

# Racine Water Utility Developers' Agreement Worksheet

Developer Agreement Request Date:	
Projected Project Start Date:	9/14/25
Applicant Community:	Mount Pleasant
Community Approval Date:	
Development Name:	Seasons at Spring Street
Developer:	Fiduciary Real Estate Investment (FRED)

Project Map Attached	<input type="checkbox"/>
Flow Calculations Attached	<input type="checkbox"/>
w/Sewer Extension	<input type="checkbox"/>
CRS Attached	<input type="checkbox"/>
	<input type="checkbox"/>

Location	Nearest Intersection: Hwy C & Hwy V
	Development Acreage 25.11
	Total Possible Acreage: 25.11

Land use	# of Parcels in Development: 3		
	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
	Development Acreage: 25.11		
	Total Possible Acreage: 25.11		

Technical	Pipe Material: PVC C-900/905
	Lenth of Extension: 885 LF
	Size of pipe: 12" main, 6" hyd leads
	Estimated Cost of Construction: \$110,000
	Watermain Oversizing: N/A

1)	Water users are located within the "Mt. Pleasant Service Area" defined in Section 3 of the 2004 Agreement - or- Water users are located within the TID 5 Service Area of the 2018 Amendment	<input checked="" type="checkbox"/>
2)	Water users are connected to the Racine Water System in accordance with the terms and conditions of this Agreement	<input checked="" type="checkbox"/>
3)	The extent such water users are located outside of the Lake Michigan drainage basin, their wastewater is treated by the Racine wastewater treatment plant and all other applicable legal requirements are duly satisfied	<input checked="" type="checkbox"/>
4a)	Provide the anticipated water usage in gallons per day per acre	2,093 gpd/ac <input checked="" type="checkbox"/>
4b)	If the extent of the anticipated average daily water usage of any proposed or existing Individual Retail Customer exceeds 9,000 gallons per day per acre, special arrangements and requirements deemed necessary by the Racine Utility after reviewing the potential impact of such water usage on the Racine Water System and on the Racine Utility's ability to satisfy its obligations under this Agreement must be first duly made and satisfied	<input checked="" type="checkbox"/> n/a

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Additional Information	