Permit Fact Sheet

General Information

Permit Number	WI-0062316-04-0
Permittee Name and Address	DON'S MOBILE MANOR 5441 Kalesey Ct #5, Waunakee, WI 53597
Permitted Facility Name and Address	Dons Mobile Manor WWTF 5441 Kalesey Court, NEQ, SEQ, SEC 22, T8N, R8E, SPRINGFIELD TWP, WAUNAKEE, WISCONSIN
Permit Term	January 01, 2026 to December 31, 2030
Discharge Location	Subsurface soil absorption system located north of the facility. SE ¼ of NE ¼ of Section 22, T8N R8E
Receiving Water	Groundwater Lower Rock River Basin in Six Mile and Pheasant Branch Creeks of Rock River (LR10) in Dane County
Stream Flow ($Q_{7,10}$)	N/A
Stream Classification	N/A
Discharge Type	Existing continuous
Annual Average Design Flow (MGD)	0.026 MGD
Industrial or Commercial Contributors	N/A
Plant Classification	A3 - Recirculating Media Filters; SS - Sanitary Sewage Collection System
Approved Pretreatment Program?	N/A

Facility Description

Don’s Mobile Manor is a mobile home community located in Waunakee, Wisconsin that operates a privately owned wastewater treatment facility. The treatment facility treated an annual average of 9,500 gallons per day of domestic wastewater during the WI-0062316-04 permit term (2020 – 2025). Treatment consists of a three chambered septic tank, a recirculation tank, and a recirculating sand filter. Once wastewater has been biologically treated through the sand filter, the water is pumped to an in-ground, soil absorption drip disposal system with ten zones that covers approximately 4.4 acres. The soil absorption system is surrounded by a groundwater monitoring system consisting of three groundwater monitoring wells.

Substantial Compliance Determination

Enforcement During Last Permit: A notice of noncompliance (NON) was sent November 24, 2020, for not implementing a capacity, management, operation, and maintenance (CMOM) program. A NON was sent February 5, 2025, for a late permit application and late monitoring reports. Noncompliance was documented during the site visit May 28, 2025, and the facility is currently working to address necessary follow-up actions.

After a desktop review of all discharge monitoring reports, groundwater monitoring reports, CMARs, compliance schedule items, and a site visit on **May 28, 2025**, this facility has been found to be in substantial compliance with their current permit.

Compliance determination made by Kenzie Ostien on June 23, 2025.

Sample Point Descriptions

Sample Point Designation		
Sample Point Number	**Discharge Flow, Units, and Averaging Period**	**Sample Point Location, Waste Type/Sample Contents and Treatment Description (as applicable)**
701	Influent flow not monitored	Influent prior to treatment in the septic tanks and recirculating sand filter. Representative grab samples shall be collected from the inlet side of the septic tank.
102	Flow not monitored	DRAIN TILE SUMP PIT: Drain tile located south of the recirculating sand filter is directed to a sump pit which intermittently discharges to an unnamed tributary to Dorn Creek.
001	13,400 gallons per day in 2024.	Effluent following septic tanks and recirculating sand filter discharged to the drip irrigation soil absorption system. Representative grab samples shall be collected prior to discharge to the drip irrigation system.

Sample Point Designation For Groundwater Monitoring Systems			
System	**Sample Pt Number**	**Well Name**	**Comments**
Soil Absorption System	801	MW-1 (801)	Non-point of standards sidegradient monitoring well
	802	MW-2 (802)	Point of standards downgradient monitoring well
	803	MW-3 (803)	Non-point of standards sidegradient monitoring well
	804	MW-4 (804)	Non-point of standards upgradient background monitoring well

Permit Requirements

1 Influent – Monitoring Requirements

1.1 Sample Point Number: 701- INFLUENT

Monitoring Requirements and Limitations					
Parameter	**Limit Type**	**Limit and Units**	**Sample Frequency**	**Sample Type**	**Notes**
BOD5, Total		mg/L	Monthly	Grab	
Suspended Solids, Total		mg/L	Monthly	Grab	
Nitrogen, Total Kjeldahl		mg/L	Monthly	Grab	
Nitrogen, Ammonia (NH3-N) Total		mg/L	Monthly	Grab	
Nitrogen, Organic Total		mg/L	Monthly	Calculated	

1.1.1 Changes from Previous Permit:

Sample frequency for Total Kjeldahl Nitrogen, Ammonia Nitrogen and Organic Nitrogen increased from quarterly to monthly.

1.1.2 Explanation of Limits and Monitoring Requirements

Sample frequency for Total Kjeldahl Nitrogen, Ammonia Nitrogen and Organic Nitrogen increased from quarterly to monthly for better characterization of influent quality variability and for consistency with similar discharges throughout the state.

2 In-Plant – Monitoring Requirements

2.1 Sample Point Number: 102 – Sump Pit

Monitoring Requirements					
Parameter	**Limit Type**	**Limit and Units**	**Sample Frequency**	**Sample Type**	**Notes**
Flow Rate		gpd	Per Occurrence	Estimated	Estimated based upon pump run time. Measure flow in daily increments until operation ends and report daily discharge flow

					on the eDMR.
Time		hours	Per Occurrence	Calculated	Report the total duration of 'discharge' within a given day (12:00am - 11:59pm) in which the discharge occurs.

2.1.1 Changes from Previous Permit:

New In-Plant sample point.

2.1.2 Explanation of Limits and Monitoring Requirements

New In-Plant sample point included so the unpermitted discharge to the tributary to Dorn Creek will be recorded and reported. See section 5.3 for more information.

3 Land Treatment – Monitoring and Limitations

3.1 Sample Point Number: 001- EFFLUENT

Monitoring Requirements and Limitations					
Parameter	**Limit Type**	**Limit and Units**	**Sample Frequency**	**Sample Type**	**Notes**
Flow Rate		MGD	Continuous	Continuous	
Hydraulic Application Rate		gal/ac/day	Monthly	Calculated	
BOD5, Total	Monthly Avg	50 mg/L	Monthly	Grab	
Suspended Solids, Total		mg/L	Monthly	Grab	
Chloride	Daily Max	250 mg/L	Monthly	Grab	
Nitrogen, Total Kjeldahl		mg/L	Monthly	Grab	
Nitrogen, Ammonia (NH3-N) Total		mg/L	Monthly	Grab	
Nitrogen, Organic Total		mg/L	Monthly	Calculated	
pH Field		su	Monthly	Grab	
Solids, Total Dissolved		mg/L	Monthly	Grab	
Nitrogen, Max Applied On Any Zone	Annual Total	300 lbs/ac/yr	Annual	Calculated	

3.1.1 Changes from Previous Permit:

Sample frequency for Chloride, pH Field, Total Kjeldahl Nitrogen, Ammonia Nitrogen, Organic Nitrogen, and Total Dissolved Solids increased from quarterly to monthly.

Hydraulic Application Rate added to monitoring requirements.

Total Nitrogen removed from monitoring requirements.

Nitrogen, Max Applied on Any Zone limit of 300 lbs/ac/yr included.

3.1.2 Explanation of Limits and Monitoring Requirements

Sample frequency for pH Field, Total Kjeldahl Nitrogen, Ammonia Nitrogen, Organic Nitrogen, and Total Dissolved Solids increased from quarterly to monthly for better characterization of effluent quality variability and for consistency with similar discharges throughout the state.

Hydraulic Application Rate added to monitoring requirements to allow for the assessment of the loading of the treatment system.

Total Nitrogen removed from monitoring requirements as the concentration of Nitrite+Nitrate is negligible relative to the concentration of Total Kjeldahl Nitrogen. Therefore, Total Kjeldahl Nitrogen is effectively representative of the Total Nitrogen value.

Nitrogen, Max Applied on Any Zone limit of 300 lbs/ac/yr to limit the potential for exceedances of groundwater quality standards for nitrite+nitrate.

4 Groundwater – Monitoring and Limitations

4.1 Groundwater Monitoring System for Soil Absorption System

Location of Monitoring system: SEQ, NEQ, SEC. 22, T8N, R8E, SPRINGFIELD TWP.

Groundwater Monitoring Well(s) to be Sampled: MW-1 (801), MW-2 (802), MW-3 (803), MW-4 (804)

Groundwater Monitoring Well(s) Used to Evaluate Background Groundwater Quality: MW-4 (804)

Groundwater Monitoring Well(s) Used for Point of Standards Application: MW-2 (802)

Parameter	Units	Preventative Action Limit	Enforcement Standard	Frequency
Depth To Groundwater	feet	N/A	N/A	Quarterly
Groundwater Elevation	feet MSL	N/A	N/A	Quarterly
Chloride Dissolved	mg/L	125	250	Quarterly
Nitrogen, Nitrite + Nitrate (as N) Dissolved	mg/L	2.0	10	Quarterly

Nitrogen, Ammonia Dissolved	mg/L	0.97	9.7	Quarterly
Nitrogen, Organic Dissolved	mg/L	2.6	N/A	Quarterly
pH Field	su	8.5	N/A	Quarterly
Solids, Total Dissolved	mg/L	760	N/A	Quarterly
COD, Filtered	mg/L	N/A	N/A	Quarterly

4.1.1 Changes from Previous Permit:

Additional monitoring well MW-4 (804) added to the list of monitoring wells.

Indicator parameter PALs updated.

ACL for chloride and nitrite+nitrate removed and replaced by NR 140 Groundwater Standards.

Chemical Oxygen Demand added to the monitoring requirements.

Total Kjeldahl Nitrogen removed from the monitoring requirements.

4.1.2 Explanation of Limits and Monitoring Requirements

Additional monitoring well MW-4 (804) added to the list of monitoring wells to allow for better characterization of background groundwater quality.

Indicator parameter PALs updated using the past five years of sample results.

Total Kjeldahl Nitrogen removed from the monitoring requirements due to redundancy as Ammonia and Organic Nitrogen are already monitored. ACL for chloride and nitrite+nitrate removed and replaced by NR 140 Groundwater Standards. Chemical Oxygen Demand added to the monitoring requirements. See Groundwater evaluation dated October 6, 2025, for more information.

5 Schedules

5.1 Land Treatment Management Plan

A management plan is required for the land treatment system.

Required Action	Due Date
Land Treatment Management Plan Submittal: Submit a management plan to optimize the land treatment system performance and demonstrate compliance with ch. NR 206, Wis. Adm. Code. The land treatment system shall be operated in accordance with the approved management plan.	12/31/2026

5.1.1 Explanation of Schedule

An up-to-date Land Treatment Management plan is a standard requirement for land disposal systems per ch. NR 206.07(2)(h), Wis. Adm. Code.

5.2 Groundwater Monitoring Well - Installation

Required Action	Due Date

Plans and Specifications: Submit plans and specifications for installation of monitoring well MW-4 (804).	06/30/2026
Installation: Complete well installation in accordance with ch. NR 141, Wisconsin Administrative Code. (Note: Documentation of well construction must be submitted to the Department within 60 days of well installation.)	12/31/2026

5.2.1 Explanation of Schedule

A new background groundwater monitoring well is required to provide accurate characterization of background groundwater quality and the assessment of the treatment system on downgradient groundwater quality. See groundwater evaluation dated October 6, 2025, for further information.

5.3 Sump Pit Discharge – Permit Coverage Upgrades

Required Action	Due Date
Submit Facility Plan: The permittee shall submit a Facility Plan per s. NR 110.08, Wis. Adm. Code that outlines how the drain tile sump pit effluent will be discharged in a manner that is compliant with Wisconsin Statute and Wisconsin Administrative Code. If the facility plan recommends redirecting the discharge to the absorption fields, the plan should include an abandonment method of the current surface water discharge and calculations demonstrating the absorption fields capacity to handle the excess flow. If the facility plan recommends maintaining a surface water discharge, the plan shall include details for complying with any applicable surface water limitations. Note: A Water Quality Effluent Limits planning memo should be requested prior to submittal of a facility plan if the intention is to maintain a surface water discharge.	06/30/2026
Submit Plans and Specifications: The permittee shall submit final construction plans and specifications to the department for approval pursuant to s. 281.41, Wis. Stats., specifying actions that must be constructed for the selected alternative and a schedule for completing construction of the upgrades by the 'Complete Construction' date specified. Note: If the selected alternative is to maintain a surface water discharge, a request for permit modification should also be included. This permit will need to be modified to allow for a surface water discharge, as right now as stated in in-plant section X.X, any sump pump discharge is currently prohibited.	12/31/2026
Progress Report: Submit a progress report on the construction upgrades for the drain tile sump pit discharge.	06/30/2027
Construction Completion Report: Complete construction and submit a report outlining the work done to make the drain tile sump pit discharge compliant with Wisconsin Statutes and Wisconsin Administrative Code. Note: Any sump pump discharge is prohibited, unless a modification of the permit occurs to include surface water discharge conditions.	12/31/2027

5.3.1 Explanation of Schedule

Drain tile located south of the recirculating sand filter is directed to a sump pit which intermittently discharges to an unnamed tributary to Dorn creek. The drain tile sump pit surface water discharge was previously covered under the Dewatering Operations general permit, but coverage was terminated per the letter dated 6/19/2017. The drain tile sump pit

discharge is currently unpermitted and shall cease until authorized by a WPDES permit issued by the department under s. 283.33, Wis. Stats.

Other Comments

None.

Attachments

NR 140 Groundwater Evaluation Report dated October 6, 2025.

Justification of Any Waivers From Permit Application Requirements

No waivers requested or granted as part of this permit reissuance

Prepared By: Zach Watson Senior Hydrogeologist Date: October 24, 2025