

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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Chairman Sam Stratton 262 206-4843	Supervisor #1 Mike Shenkenberg 262 661-9932	Supervisor #2 Jared Guillien 262 994-6975	Roads Dept DHD Maintenance Inc. 878-2200 Ext 12	Clerk/Treasurer Camille Gerou 878-2200 Ext 10	Municipal Judge Heather Niski 878-2200 Ext11
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**JOINT DOVER TOWN BOARD AND PLAN COMMISSION
PUBLIC MEETING MINUTES
WEDNESDAY, APRIL 13, 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. Fire Department Colleen Devaney. Building Inspector Ben Peters. Stormwater President Karen Dubiel.
- 4. Review of Previous March 16, 2022, Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the March 16th minutes as presented, seconded by Michael Newholm. VOTE: 7/0 Motion carried.
- 5. Preliminary Review/Approval of Certified Survey Map (CSM) for Land Division at 21629 Washington Avenue Requested by Brandon Evaska:** Brandon Evaska explained that he wants to divide the property into two, as a result, another mound was noted on lot one. He also noted the driveway easement for lot two. Mr. Evaska was asked to provide the lengths/dimensions of lot two where a dotted line is presently and note the general placement of the proposed future house on the final CSM. Discussion took place regarding drainage. Richard Goetsch made the motion to recommend approving the Preliminary Land Division CSM, seconded by Bill Shenkenberg. 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.
- 6. Preliminary Plat Review for Land Division Requested by Bruce Rowntree at 27630 Rowntree Road:** Bruce Rowntree explained that he would like to divide off a piece of land for his son, Justin Rowntree, to build a home. Mr. Rowntree provided a map from the ASC (Agricultural Stabilization and Conservation) office showing the one hundred fifty-foot road frontage and three acres meeting Dover's land division requirements. Mr. Rowntree explained that there are woods on one side and fields on the others. Mr. Rowntree stated that it is in his best interest to replace any broken field tile for drainage while building, as he wants to continue farming the neighboring areas. Richard Goetsch made the motion to recommend approving the Preliminary Plat Review subject to the final CSM, 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.
- 7. Division of 41.62 Acres on Mealy Road Parcel #00603200502000 Requested by Seth Fields:** Seth Fields was not able to attend the meeting. Discussion occurred that there are not any perk tests on the submitted CSM. Mike Shenkenberg spoke with Mr. Fields who said he would get the perk tests added to the CSM. Richard Goetsch made the motion to recommend approving the CSM/division subject to soiling borings /perk tests being added to each parcel before proceeding to Racine County, seconded by Bill Shenkenberg. Vote 7/0 (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.
- 8. Commercial Property at 21021 Durand Avenue Update from Engineer Jason Dupuis Representing John Funk:** Mr. Funk nor his Engineer were present for this meeting. Richard Goetsch discussed visiting the site as a reminder of the issues that need to be addressed. Subject tabled.
- 9. Public Comments:** a)The clerk noted that Blue Plate Taco on Beaumont Avenue is open for business. The new owner, Todd Mencias, did consult with Racine County Zoning regarding a conditional use permit. Racine County agreed that no

conditional use was required to reopen the restaurant since no changes had been made. The clerks explained to the new owner, that his waitstaff may not serve liquor from the adjourning bar and that the Health Department would need to inspect the premises before opening. b) Chairman Stratton noted that an individual who purchased land on Lakeshore Drive requested to buy a portion of the Dover owned marsh so he could have lake access. Apparently, the individual spoke with the DNR (Department of Natural Resources) regarding sinking pillars to support a walkway through the marsh to the open water of the lake. After discussion it was agreed that Attorney Ludwig would be asked for input on the project and that the comps would be needed to set a price for potential purchase. c) David Dubiel thanked the town for mowing the right-of-way with the new town tractor/mower. David stated that it makes a big difference pulling out from his driveway.

10. **Building Inspectors Report for March 2022 by Inspector Ben Peters:** Ben Peters read his report: March 2022 monthly permit total was \$2,342.76. Year to date is \$8,177.28. The monthly valuation total was \$224,500.00. Ben explained that there are still new plans being submitted but it seems to be at a slower pace this year. He feels this may be due to the high construction costs and interest rates going up. Ben noted that he has no residents talking about pole barn homes.
11. **Stormwater Commission Updates by President Karen Dubiel:** Justin Rogers, from Sheard Road, was present at the meeting to discuss a drainage concern. Karen had prepared a map outlining the situation. After discussion regarding all the individuals whose land is affected by the drainage issue and thoughts on how to get the water to flow to the canal, Karen was asked to follow up with the county. The second issue Karen discussed was regarding Lakeshore Drive by the piers, where the cattails were mowed last year, a complaint was received regarding the culvert not draining properly. Zach, DHD Roads Maintenance, inspected the situation and stated that water seeks its own level. If the surrounding area, lake, is higher than land the area will flood. This is believed to be a private property issue.
12. **Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents Presented by David Dubiel:** David stated that everybody will be getting an email tomorrow with the proposed changes for Chapter 16. The comments will be noted on the side, please review it before the next meeting. David would like assistance to clean up the verbiage, setting up an additional monthly meeting. Bill Shenkenberg and Audrey Van Dyke volunteered.
13. **Approval of the Repeal and Recreate Chapter 9.24 Ordinance, Relating to Sex Offender Residency Restrictions:** Jared Guillien made the motion to approve signing the repeal and recreation Ordinance of Chapter 9.24 relating to Sex Offender Residency Restrictions. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
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.:** No closed session was held.
15. **Motion to Enter into Open Session:** No closed session was held.
16. **All Business of Closed Session:** Not applicable.
17. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 8:22pm., seconded by David Dubiel. All were in favor. Motion carried.

Dated this 4th day of May 2022
Camille Gerou Clerk/Treasurer