPC has been assisting with some data and public engagement aspects of that process.
- **Dane County Office of Energy and Climate Change** – CARPC and OECC staff are currently discussing ways to help Dane County communities build long-term climate resilience, including participating in a Sustainability Leaders Collaborative event on November 12.
- **Dane County Planning & Development** – quarterly meeting of CARPC and DCPD staff held on November 5. DPD and CARPC staff are assisting Emergency Management with updating the Dane County Natural Hazards Mitigation Plan (fall 2025 – EOY 2026). The 2025 Land Use Inventory is nearing 100% completion with County staff doing the final quality control the remainder of 2026. County and CARPC staff will be jointly managing updates and maintenance of county-wide generalized Current Land Use and Future Land Use layers. Those assets will be maintained on a rolling basis with publication of updates one or twice annually.
- **Dane County Human Services, Housing Access & Affordability Division** – Jason assisted the County's Farmworker Housing Study by helping to facilitate discussions about zoning and development regulation strategies in February and March 2026. The County's consultant completed their study and recommendations at the end of June, and the report was presented to the Health and Human Needs Committee on September 17: https://dane.legistar.com/LegislationDetail.aspx?ID=8208277&GUID=5668B4A4-8FD1-4490-BE1B-D6E74CC09D49&Options=&Search=
- **Dane County Advisory Committee on Data Centers** – Caitlin and Commissioner Richson are serving on an ad hoc committee created by the Dane County Board for the purpose of impartial fact-finding, researching, analyzing, and providing recommendations on the impacts of data center development in Dane County.
- **Madison Region Economic Partnership (MadREP)** – MadREP transferred most of its economic development functions to the Greater Madison Chamber of Commerce, as described in this December 12, 2025 joint announcement. MadREP asset distribution continues, including efforts to

transfer a USDA-funded rural economic development fund to CARPC. We met with the one active loan recipient in July to discuss the likely change to CARPC as the loan holder. We continue to work with MadREP board members and USDA staff to resolve the terms of a transfer of the fund to CARPC.

- **Greater Madison Chamber of Commerce (GMCC) –** Jason has bi-monthly coordination meetings with GMCC staff leadership and participated again in the Next Normal survey effort to track business and employment trends in the region.
- **MMSD** – Jason meets with Executive Director Eric Dundee regularly to discuss shared CARPC/MMSD interests and initiatives. We are planning a joint event in on December 11, 2026 co-sponsored by CARPC, MMSD and Dane County Land and Water Resources Dept. focused on regional topics related to wastewater and stormwater challenges.
- **Clean Lakes Alliance** – Continuing to pursue collaboration opportunities in support of the *Renew the Blue* plan (link to site), with a focus on data and green infrastructure. Jason is co-chairing the Renew the Blue Council through 2027 to prioritize and drive the implementation of actions related to phosphorous reduction, and CARPC is collaborating with Dane County Land and Water Resources and other participants to help develop land use data and indicators related to water quality. Jason will be speaking at CLA's November 13 Stewardship Luncheon about Renew the Blue and metrics that support its implementation.
- **Madison Area Builders Association** – We met several times in 2026 with a focus group of developers, attorneys and engineers assembled by MABA to discuss the proposed updates to the sewer service area (SSA) amendment policies, updates to the Environmental Corridors Policies and Criteria, and other aspects of the *Dane County Water Quality Plan* and its effect on development. We anticipate continued collaboration with MABA members on production of guidance materials to assist with interpretation of SSA and EC policies.
- **Groundswell Conservancy** – Jason met in October with Groundswell lead staff to discuss mutual challenges and opportunities related to land conservation. We will be collaborating with Groundswell on the identification and prioritization of lands for conservation easement protection, an effort that may begin this year but will occur primarily in 2027.
- **The Nature Conservancy –** CARPC staff met with TNC staff in October to discuss areas of shared interest and collaboration opportunities. Topics of mutual interest include priority land protection designations, biodiversity corridor protection, and work on measuring the value of ecosystem services performed by natural lands and systems.
- **Driftless Area Land Conservancy –** DALC staff participated in a "partners" focus group in February 2026 regarding our update of the Environmental Corridors Policies and Criteria.
- **Maydm** – Maydm provides girls and youth of color in grades 6 -12 with the skills, experiences, and connections to pursue careers in and change the face of STEM (Science, Technology, Engineering, Math). CARPC hosted intern Zaida Hendrickson from June 22 to August 13. CARPC staff met with Maydm staff in late October to discuss the internship experience, concluding with tentative plans to host a pair of interns in 2027 if a funding source for their pay can be found.
- **Badgerland Biodiversity Corridor Initiative (BBCI) –** CARPC staff are exploring opportunities to collaborate on shared goals and in pursuit of regional co-benefits related to water quality, environmental resource protection, and climate resilience. BBCI is seeking grant assistance for a

multi-party initiative in Dane County; CARPC is helping them craft their pitch and advise on how they approach potential partner organizations and landowners.

OPEN RECORDS REQUESTS

- None recently