



February 12, 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  
#2504 – Waunakee USA (Village of Waunakee – “Heyday Development”)

Dear Mr. Asplund:

The Village of Waunakee 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 Village of Waunakee (conditionally annexed from Town of Vienna in January 2026), and within the Waunakee Marsh-Sixmile Creek (HUC 12: 070900020601) watershed. It includes the addition of approximately 77 acres of land, including 41 acres of proposed environmental corridors and one acre of existing development and right-of-way, for a net of approximately 35 developable acres to the Waunakee Urban Service Area. A public hearing was held on the proposed amendment at the January 8, 2026, Regional Planning Commission meeting. The Village’s application and the Commission staff’s analysis report of the proposed amendment have been submitted to the Department’s Surface Water Integrated Monitoring System (SWIMS).

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

### State and Local Requirements

At the February 12, 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 the following **requirements**:

1. Environmental Corridors are required to be delineated to meet the Environmental Corridor Policies and Criteria adopted in the *Dane County Water Quality Plan*.
2. Sediment and erosion control practices are required to be installed prior to other land disturbing activities. Infiltration practices are required to be protected from compaction and sedimentation during land disturbing activities.
3. Easements and perpetual legal maintenance agreements with the Village of Waunakee, to allow the Village to maintain stormwater management facilities if owners fail to do so, are required for any facilities located on private property.
4. Temporary erosion and sediment control best management practices shall be implemented to reduce the occurrence of sediment transport offsite during construction. If development occurs in phases, interim stormwater management practices shall be implemented to ensure compliance with all applicable regulations.
5. Review and approval of stormwater management plan(s) for 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, NR 103, etc.), Dane County (Ch 14), and Village of Waunakee (Chapter 109), 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* (WGNHS, 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. 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.
  - f. Minimize impacts to the hydrology of onsite and offsite wetlands and avoid significant changes to wetland functional values.

## Recommendations

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

1. Continue to participate in regional water quality initiatives including Wisconsin Salt Wise, the Madison Area Municipal Storm Water Partnership (MAMSWaP), and Yahara WINS.
2. 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.
3. Encourage the removal and control of invasives and the use of native flora in landscaping, where appropriate within the entire amendment, and for all areas designated as Environmental Corridor.
4. 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, based on the results of screening conducted.
5. Encourage the removal and control of invasives and the use of native flora favored by the Rusty Patched Bumble Bee in landscaping 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.

*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).*

Mr. Timothy R. Asplund

February 12, 2026

Page 4

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

Sincerely,



David Pfeiffer  
Chairperson



Cynthia Richson  
Secretary

cc: Lauren Freeman, Deputy Administrator, Village of Waunakee

