

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, OCTOBER 13, 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, 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 Colleen Devaney & Johns Dahms. Stormwater President Karen Dubiel.
- 4. Review of Previous September 15, 2021, Plan Commission/Joint Town Board Meeting Minutes:** Michael Newholm made the motion to accept the September 15th minutes as presented, seconded by David Dubiel. VOTE: 7/0 Motion carried.
- 5. Subdivision of 41.62 Acres on Mealy Road Parcel #00603200502000 Requested by Seth Fields:** Mr. Fields explained that he wants to build and decided that while creating one lot, complete the division of all the lots at the same time. The Plan Commission members discussed not creating flag lots with the split of the land, nor land locking areas. Dover's ordinances of one hundred fifty foot of road frontage, three acre minimum, and 2:1 depth ratio should be maintained if possible. If the proposed lots are drawn all the way to the back boundary line, then pencil lots are created. Mr. Fields stated that this land is currently zoned A2. Discussion occurred that there is no minimum acreage for horses in Dover. Another option would be to create a subdivision with a road to make the land split more advantageous. Mr. Fields was asked to return after evaluating options and to resubmit a rough CSM (certified survey map).
- 6. Certified Survey Map (CSM) Approval & Conditional Use for Clover Run Stables LLC 715 Cox Road:** Discussion occurred that twenty acres were purchased with the plan of boarding eight to ten horses after building a house. A CSM was discussed noting that there is a barn located on lot one and the house would be built on lot two. The bank suggested not combining lots. Richard Goetsch made the motion to recommend preliminary approval of the CSM pending Racine County Zoning approval, seconded by Bill Shenkenberg. Vote 6/1 Bill yes, Audrey yes, David no, Michael yes, Richard yes, Mike yes, Sam yes. Mike Shenkenberg made a motion to accept the recommendation of the Plan Commission, seconded by Jared Guillien. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried. According to the owners the land is zoned A2. Conditional Use approval for boarding would not be required. It was explained that they must return to Dover Plan Commission for final approval before any building can occur. When they return, the Plan Commission would like to see a CSM with general things such as: location of soil tests, potential mound system, house placement, driveway, accessory buildings, wetlands, any easements, setbacks, and directional compass etc.
- 7. Approval of Preliminary Proposed Building Plan for Kastensen Auto Service 21445 Durand Avenue:** Since this is a commercial project the state will also need to approve the project. It was noted that the lot sits low compared to the road and that some fill may need to be brought in for the parking area. The existing 40 x 80 storage building would be razed. Property setbacks have been checked. The hours of operation will not change nor would the noise levels. Lighting in the parking area may be increased as well as improved signage but Kastensen's were informed to follow the County's ordinances. Additional exit paths may need to be added but engineers at the state level should be accessing that. Richard Goetsch made the motion to recommend preliminary approval of the proposed building plan, seconded by David Dubiel. Vote 7/0 Bill yes, Audrey yes, David yes, Michael yes, Richard

yes, Mike yes, Sam yes. Mike Shenkenberg made a motion to accept the recommendation of the Plan Commission, seconded by Jared Guillien. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.

8. **Add Level Parking Area to Commercial Property 21021 Durand Avenue Requested by John Fonk:** Mr. Fonk discussed the property layout with the proposed additional parking. Discussion took place regarding excess fill without a permit, no silt fence in place/erosion control issues, concerns on the placement of the driveway to the property line, missing survey post, and concerns of flooding the neighboring commercial storage property, as Mr. Fonk's lot is now graded three feet above the neighbors. Mr. Fonk feels the water will drain to the North and South as it did before the fill was added. Mr. Fonk explained that he removed the tree and tree roots so the water can escape out the back of the property. John Kurt explained that he owns the property South of this project and behind the Storage Sheds and that there are provisions for a swale at the property line on the South side. Mr. Fonk stated that he is unsure what business will be in the building, as of yet that is undetermined. The parking lot area he believes is zoned B1 and the rest is zoned A2. Mr. Fonk was asked to follow up with Racine County zoning as that may need to be updated. Discussion took place regarding a complaint with the septic. Mr. Fonk stated that he planted grass and pumped effluent to the water grass. Mr. Fonk agreed to have Dover's town engineer inspect the site at his cost and return to the November Plan Commission meeting for further discussion. Mr. Fonk asked if he could install gravel next to the building, so he could start pressure washing the building. Chairman Stratton stated that no more fill of any kind including gravel should continue until the engineer has had an opportunity to evaluate the project.
9. **Public Comments:** None.
10. **Building Inspectors Report for September 2021 by Inspector Ben Peters:** September 2021 monthly permit total was \$6,630.68, year-to-date total is \$63,305.32. Ben discussed a revised plan for Shared Imaging 4720 Radius Bend/Haag Drive and distributed a handout. Ben stated that initially they wanted parking on the North side of the building but revised the plan to pave the South section. The Plan Commission stated they have no issue with the change. Ben discussed a concern with the deck at the 11/75 Sports Bar and Eatery. No permits were pulled to add the back deck, nor does it appear that an engineer approved the deck design. Ben believes that there is bow in the deck and expressed concerns with egress access. After discussion, the board stated that a certified letter with a thirty-day engineer approval notice, deck correction, or deck removal should be immediately mailed.
11. **Shoreland Contract Review by Richard Goetsch for Jim/Laura Carr 24301 Fairway Drive & Aaron/Stephanie Foege 2627 Lakeshore Drive:** Richard provided an overview. The Carr project plan is to demolish the old and build new. The Foege project is building a new house with new driveway right on the corner of Lakeshore. The Foege property appears to drop off by approximately ten feet in the back. Richard provided recommendations such as a berm or swale to keep the water from running onto the neighbor's property.
12. **Draft Drainage Tile Submittal Ordinance Presented by President Karen Dubiel:** Karen stated that the Village of Yorkville does not have drainage tile documentation, but the Village of Union Grove requests tiles be documented on any new house CSM's. Farmers are not required to submit their tile locations currently. The Stormwater Commission will inquire into Burlington's documentation next. If approved, the tile documentation can easily be inserted into Dover's Chapter 16.
13. **Stormwater Commission Updates Presented by President Karen Dubiel:** Karen explained she went to verify that the motor cross area on Highway 11 should not cause any drainage concerns and expressed concern with Mr. Fonk's project on Highway 11. Discussion took place regarding the former Bill Walsh property and stormwater drainage concerns since trees and some removal of soil have taken place. Steve Ament was in attendance and stated that he is the new owner of the property and cleaned up the ditch all the way back to the farm and doesn't feel that the change will increase runoff to the lake. Karen also discussed that the Stormwater Commission members agreed to inspect properties in pairs when concerns are now reported.
14. **Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents:** David Dubiel noted that he will add in illustrations that were found by Audrey Van Horn. There are still several missing items that he asked the clerk to research for updates or documentation of. David stated that he replaced/updated the private street ordinance from 2007.
15. **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.
16. **Motion to Enter into Open Session:** None held.
17. **All Business of Closed Session:** None held.
18. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 9:14pm., seconded by Michael Newholm. VOTE: 8/0 All were in favor. Motion carried.