

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, JANUARY 12, 2022 – 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 Johns Dahms. Stormwater President Karen Dubiel.
- 4. Review of Previous December 15, 2021, Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the December 15th minutes with amendment, seconded by David Dubiel. VOTE: 7/0 Motion carried.
- 5. Certified Survey Map Preliminary Review 2308 N Raynor Avenue- Andrew Pagels:** Mr. Pagels explained that he had appeared at the Racine County Zoning meeting. He wants to rezone to B5 to construct a shop and office for their trucking business. There is a house which tenants currently occupy, driveway, and an existing mound system. The driveway to the house is the only current access to this lot. The future building office will need a holding tank as Mr. Pagels did not think the mound would handle the extra volume. Mr. Pagel was referred to the county for signage restrictions. Mr. Pagel stated that for security reasons lighting would most likely be attached to the building. The parking lot around the trailers/trucks would also be lit. Mr. Pagel talked about installing larger evergreens to shield the lighting from the closest neighbor. The parking lot at this point, will be gravel, but eventually may decide to pave a portion of the area. Mr. Pagel discussed trees on a berm to help with water run-off. Mr. Pagel stated that the neighbor, Kevin Whitley, tiled in the area last year so there are not wet areas. When questioned about trucking volume Mr. Pagels stated that currently there are seven trucks plus twenty-two trailers. Hours of operation are 24/7. Trucks will be serviced on site, including motor work, tire changes, oil changes, washing, etc. Fuel will not be stored on site however there may be flammable or restricted combustibles on the trailers since they haul for Johnson Wax. Richard Goetsch made the motion to recommend preliminary approval, seconded by Michael Newholm. 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. Discussion occurred on what specifics the Dover Plan Commission would like to see on the CSM (Certified Survey Map).
- 6. Subdivision of 41.62 Acres on Mealy Road Parcel #00603200502000 Requested by Seth Fields:** Chairman Stratton explained that Mr. Fields had stated that he could not attend the January meeting while at the December meeting. Chairman Stratton stated that Mr. Fields sent an additional updated plan since the last December meeting directly to Chairman Stratton. The Chairman forwarded the plan via phone to several in meeting attendance who wished to view the latest concept. Mr. Fields land division request will be on the February agenda for further discussion. Six Mealy Road residents attended this meeting, in opposition of the potential parcel divisions.
- 7. Public Comments:** 1)Jeff Bratz, ELSUD Superintendent and Dover resident, brought up the subject of the new houses on Highway 75 being built in the lowland area, North of Durand, on the right-hand side of the road by Lavin's farm. Mr. Bratz was checking on the sewer laterals and noted that with the amount of fill that is being brought in, water will be blocked on the back half of land as the natural flow to the ditch line has been terminated. Lavin's were the original sellers of the land but the long-term effects of the water standing in the field may cause alternative issues for the town in the future. Discussion occurred that perhaps the Town's Engineer should look at

each of these land divisions before Plan Commission approval is granted. The requestor would be liable for the engineer's expense. Chairman Stratton stated that he will request input from Will Hein, Town Engineer, and further discussion will occur on this issue at the February meeting. 2) Richard Goetsch stated that senior tax service is being offered by AARP (American Association of Retired Persons) at the Union Grove Graham Public Library on Saturday's and at Love Inc. on Wednesday's. Please call for an appointment. 3) Vandenboom Road Ament land, former Walsh land, complaint was noted. The complainant stated her concern over the recent burning but also the dredging, tree displacement, drainage, and potential road/culvert concern that may arise in the future. The recent fire was reported to the Kansasville Fire Department Chief who provided the ordinance to the complainant. The complainant noted they also called the DNR to investigate the toxic fire. The fire resulted in her dogs throwing up. Steve Ament had reported the fire to non-emergency Sheriff's Department as required. The clerk stated that Chief Molnar did call that day to say that he did go over to the fire and did not find any evidence of toxic materials only witnessed brush burning. 4)SEWRPC (Southeastern Wisconsin Regional Planning Commission) Annual Report is available for viewing if anyone is interested. 5) Residents from Casandra Court requested that this meeting minutes reflect that shouldering of Casandra Court was completed December 30, 2021 and the road was plowed by the Town of Dover on December 31, 2021. 6)An inquiry regarding dividing a piece of property from his parents' farm was discussed. The traditional 3 acres, 150 foot of road frontage and 2:1 depth ratio was explained. Flag lots are discouraged. Topography and perk tests may determine the best placement of a future house. An easement will be needed if sharing a driveway with the parents. 7)Discussion occurred that Ericksons Landscaping potentially may be considering doing storage for Conserv per a recently completed 2% Fire Inspection conversation. It was noted that they would need to reach out to the County and then come to the town for approval.

8. **Shoreland Contract Review by Richard Goetsch for Mary Goldbeck & Mark Hanson 1700 S. Beaumont:** Richard Goetsch provided a project overview stating that it had a nonconforming boathouse. The county resolved the issue by granting an exemption because there was no way to move the boathouse where it would solve the issue.
9. **Building Inspectors Report for December 2021 by Inspector Ben Peters:** December 2021 monthly total was \$5,437.36 Year to Date Total was \$79,037.24. Estimated 2021 budgeted income amount was \$70,000.00.
10. **Software Purchase Requested by Building Inspector Ben Peters:** Ben explained that this software would document inspection information including pictures. This software is being utilized by the Town of Norway currently and Ben is aware that James DeLuca, Union Groves inspector, utilizes it as well. The new software fee would be \$3900 yearly, plus a startup cost of \$1,000. All information in the system is tied to the tax key. The clerk was instructed to research any cost savings for the Appraisal Company or Clerks Office for historical records keeping. Subject tabled till February.
11. **Stormwater Commission Updates and Research for Potential New Ordinance Requesting the Location of Drainage Tiles on New CSM's Presented by President Karen Dubiel:** Union Grove's ordinance requests that drainage tiles be documented, but if they are not noted the CSM will not be refused. After discussion, it was decided that Dover should request this on CSM's. David Dubiel stated that it can easily be added to the Chapter 16 CSM list.
12. **Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents Presented by David Dubiel:** Item tabled till next month.
13. **Motion to Enter into Closed Session under Wisconsin State Statute 19.85(1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and under Wisconsin State Statute 19.85(1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and Wisconsin State Statute 19.85(1) (g) concerning legal advice related to litigation. Estimated time of closed session will be approximately ½ hour.:** David Dubiel made the motion to go into closed session at 8:42pm, seconded by Richard Goetsch.
14. **Motion to Enter into Open Session:** Richard Goetsch made the motion to go into open session at 9:19pm, seconded by Michael Newholm.
15. **All Business of Closed Session:** Nothing to note
16. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 9:19pm., seconded by Michael Newholm.
VOTE: 8/0 All were in favor. Motion carried.