

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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April 27, 2021

Mr. Alexander Strack
Project Engineer
Pinnacle Engineering Group
20725 Watertown Road, Suite 100
Brookfield, WI 53005

Re: SEWRPC No. SSE 034-21

Dear Mr. Strack:

This is in response to your email of March 4, 2021, requesting the Commission staff to review and comment on the proposed public sanitary sewer extensions to serve the proposed Seasons at Mount Pleasant development, and certain adjacent land, located southwest of, and adjacent to, the intersection of Braun Road and South Green Bay Road (STH 31), in the Village of Mount Pleasant, Racine County. Such review comments are required by Section NR 110.08(4) of the *Wisconsin Administrative Code*.

From an existing public sanitary sewer manhole located approximately 2,400 feet north of County Line Road (CTH KR) and approximately 350 feet east of the Pike River, a proposed 10 inch public sanitary sewer will extend about 1,200 feet north and east in a proposed easement, and a proposed 8 inch public sanitary sewer will extend about 1,700 feet northeastward from the proposed 10 inch sewer in a proposed easement to the southern terminus of proposed Yates Road at the southern boundary of the project area to serve the proposed Seasons at Mount Pleasant development. In addition, within the proposed Seasons at Mount Pleasant development, proposed 8 inch public sanitary sewers will extend: about 1,100 feet northward in proposed Yates Road from the southern boundary of the project area; about 1,000 feet west and north in a proposed private road/easement, and about 50 feet east, from proposed San MH 14.0 located in proposed Yates Road; about 50 feet east from proposed San MH 16.0 located in proposed Yates Road; about 700 feet northwestward in a proposed easement, and about 50 feet east, from proposed San MH 17.0 located in proposed Yates Road; and about 500 feet east and northeastward in a proposed private road/easement from proposed San MH 19.0 located in proposed Yates Road.

Commission staff have reviewed this matter and have determined that the proposed public sewer extensions are in conformance with, and would serve to implement, the regional plans prepared and adopted by the Commission as the areawide water quality management planning agency.

However, it should be noted that the proposed project area does encompass a primary environmental corridor (PEC) as set forth in the Southeastern Wisconsin Regional Planning Commission (SEWRPC) document entitled *Community Assistance Planning Report No. 147, 2nd Edition, Sanitary Sewer Service Area for the City of Racine and Environs, Racine and Kenosha Counties, Wisconsin*, dated June 2003, such PEC consisting of wetlands, riparian buffer, and 1-percent-annual-probability (100-year recurrence interval) floodplain associated with a perennial stream (Pike River). As set forth in that report, "the extension of sewers to serve new development in these areas is not permitted". However, it appears from

review of the submitted plans that there would be no encroachment within PEC to develop the site as proposed.

In addition to obtaining any necessary regulatory approvals from the Village of Mount Pleasant, disturbance of any wetlands and any grading activities adjacent to wetlands within, or outside of, the PEC may require permits from the Wisconsin Department of Natural Resources and/or the U.S. Army Corps of Engineers. Any development in the vicinity of wetland areas may also be subject to protective area requirements set forth in Chapter NR 151, of the *Wisconsin Administrative Code*. Construction erosion control and post-construction stormwater management measures for any future development associated with the proposed sanitary sewer extensions should be implemented as required under Chapter NR 151, "Runoff Management," of the *Wisconsin Administrative Code* and local ordinances.

The finding of conformance with the regional plans for the proposed sewer extensions is made conditional upon the Village of Mount Pleasant not allowing future public or private sewer connections that would provide for urban development within the primary environmental corridor along the Pike River at the southwest portion of the project area. Any permanent changes to the land surface within the floodplain that may be necessary for the proposed construction of the public sanitary sewers should be subject to engineering studies and detailed site planning in accordance with the local floodplain zoning ordinance; requirements in Chapter NR 116, "Wisconsin's Floodplain Management Program," of the *Wisconsin Administrative Code*; and Federal Emergency Management Agency floodplain requirements.

Please include a copy of this letter with your submittal of plans and specifications for the subject public sanitary sewers to the Wisconsin Department of Natural Resources.

Should you have any questions concerning this matter, please do not hesitate to contact us.

Sincerely,



Kevin J. Muhs, PE, AICP
Executive Director

KJM/JED/cp
#257425 – SSE 034-21

cc: Ms. Maureen Murphy, Administrator, Village of Mount Pleasant
Mr. Keith Haas, P.E., General Manager, Racine Wastewater Utility
Ms. Andrea Stern, Water Regulation and Zoning Engineer,
Wisconsin Department of Natural Resources