

April 2, 2026

Mr. Nate Tillis—Wastewater Utility Director
Racine Wastewater Utility
800 Center Street, Room 227
Racine, WI 53403

Re: Request for Approval of Sanitary Sewer Extension
Sanctuary at Pike River Subdivision
Village of Mount Pleasant

SEWER UTILITY
DISTRICT NO. 1

8811 Campus Drive
Mount Pleasant, WI
53406

T: 262.664.7800
F: 262.664.7848
info@mtpleasantwi.gov
www.mtpleasantwi.gov

Dear Mr. Tillis,

The Mount Pleasant Sewer Utility has reviewed and approved the plans for the Sanctuary at Pike River, a proposed subdivision addition in the Village of Mount Pleasant, prepared by Nielsen, Madsen and Barber, dated 1-16-2026.

The extension in question includes approximately 4,142 L.F. of 8" diameter sanitary sewer and will serve 95 new parcels (single-family) in the proposed subdivision in Mount Pleasant. The ultimate daily flow expected from this extension is approximately 0.026 MGD. This extension will drain by gravity into the Mount Pleasant interceptor system, which is directly tributary to the Racine Wastewater Treatment Plant. Mount Pleasant's currently available average daily flow capacity at the plant is approximately 5.11 MGD, which is more than adequate to handle the anticipated flow from this extension. The approximate location of the extension is shown on the attached exhibit.

Per Exhibit F1(a) of the Sewer Agreement, Mount Pleasant is allotted 74.679 MGD (peak hourly flow) at the Bryn Mawr meter point, to which the subject sewer extension is tributary to. Historic peak flows at this metering point during extreme rain events are in the range of 25-30 MGD. The subject sewer extension is calculated to have an ultimate peak flow of 0.103 MGD (peaking factor 4), which is well within the existing capacity constraints at the Bryn Mawr metering point.

We politely request that the Racine Wastewater Commission approve the aforementioned extension.

Sincerely,
Mount Pleasant Sewer Utility District #1

A handwritten signature in black ink, appearing to read "AJB", with a long horizontal stroke extending to the right.

Anthony J. Beyer, P.E.
Director of Public Works/Village Engineer

Encl. as Noted

Racine Wastewater Commission Sewer Extension Worksheet

Sewer Extension Request Date:	04/02/2026
Projected Project Start Date:	09/01/2026
Applicant Community:	Mt Pleasant
Community Approval Date:	04/01/2026
Development Name:	Sanctuary at Pike River
Developer:	Calatlantic Group LLC

Project Map Attached	<input checked="" type="checkbox"/>
Flow Calculations Attached	<input checked="" type="checkbox"/>
w/Developer's Agreement	<input checked="" type="checkbox"/>
POE in Moritorium	<input checked="" type="checkbox"/>
Development Name	<input checked="" type="checkbox"/>
Developer: Calatlantic Group LLC	

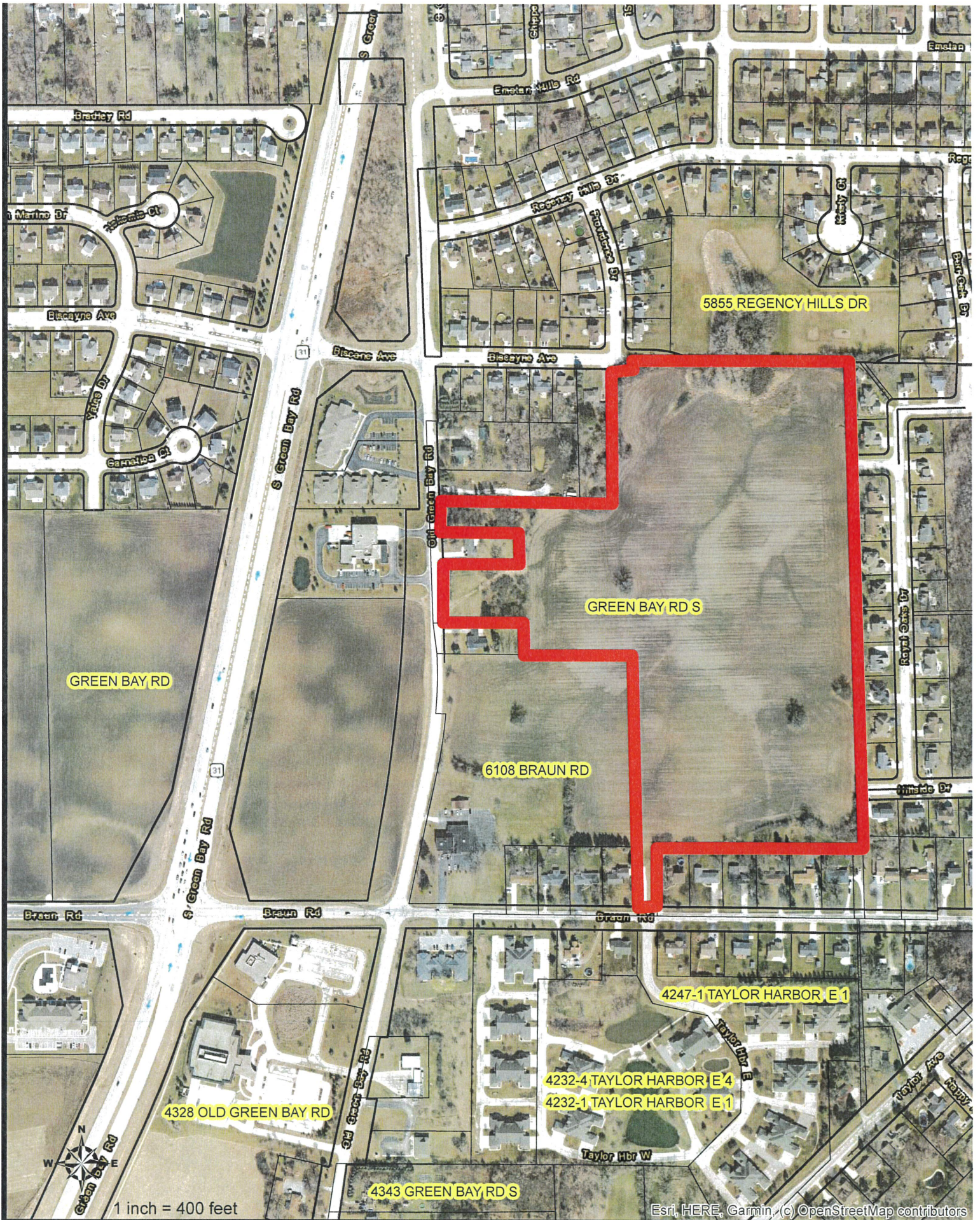
Location	Nearest Intersection: Old Green Bay Rd & Braun Rd
	Development Acreage 34.5
	Total Possible Acreage: 34.5

Land use	# of Parcels in Development: 95
	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial
	Development Acreage: 34.5
	Total Possible Acreage: 34.5

Technical	Pipe Material: PVC
	Lenth of Extension: 4,142'
	Size of pipe: 8"

Sewershed	Sewershed Point of Entry Name: Bryn Mawr
	Allocated Capacity at POE: 74.679 MGD
	Current Average Flow at POE: 6.18 MGD
	Wet Weather Maximum at POE: 25 MGD historic peak
	Anticipated Development Maximum Flow: 0.103 MGD
	Anticipated Development Daily Flow: 0.26 MGD

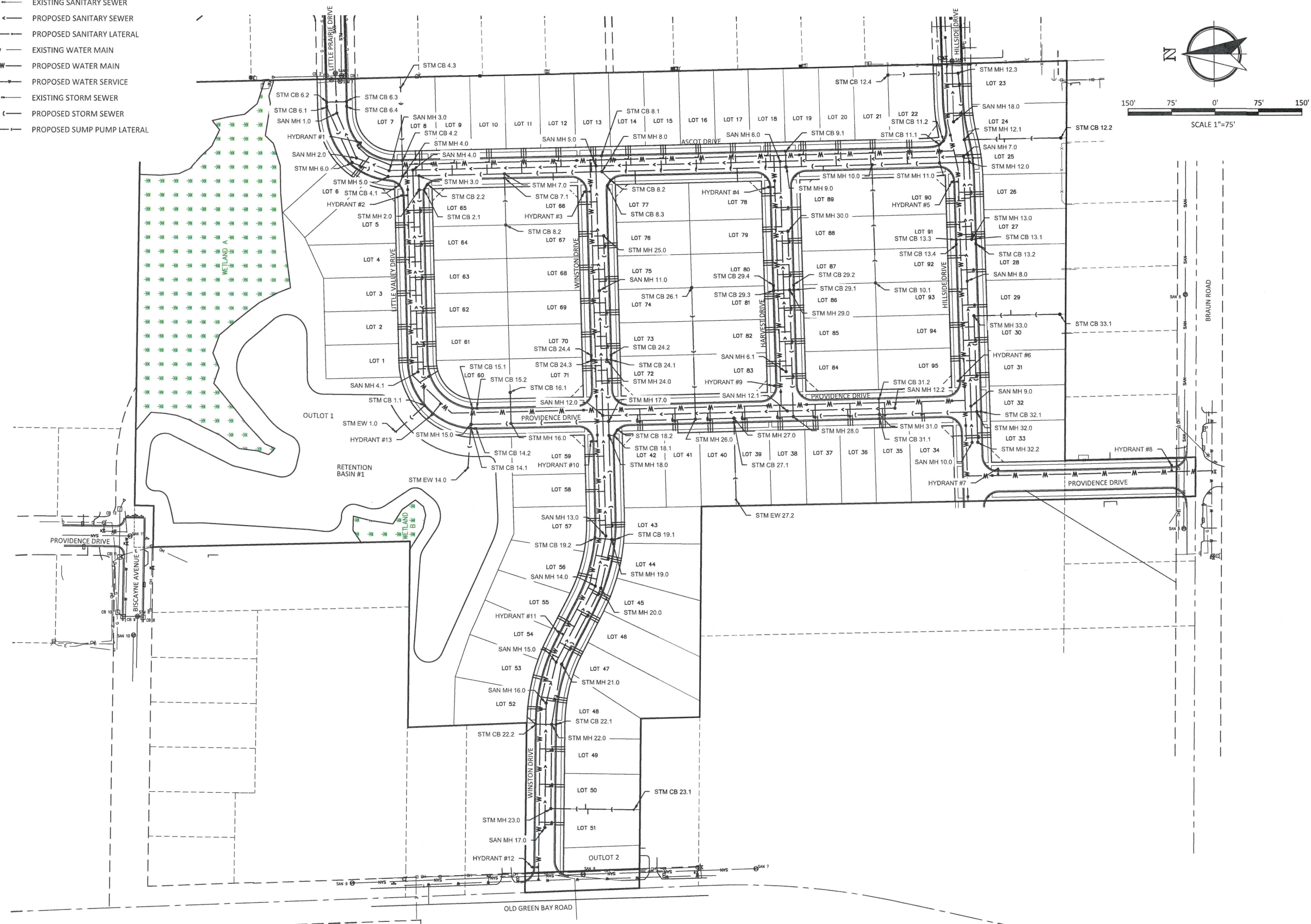
Additional Information	



Sanctuary at Pike River Location

UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY LATERAL
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SUMP PUMP LATERAL



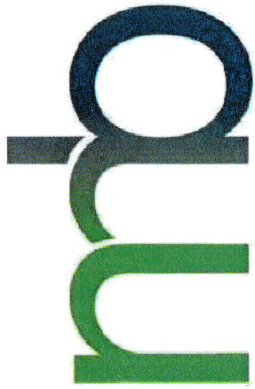
Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbcsc.net

THE SANCTUARY AT PIKE RIVER
 MASTER UTILITY PLAN
 FOR
CALATLANTIC GROUP, LLC
 VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: JJC
 DRAFTED: JGO
 DATE: 1-16-2026
 CHECKED: JJC
 DATE: 1-16-2026

2023.0016.02
 SHEET
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Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS

The Sanctuary at Pike River

Village of Mt. Pleasant, Racine County, Wisconsin
 NMB Project No. 2023.0016.02

Sanitary Sewer Sizing Calculations

Roadway / Facility	Roughness Coefficient (n)	Average Flow (gpd)	Peak Flow (gpd)	Designed By:	Revised			
The Sanctuary at Pike River	0.011	100	250	JGO	March 30, 2026			
Service Area								
Proposed	Land Use	Service Area (acres)	Lots or Units	Capita per	Unit	Population	Average Flow (cfs)	Peak Flow (cfs)
	Single-Family (L)	33.09	95	2.5	Lot	238		
	Total	33.09				238	0.04	0.09
Future	Land Use	Service Area (acres)	Lots or Units	Capita per	Unit	Population	Average Flow (cfs)	Peak Flow (cfs)
	Single-Family (L)	0		2.5	Lot	0		
	Total	0				0	0.00	0.00
Ultimate	Land Use	Service Area (acres)	Lots or Units	Capita per	Unit	Population	Average Flow (cfs)	Peak Flow (cfs)
	Single-Family (L)	33.09	95	2.5	Lot	238		
	Single-Family (A)	0	0	3.5	Acre	0		
	Total	33.09				238	0.04	0.09
Hydraulics								
Sanitary Sewer Design Flow (cfs)	Pipe Size (in)	Minimum Slope (ft/ft)	Design Slope (ft/ft)	Capacity Flowing Full (cfs)	Mean Velocity Flowing Full (fps)			
Proposed	8	0.0000	0.0040	0.90	2.59			
Ultimate	8	0.0000	0.0040	0.90	2.59			