

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES

WEDNESDAY, SEPTEMBER 15, 2021 – 7:00 P.M.

4110 SOUTH BEAUMONT AVENUE (DOVER TOWN HALL)
KANSASVILLE, WI 53139 RACINE COUNTY

1. **Call to Order:** Chairman Sam Stratton called the Plan Commission Meeting to order at 7:00pm.
2. **Pledge:** The Pledge of Allegiance was recited.
3. **Roll Call:** Present: Chairman Sam Stratton and Supervisor #1 Mike Shenkenberg, Supervisor #2 Jared Guillien. Plan Commissioners: Audrey Van Dyke, Bill Shenkenberg, David Dubiel, Michael Newholm, and Richard Goetsch. Building Inspector Ben Peters. Fire Department Johns Dahms. Absent: Stormwater President Karen Dubiel.
4. **Review of Previous August 11, 2021 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the August 11th minutes with amendment, seconded by Michael Newholm. VOTE: 7/0 Motion carried.
5. **Zoning Change from A2 to M3 Heavy Industrial to Match Adjoining Property of M&W Shops Future Expansion 21115 Durand Avenue Requested by Wally Haag:** Racine County Zoning has already approved this change pending Dover's approval. Richard Goetsch made the motion to recommend approval to change the zoning from A2 to M3, seconded by David Dubiel. Vote 7/0 Bill yes, Audrey yes, David yes, Michael yes, Richard yes, Mike yes, Sam yes. A motion was made by Mike Shenkenberg to accept the recommendation of the Plan Commission, seconded by Jared Guillien. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
6. **Split 9.48 Acre Parcel at 22832 Church Road and Vacate Road Easement Requested by Dave/Diane Henderson:** Richard Goetsch made the motion to recommend the lot line adjustment, with preliminary approval of vacating the road easement based on obtaining an approved CSM, seconded by David Dubiel. Vote 7/0 Bill yes, Audrey yes, David yes, Michael yes, Richard yes, Mike yes, Sam yes. A motion was made by Mike Shenkenberg to accept the recommendation of the Plan Commission, seconded by Jared Guillien. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
7. **Certified Survey Map Approval to Create a 19.13 Acre Parcel and 65.15 Acre Parcel at 26619 Washington Avenue Requested by Jay/Lorna Hager Trust & Agent Jonathan Schattner:** David Dubiel made the motion to recommend approval of the CSM as drawn, seconded by Richard Goetsch. Vote 7/0 Bill yes, Audrey yes, David yes, Michael yes, Richard yes, Mike yes, Sam yes. A motion was made by Mike Shenkenberg to accept the recommendation of the Plan Commission, seconded by Jared Guillien. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
8. **Public Comments:** None.
9. **Building Inspectors Report for August 2021 by Inspector Ben Peters:** August 2021 monthly permit total was \$6850.50, year-to-date total is \$56,674.64.
10. **Shoreland Contract Review by Richard Goetsch for Mary Lee/Michael Moulton 23935 Oakwood Lane:** Richard reviewed his report suggestions. This is located in Pan Yak Park, removing a building, and replacing it.
11. **Draft Drainage Tile Submittal Ordinance Presented by President Karen Dubiel:** The Stormwater Commission has reached out to Union Grove and Yorkville for their ordinances. No information has been obtained.
12. **Stormwater Commission Updates Presented by President Karen Dubiel:** David Dubiel presented Karen Dubiel's report. The first unofficial meeting was held with the new commissioner, regular meetings will continue with the main goal to respond to inquiries from the Dover residents. The group continues to brainstorm options to gain community support for the tile identification project. Three properties were discussed: 1) Racine County requested that a Durand property motor-cross area be removed. 2) John Fonk, another Durand property, was bringing in a large amount of fill, trees appear to be removed. Building Inspector Ben Peters instructed him to stop bringing in fill.

Apparently, Mr. Fonk continued to bring in fill until the truck drivers noted the DNR inspector at the site and refused to bring in additional fill. Richard Goetsch stated that he would inspect the site as well for drainage. The board would like Mr. Fonk to appear at the next Plan Commission meeting. 3)Water drainage concern on Vandenboom Road/Ament land/previously Bill Walsh property, was also discussed. Questioning if a plan is in place.

13. **Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents:** David Dubiel and Audrey Van Horn continue to work on this chapter. They located a 2007 Driveway Ordinance which David distributed. They are working on updating this piece of this information. Audrey located illustrations that have been referred to, but not found, which can also be updated now. Work will continue.
14. **Motion to Enter into Closed Session Under Wisconsin State Statute 19.85(g) Concerning Legal Advice Related to Litigation. Estimated Time of Closed Session will be Approximately One-Half Hour.:** None held.
15. **Motion to Enter into Open Session:** None held.
16. **All Business of Closed Session:** Not Applicable.
17. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 8:00pm., seconded by Michael Newholm.
VOTE: 8/0 All were in favor. Motion carried.

Dated this 12th day of October 2021
Camille Gerou Clerk/Treasurer