



Neal Czaplewski, Chairman
Jeff Rice, Supervisor No 1
Vacant, Supervisor No 2
Jason Ketterhagen, Supervisor No 3
Brian Fliss, Supervisor No 4

Planning & Zoning Committee Meeting

32288 Bushnell Road / Burlington WI 53105

Amended

August 14, 2025 / 6:30PM

Notice is hereby given that a meeting of the Planning and Zoning Committee of the Town of Burlington will be held on **Thursday, August 14, 2025 at 6:30 PM** at the Burlington Town Hall, 32288 Bushnell Road, Burlington, Racine County, Wisconsin.

If you would like to join via conference call, **please call 701.802.5429** and use **Access Code #6330779**.

1. Call to order, pledge to the flag and roll call
2. Verify posting of meeting
3. Approval of the minutes for the Planning & Zoning Committee meeting held on May 8, 2025
4. Variance – Oversized Garage and Pole Barn
 - a. Petitioner/Owner: Royce Fortier
Parcel: 002-03-14-22-023-160
1513 Mila Way
5. Adjourn

Rachel Naber, Deputy Clerk
8 August 2025

-
- Agenda is subject to change
 - Discussion and action may occur on any agenda item
 - All meetings are subject to the Open Meetings law and will be recorded
 - If you are disabled and have accessibility needs or need information interpreted for you, please call Town Office at 262.763.3070 at least 24 hours to the meeting
 - Limited citizen comments on agenda items will be allowed at the discretion of the chairman/acting chairman as they are announced before board discussion.



Town of Burlington

32288 Bushnell Road
Burlington, WI 53105

Phone: (262) 763-3070

www.TownofBurlington.com

Planning & Zoning Committee Minutes May 8, 2025

1 Call to order, pledge of allegiance and roll call

At 6:30 PM Chairman Czaplewski called to order the meeting of the Planning & Zoning Committee.

Everyone in attendance stood and said the pledge of allegiance.

Chairman Neal Czaplewski, Joe Greeter, Bill Korducki, and Jim Luedeke were in attendance. Larry Lettow and Phil Peterson were not in attendance.

2 Verify posting of meeting

Czaplewski confirmed that the meeting was properly posted.

3 Approval of P&Z minutes from the meeting on March 13, 2025

Korducki motioned to approve the minutes as presented; Greeter seconded.
Czaplewski abstained. **Motion carried.**

4 Rezone

- a. **Petitioner/Owner: Seth and Emily Scott**
Parcel: 002-03-19-22-023-010
Plank Rd

Bryce Hembrook, SEH – reviewed his report on the application. The property is currently zoned B3, M4, A3, and R3. He recommended to approve the rezone to A2.

There were no concerns from residents or the committee.

Korducki motioned to approve the rezone to A2 general farming and residential;
Greeter seconded. Motion carried.

7 Adjourn

Luedeke motioned to adjourn at 6:36 PM: Greeter seconded.
Motion carried.

Approved this ____ day of ____ 2025
Jeanne Rennie, Clerk

**Town of Burlington**

32288 Bushnell Road · Burlington, WI 53105

Phone: (262) 763-3070 x102 · **Fax:** (262) 763-2118**E-Mail:** office@townofburlington.com/www.TownofBurlington.com**Application for Oversized Garage Space**

Petitioner's Name	Royce Fortier	Owner, if different	
Address	~~1513 Mila Way~~ 6121 S 106th St Hales Corners WI	Address	
Phone	414-881-6395	Phone	
Email		Email	

Address of property	1513 Mila Way Burlington, WI 53105
Tax key number	002-03-19-22-023-160
Current zoning	R-3
Current land use designation May also need to apply for land use variance	Residential

Reason for Oversized Garage Space	Storage for trailers, and a side by side and a car
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Please provide 16 copies of Site Plan

Fees payable to the Town of Burlington

\$200 Application fee

* \$1,000 Professional fee payment deposit

**\$150 for sign – must be posted 3 weeks prior to meeting date.

*Professional fee deposit will be refunded less any fees incurred to the Petitioner unless otherwise noted.
Engineering and legal review will be billed at amount charged to Town of Burlington

**Sign deposit will be refunded once sign is returned in good condition to the Petitioner unless otherwise noted.

Date Paid		Check #		Amount	
Meeting					

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. 2025-002-068
DATE PERMIT ISSUED 6/25/2025

OWNER Royce Fortier
Mailing Address 6121 S 106th St
Hales Corners WI 53130
City State Zip

APPLICANT Royce Fortier
Mailing Address 6121 S 106th St
Hales Corners WI 53130
City State Zip

Phone 414 881 6345

Phone _____

Email RoyceFortier@kw.com

Email _____

Parcel Id. # 002-03-19-22-023-100

Site Address 1513 Mila Way

Municipality Burlington Section(s) 22 Town 03 North, Range 19 East

Lot 60 Block _____ Subdivision Name Birchwood Reserve CSM # -

Proposed Construction/Use Accessory Pole Building (Pole Barn)

New	☒	Principal Bldg.	_____	Size (<u>30</u> x <u>40'</u>) (_____ x _____) (_____ x _____)
Addition	_____	Accessory	☒	Area (sq ft) (<u>1200</u>) (_____) (_____)
Alteration	_____	Deck	_____	Peak Ht. (ft.) <u>17'</u> 100-Yr. Floodplain Elev. <u>-</u>
Conversion	_____	Sign	_____	Eave Ht. (ft.) <u>12'</u> Flood Protection Elev. <u>-</u>
Temporary	_____	Other	_____	Building Ht.-Avg. (ft.) <u>14.5'</u>

Contractor <u>Myself</u>	Est. Value w/Labor \$ <u>30,000</u>	ZONING DISTRICT <u>R-3</u>
Existing Nonconforming? <u>N/A</u> ☒	Yes _____ No ☒	Yard Setbacks
Structure in Shoreland? (per map) _____	Yes _____ No ☒	Street-1 st <u>77'</u> <u>OK?</u> <u>Yes</u>
Mitigation or Buffer Needed? _____	Yes _____ No ☒	Street-2 nd <u>-</u> <u>-</u>
Structure in Floodplain? (per map) _____	*Yes _____ No ☒	Side-1 st <u>7'</u> <u>Yes</u>
*Structure's Fair Market Value \$ <u>N/A</u>	Cumulative % _____	Side-2 nd <u>72'</u> <u>Yes</u>
*>50% of Fair Market Value? <u>N/A</u> ☒	Yes _____ No _____	Shore _____ <u>-</u>
Structure in Wetland? (per map) _____	Yes _____ No ☒	Rear <u>84'</u> <u>Yes</u>
Substandard Lot? _____	Yes _____ No ☒	Total Acc. Structures <u>< Allowed</u>
BOA Variance Needed? _____	Yes _____ No ☒	Date of Approval _____
Conditional Use/Site Plan Needed? _____	Yes _____ No ☒	Date of Approval _____
Shoreland Contract Needed? _____	Yes _____ No ☒	Date of Approval _____
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes ☒ No _____ (If "Yes," see back)		

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ _____
CC Date/Check#/Cash _____

Signature of Owner /Applicant/Agent

6/17/23
Date

Shoreland Contract Fee Pd: \$ _____
CC Date/Check#/Cash _____

Print Name(s)

Zoning Permit Fee Pd: \$ 125.00
CC Date/Check#/Cash 6/25/25

Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____

Royce Fortier
Zoning Administrator

STM
(Staff Initials)

☒ ☐ if shoreland erosion review fee is included above

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 0020317-22-023160

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here _____ and complete #1-6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) If zoning permit is for an accessory structure without plumbing, check here _____ and go to #4 below.
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes* _____ No _____ N/A _____
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes* _____ No _____ N/A _____
*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes _____ No _____
If "Yes," provide variance approval date: _____
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes _____ No _____
- 6) Comments _____

POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

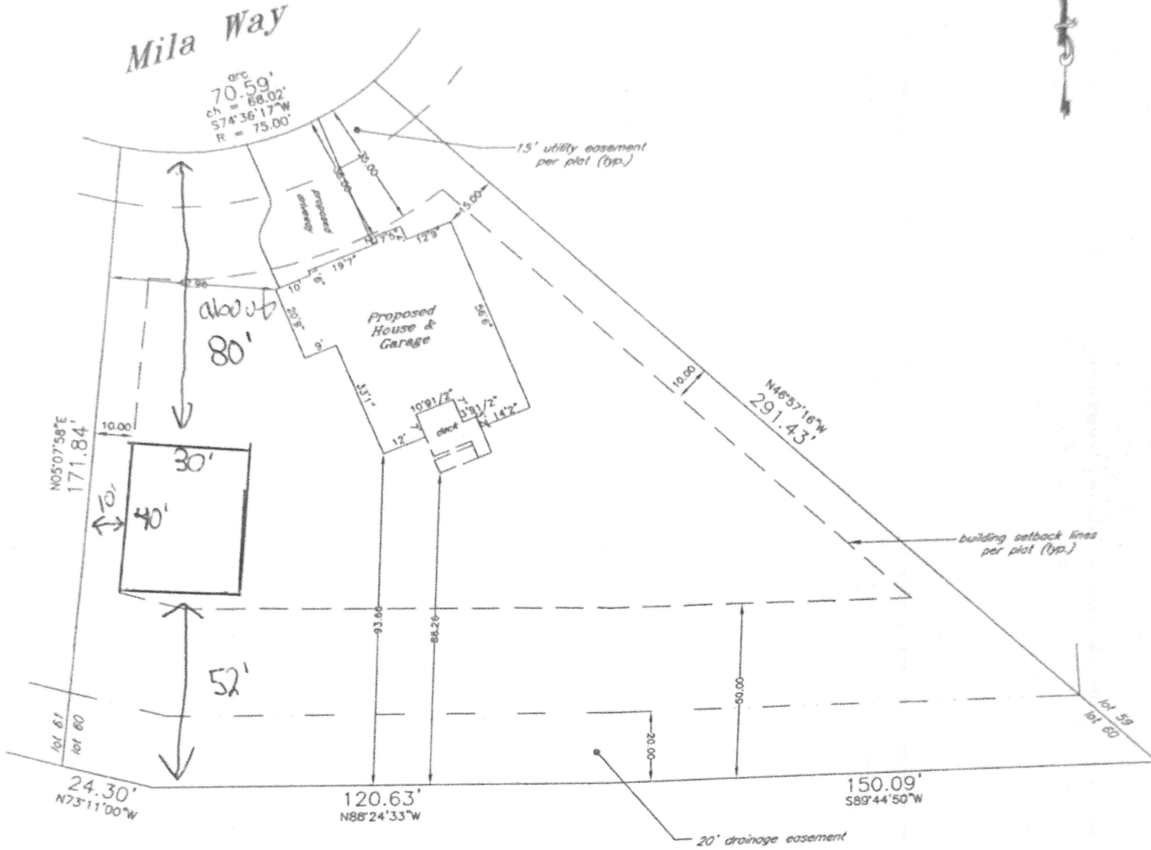
ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- ☒ Proposed structure is for owner residential use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- ☐ All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- ☐ Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- ☐ All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- ☐ A hard surface material must be placed beneath the deck to prevent soil erosion.
- ☐ All existing yard grade elevations will remain unchanged.
- ☐ Firmly anchor, no floor < _____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ _____'

lot area = 34,511 S. F.
Tax Key No. 002-03-19-22-023-160

Scale
1" = 30'

denotes iron
pipe



* outside finish grade = EL. 000.00
(advisory only) - top of foundation = EL. 000.00 (advisory only) unless otherwise determined in writing by Town Engineering Department

* Verify exact number with
Town Engineering Department

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

J.K.R. SURVEYING, INC.
6121 22ND AVENUE
KENOSHA, WI 53143

SKETCH

I hereby certify that
this property was
surveyed under my
direction and this
plat is a true representation thereof.

Reg. Land Surveyor
January 6, 2024

Plat of Survey of
LOT 60 IN
BIRCHWOOD RESERVE PLAT 2
in SE1/4 Section 22-1-19
TOWN OF BURLINGTON
RACINE COUNTY, WIS.
-for-
Harpe Development

Date: 06/17/2025 - 10:58 AM
Design Name: Design to Buy
Design ID: 321258691953
Estimated price: \$15,218.42*

*Today's estimated price. future pricing may go up or down. Tax, labor, and delivery not included.

Design & Buy™
POST FRAME

How to recall and purchase a saved design at home

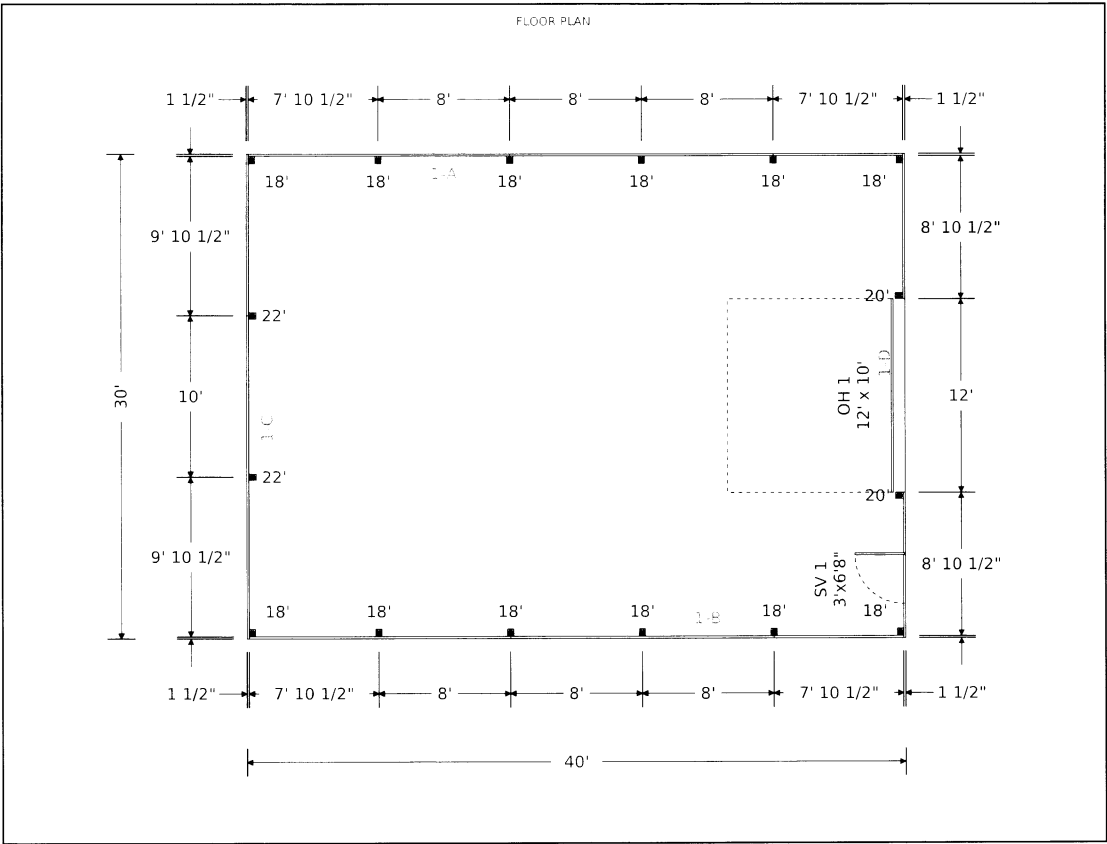


OR

- 1. On Menards.com, enter "Design & Buy" in the search bar
- 2. Select the Buildings Designer
- 3. Recall your design by entering Design ID: 321258691953
- 4. Follow the on-screen purchasing instructions

How to purchase at the store

- 1. Enter Design ID: 321258691953 at the Design-It Center Kiosk in the Building Materials Department
- 2. Follow the on-screen purchasing instructions.



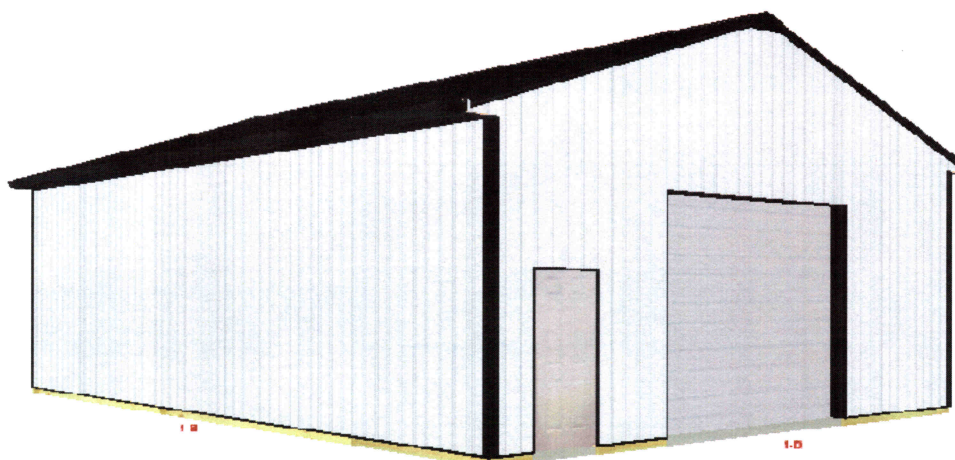
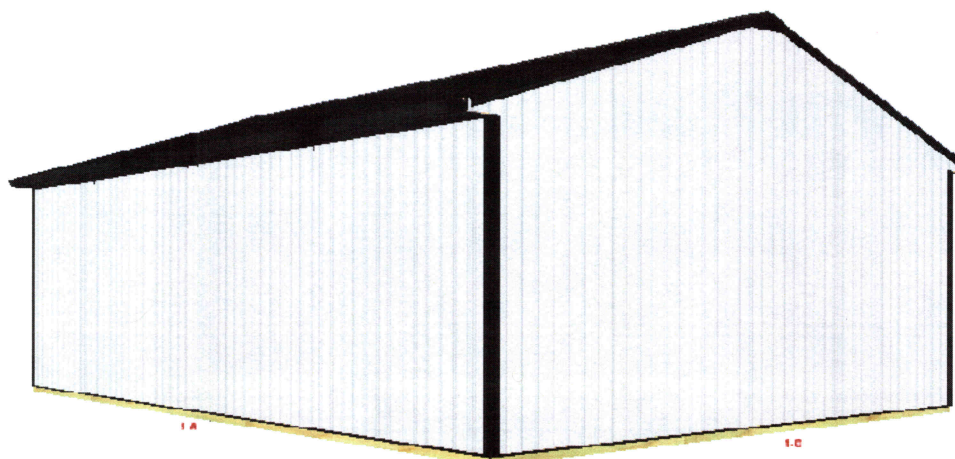
For other design systems search "Design & Buy" on Menards.com

Design #: 321258691953
Store: BURLINGTON



Post Frame Building Estimate
Date: Jun 17, 2025, 10:58:39 AM

Elevation Views



For other design systems search "Design & Buy" on Menards.com

Page 2 of 10

Design #: 321258691953
Store: BURLINGTON



Post Frame Building Estimate
Date: Jun 17, 2025, 10:58:39 AM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

For other design systems search "Design & Buy" on Menards.com

Page 3 of 10

Design #: 321258691953
Store: BURLINGTON



Post Frame Building Estimate
Date: Jun 17, 2025, 10:58:39 AM

Building Information

- | | |
|--------------------------|-------------------------|
| 1. Building Use: | Code Exempt |
| 2. Width: | 30 ft |
| 3. Length: | 40 ft |
| 4. Inside Clear Height: | 12 ft |
| 5. Floor Finish: | Concrete |
| 6. Floor Thickness: | 4 in |
| 7. Post Foundation: | Post Embedded |
| 8. Post Embedment Depth: | 4 ft |
| 9. Footing Pad Size: | 14 in x 4 in (Pre-cast) |

Wall Information

- | | |
|-----------------------------|------------------------|
| 1. Post Spacing: | 8 ft |
| 2. Post Type: | Columns |
| 3. Girt Type: | Flat |
| 4. Exterior Wall Panel: | Pro-Rib |
| 5. Exterior Wall Color: | Brite White |
| 6. Trim Color: | Midnight Black |
| 7. Gable Accent: | No |
| 8. Sidewall A Eave Light: | None |
| 9. Sidewall B Eave Light: | None |
| 10. Wall Fastener Location: | In the Flat |
| 11. Bottom Trim: | Yes |
| 12. Gradeboard Type: | 2x8 Treated Gradeboard |

Interior Finish

- | | |
|-------------------------------|------------------------------------|
| 1. Wall Insulation Type: | None |
| 2. Wall Liner Type: | None |
| 3. Roof Condensation Control: | Reflectix Single Bubble Insulation |

Roof Information

- | | |
|------------------------------|---------------------|
| 1. Pitch: | 4/12 |
| 2. Truss Spacing: | 8 ft |
| 3. Roof Type: | Pro-Rib |
| 4. Roof Color: | Midnight Black |
| 5. Ridge Options: | Universal Ridge Cap |
| 6. Roof Fastener Location: | On the Rib |
| 7. Endwall Overhangs: | 0 ft |
| 8. Sidewall Overhangs: | 1 ft |
| 9. Fascia Size: | 6 in Fascia |
| 10. Soffit Color: | Midnight Black |
| 11. Skylight Size: | None |
| 12. Ridge Vent Quantity: | None |
| 13. Ceiling Liner Type: | None |
| 14. Purlin Placement: | On Edge |
| 15. Ceiling Insulation Type: | None |

Accessories

- | | |
|---------------------------|----------------|
| 1. Outside Closure Strip: | Economy Vented |
| 2. Inside Closure Strip: | Standard |
| 3. Gable Vent Type: | None |
| 4. Cupola Size: | None |
| 5. Gutters: | Yes |
| 6. Gutters Color: | Midnight Black |
| 7. End Cap: | Yes |
| 8. Snow Guard: | Yes |
| 9. Mini Print: | Email Only |

Design #: 321258691953
Store: BURLINGTON

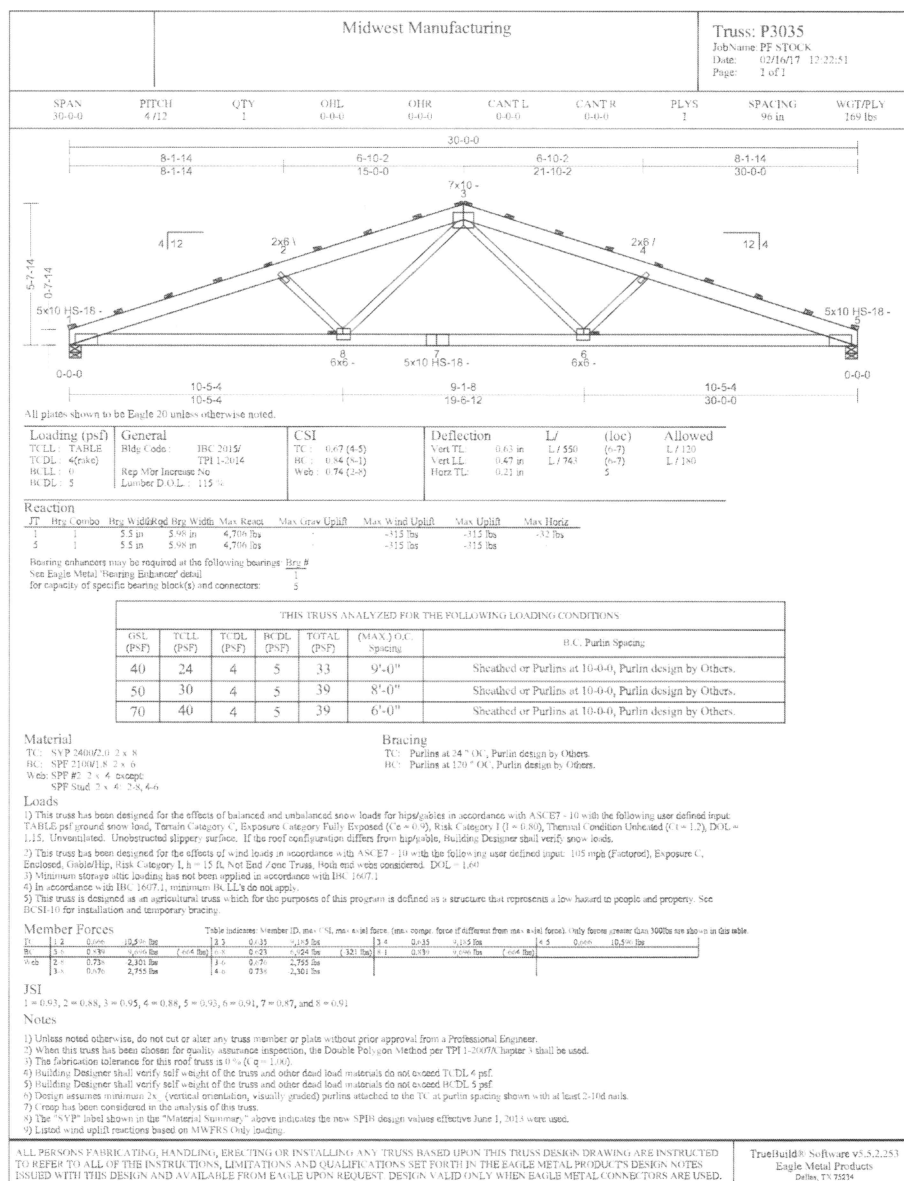


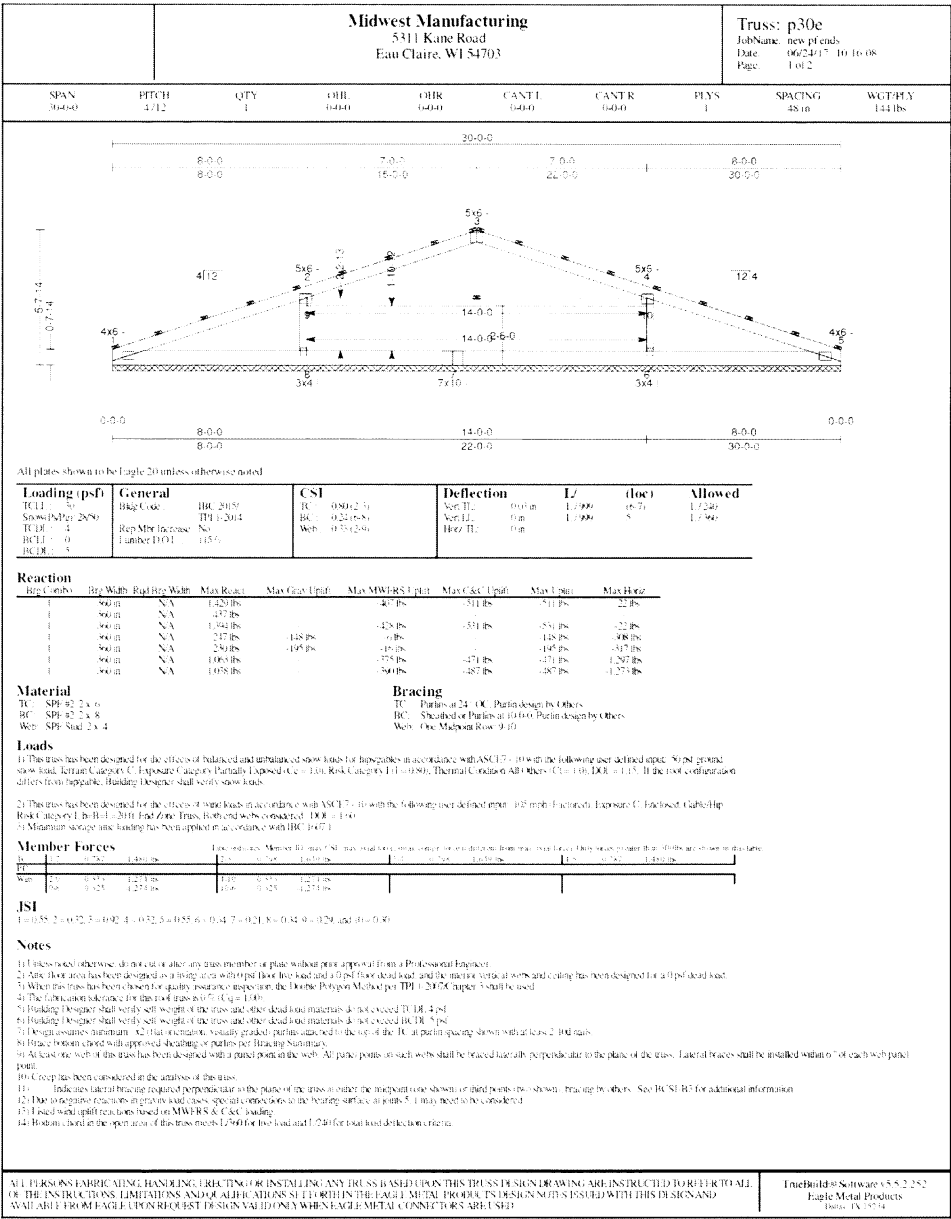
Post Frame Building Estimate
Date: Jun 17, 2025, 10:58:39 AM

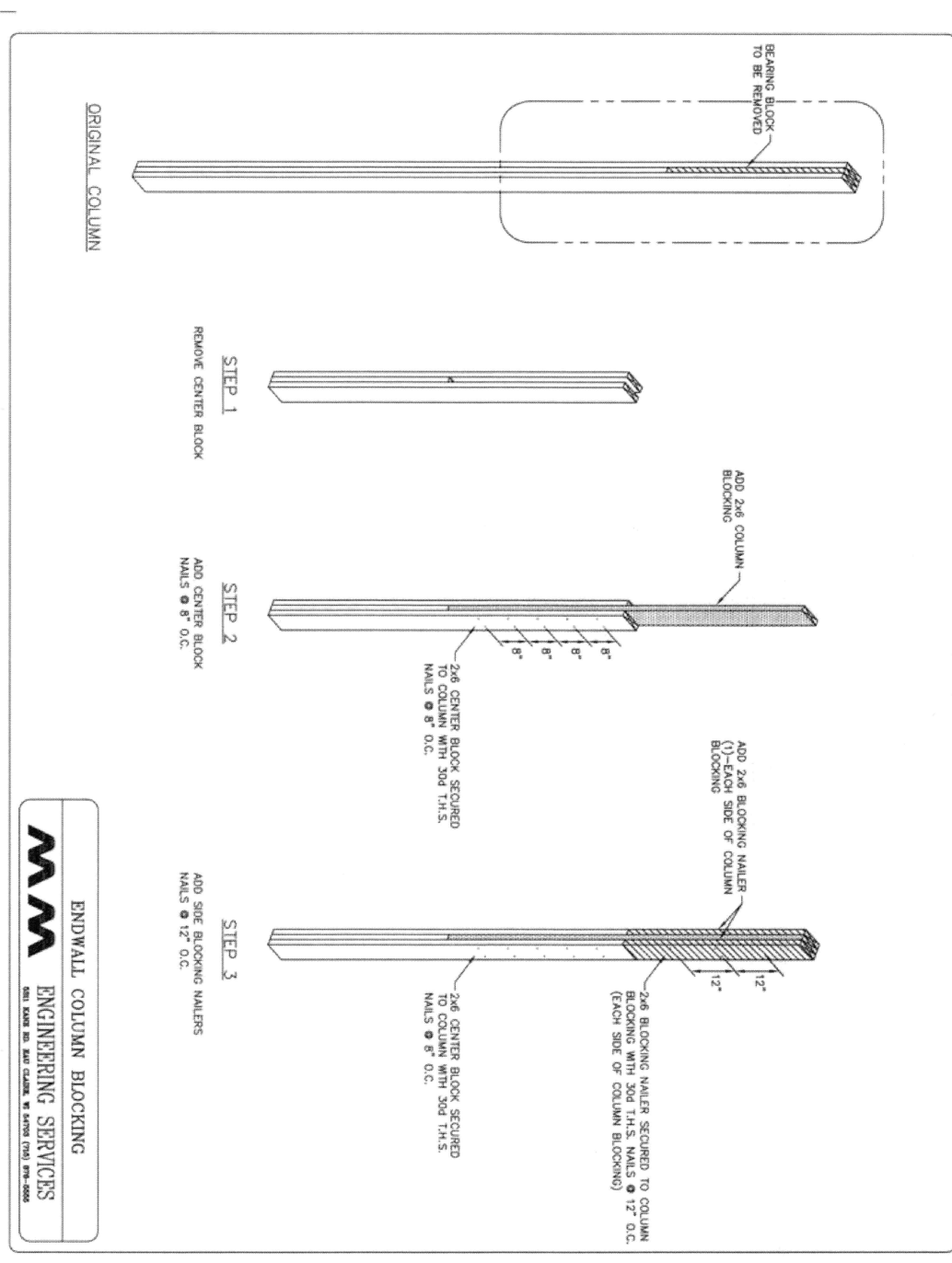
Doors & Windows

Name	Size	Wall
Overhead Door	12' x 10'	1-D
Service Door	36"x80"	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

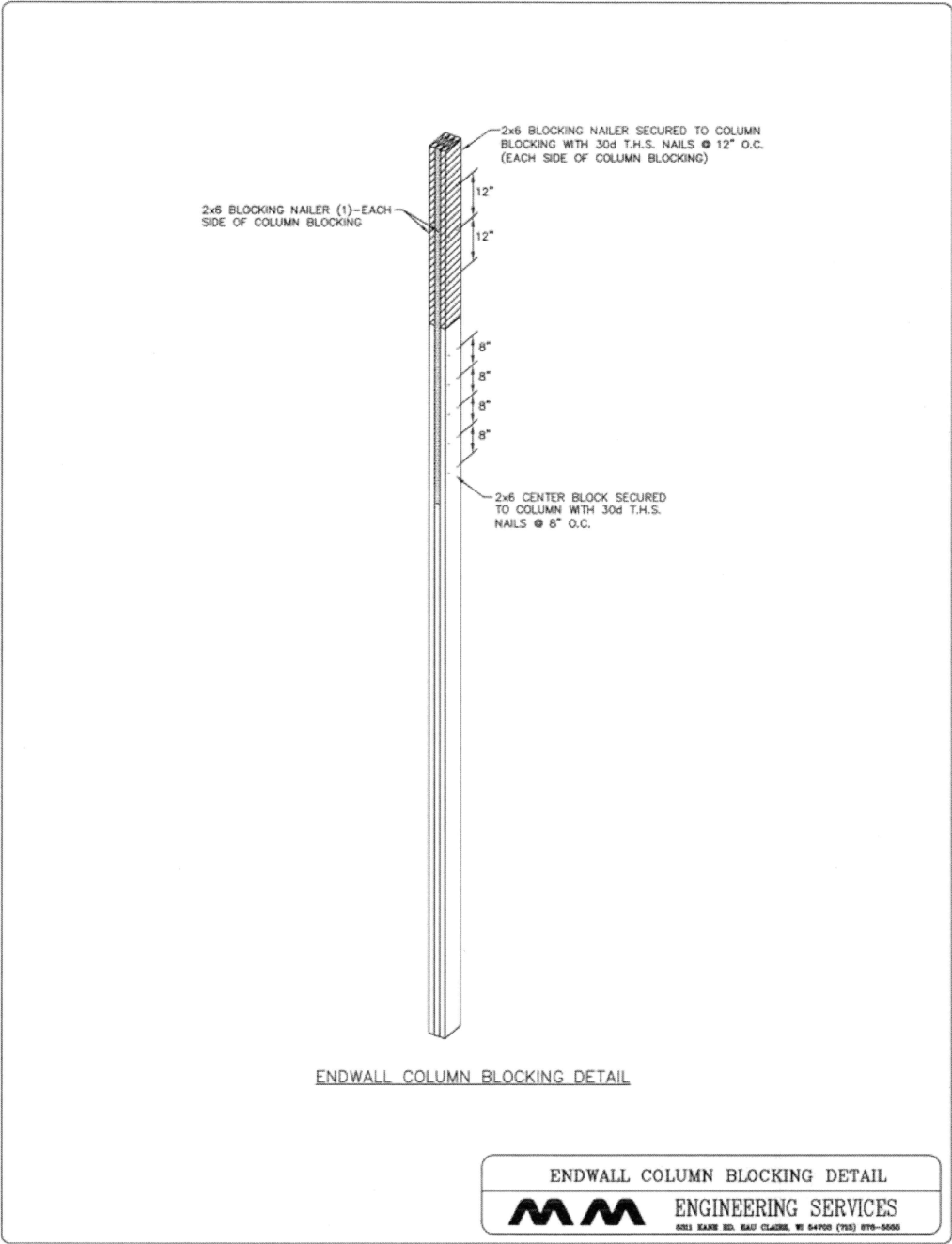




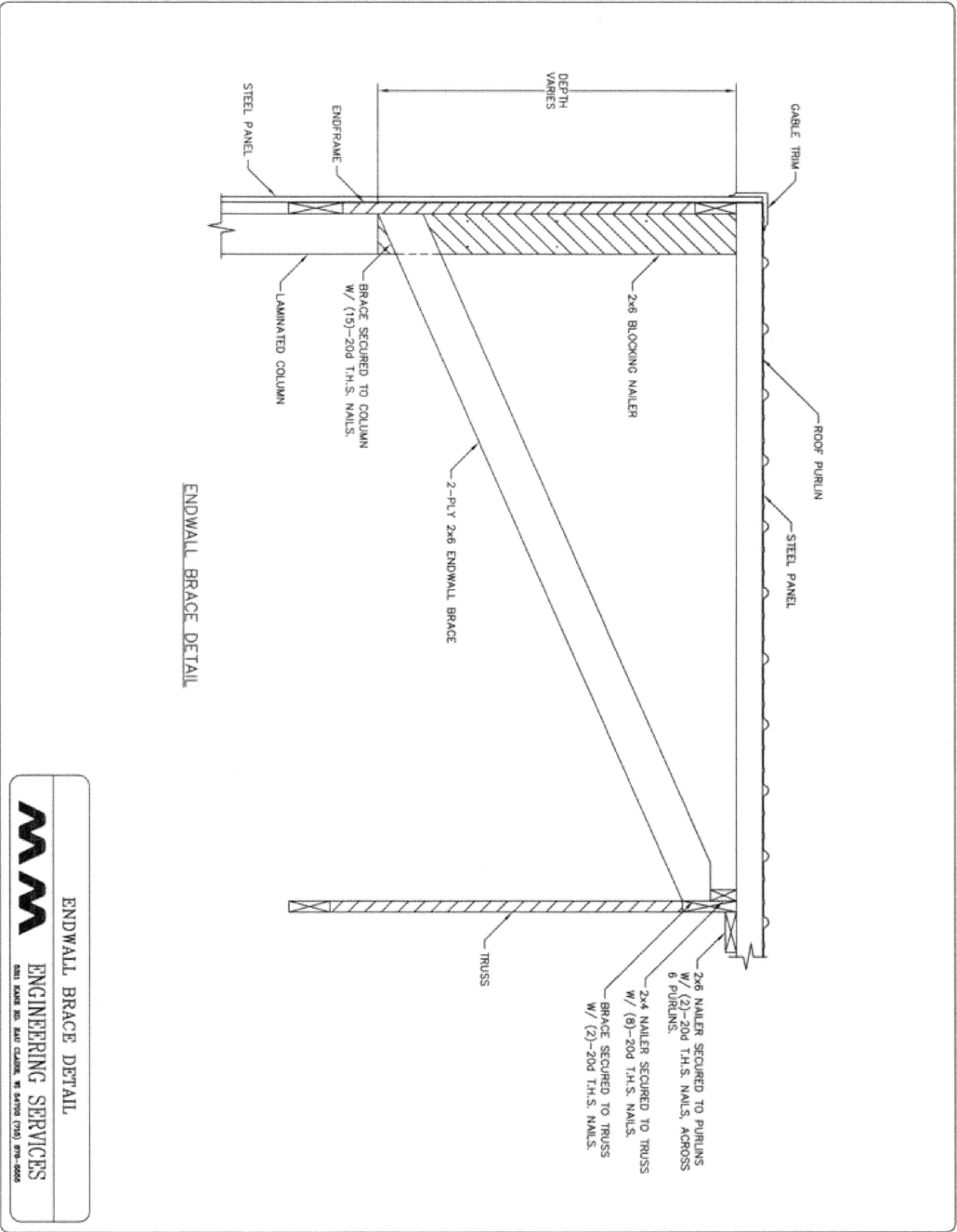


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ENDWALL BRACE DETAIL

ENGINEERING SERVICES

5001 KANE RD. SUITE 200, W. PATTERSON, CA 94790 (708) 879-2000

For other design systems search "Design & Buy" on Menards.com



Building a Better World
for All of Us™

TOWN OF BURLINGTON PLANNING & ZONING COMMITTEE

TO: Planning & Zoning Committee
FROM: Bryce Hembrook, AICP
Planner
REPORT DATE: August 7, 2025
P&Z MEETING DATE: August 14, 2025

RE: **1531 Mila Way – Oversized Garage Space**
SEH No. 182642, TASK 6

Applicant: Royce Fortier

Property Owner: Royce Fortier & Andrea Fortier

Application Type: Conditional Use Permit

Location: 1513 Mila Way (002-03-19-22-023-160)

Land Use Plan: Residential-Sewered (25,000 Square Feet To 1.49 Acres Per Dwelling Unit)

Zoning: R-3 Suburban Residential District (Sewered)

The following report is provided to the Planning & Zoning Committee for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Committee's Packet.

Background

The applicant is requesting approval for an “oversized garage space” exception in order to allow the construction of a proposed 1,200 square foot accessory structure building located on the subject property. The applicant is proposing to construct a 30’ x 40’ pole barn that is proposed to be 17’ tall at the roof peak. The applicant stated that the reason for the oversized garage space is to provide storage for trailers, a side by side, and a car. Section 15.10.010 (Prohibited Buildings) of the Town of Burlington Municipal Code states that “steel clad sheds, pole barns, and metal-roofed carports over 200 square feet of area are prohibited in all areas in the town of Burlington that are zoned R-1 through R-8 by Racine County zoning. A pole barn is defined as any building of post and truss framing with metal roof and siding.” The code also states that “any detached garage proposed to be constructed in residential zones, (R-1 through R-8), greater than 900 square feet but less than 1,200 square feet shall require a hearing before the Town of Burlington Planning and Zoning Committee; and approval by the Town of Burlington Town Board.” The code also restricts detached garages exceeding 1,200 square feet. Technically, the code allows for an exception for garages under 1,200 square feet, restricts garages over 1,200 square feet, but does not technically mention how garages that are exactly 1,200 square feet are classified. Based on the zoning administrator’s determination and past practices, the applicant can request an exception for this proposed garage.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

Analysis**Location**

The subject property is located in the new Birchwood Reserve Subdivision at the end of the cul-de-sac on Mila Way. The total acreage for the site is approximately .79 acres in size. The majority of nearby properties are zoned R-2 and R-3 for residential, except for the farmland to the east which is zoned A-2 General Farming District II. The proposed accessory structure is located near the western property line and to the west of the proposed house that will be constructed.

Land Use

The Town of Burlington 2035 Land Use Plan identifies this property as R-3 Suburban Residential District (Sewered). The principal use for the property is single-family residential and this pole barn is considered an accessory structure. There does not appear to be any conflict with the proposed use and the policies established in the Land Use Plan because accessory structures are not specifically mentioned.

Zoning

The subject property is zoned R-3 Suburban Residential District (Sewered), which allows one-family dwellings served by a public sanitary sewer and allows accessory buildings that meet all code requirements.

Subdivision Covenants

The Town does not enforce any subdivision covenants and the property owner is responsible for ensuring that this request does not violate any subdivision covenants.

Planning & Zoning Committee Options

The Committee can make the following recommendations:

1. Approval of the request with any exceptions, conditions, or modifications the Committee feels are justifiable and applicable to the request.
2. Denial of the request with justification stated by the Committee.
3. Table the request for further study.

Recommendation

Per the discretion of the Committee. The Committee should determine whether this proposed garage fits in the surrounding neighborhood and is compatible with the aesthetics of the new subdivision.

Planning & Zoning Commission Report for August 14, 2025

Applicant: Royce Fortier
Project: Pole Barn Construction
Requested Action: Oversized Garage Space Approval
Current Zoning: R-3
Location: 1513 Mila Way – Parcel # 002031422023160
(Lot 60 of the Birchwood Reserve Subdivision)

Report

The applicant has requested approval to construct a 30'x40' pole barn near the southwest corner of the subject property under coverage of a Town Oversized Garage Space Application. Along with the application, the applicant has provided a dimensioned schematic plan view drawing of the proposed pole barn, a photocopy of the building inspection application sheet, a Racine County zoning permit application, a Racine County Zoning Permit (Permit No. 2025-002-068), and architectural/structural framing plans.

The subject property is Lot 60 of the recently constructed Birchwood Reserve Subdivision. I reviewed the approved subdivision plans with respect to this plan to verify whether this project will impact drainage functionality of the subdivision. In general, the drainage design of Lot 60 consists of constructing the proposed residence at the high point of the lot, with the front yard draining to Mila Way, and the side/rear yards draining to storm sewer that drains from west to east along the rear lot line. Both Mila Way and the storm sewer ultimately drain to the large infiltration basin at the northeast corner of the subdivision.

As stated above, the proposed pole barn will be constructed near the southwest corner of the lot, approximately 10 feet east of the west lot line and 52 feet north of the south lot line. The pole barn will likely be near a drainage swale that drains south along the west lot line. While it is not anticipated to impact this drainage swale, a grading plan should be provided that details how the proposed pole barn will be incorporated into the proposed grading of the lot and demonstrates how the drainage swale and lot drainage are perpetuated.

As part of the drainage review, I also reviewed the proposed pole barn with respect to the storm water management design of the subdivision. The proposed pole barn will add 1,200 square feet of imperviousness to the infiltration basin tributary area. The storm water calculations accounted for 75% perviousness within this tributary area. With construction of the pole barn, Lot 60 would be approximately 87% pervious. Therefore, the 75% assumption within the storm water calculations still appears to be appropriate. However, the applicant should still verify with the developer that the addition of the pole barn (and any impervious access thereto) will not adversely impact storm water management within the subdivision. Certification should be provided to the Town stating as such.

Recommendation

Per the discretion of the committee. If approval is granted, it should be subject to the following conditions:

- Town engineering approval of a grading & drainage plan for the proposed pole barn construction
- Certification from the Birchwood Reserve developer that the proposed construction will not adversely impact the storm water management performance of the subdivision.

Robert Wielgos, P.E.

Report Date: August 7, 2025

Meeting Date: August 14, 2025