

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, AUGUST 10, 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, and Richard Goetsch. Building Inspector Ben Peters. Stormwater President Karen Dubiel. Absent with prior notification: Fire Department John Dahms & Plan Commissioner Michael Newholm
- 4. Review of Previous July 13, 2022, Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the July 13th minutes with amendment, seconded by David Dubiel. VOTE: 6/0 Motion carried.
- 5. Conditional Use for New Building at 21209 Durand Avenue Requested by Wally Haag & Encyclon Inc:** This new building will be located down from M&W Shops, there is no established street number yet, but the building will be on the end of Haag Drive. It was explained that the tanks will be prefabricated, the new location will be making/assembling the system and corresponding parts. Minimum welding will take place. Approximately five employees will be needed, so parking should not be an issue. The drainage easement next to the property was noted stating, that it will have to be kept clear. Lighting and signage will have to follow the counties ordinances. Hours of operation are planned for 8am to 4:30pm. Semis and small package deliveries are expected. No hazardous waste should be produced on the property. A small dumpster will be on the property for regular garbage disposal. The tanks will be water tested on site, to ensure no leakage after welding. Richard Goetsch made the motion to recommend approving the conditional use for the new building on Haag Drive, seconded by David Dubiel. VOTE: 6/0 Motion carried. Bill yes, Audrey yes, David 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. Commercial Property at 21021 Durand Avenue Update from John Funk:** Mr. Funk was in attendance and stated that he is waiting for a quote from an engineer from Racine, however it is not complete. Mr. Funk requested that he be allowed to level out the large dirt pile to alleviate weeds. Chairman Stratton stated that he may level out the dirt, or have it removed, however moving the dirt should not create a water diversion onto the neighbor's properties.
- 7. Public Comments:** A) Ruthann Benzow at 4008 Sheard Road discussed a neighbor who created a backyard swale on his property while the Benzow's were on vacation. Ms. Benzow is concerned that now stormwater may flow into her barn and potentially pool on her property, when previously she did not have a significant issue. Ms. Benzow was asked to keep Karen Dubiel, President of the Dover Stormwater Commission, apprised of the situation. It was explained that there is an ordinance regarding diverting water from one property to the next and if necessary, she could seek legal advice. This legal advice would not be provided by the town but rather it would be her expense. B) Chairman Stratton introduced Brandon Christensen as Dover's new Fire and Water Commissioner. C) An individual is looking to purchase 9.75 acres of vacant land on Cox Road. He is wondering if he can split off three acres, with 150 ft of road frontage and the 2:1 ratio. The board stated that just as long as the 3 acres, 150 road frontage and 2:1 ratio was followed there shouldn't be an issue. Notations of soil tests on the future CSM (certified survey map) were suggested and that he should verify where stormwater flows on the property. D) Richard Goetsch announced that he has been on Dover's Plan Commission for thirty-five years.
- 8. Building Inspectors Report for July 2022 by Inspector Ben Peters:** Ben Peters started that the monthly July total was \$5,996.60, year-to-date as \$40,019.37 and monthly valuation was \$912,496.00.

9. **Stormwater Commission Updates by President Karen Dubiel:** Karen noted that she has no complaints since Dover has been experiencing a drought this summer.
10. **Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents Presented by David Dubiel:** David asked to table this subject till next month.
11. **Discussion/Action on Permit Approval for a Fireworks Display to be Held on Saturday, September 3 or Alternative Rain Date of Sunday, September 4, 2022 for Eagle Lake Improvement Association:** Jared Guillien made a motion to approve the permit pending Fire Department/Water Patrol inspection, seconded by Mike Shenkenberg. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
12. **Discussion/Action to Increase Sewer User Rates by Thirty-Six Percent Per Unit (REU-Residential Equivalent Unit), Starting with September 2022 Quarterly Billing:** Chairman Stratton explained that a public meeting was held earlier in the 2022 year clarifying that the sewer quarterly rates would be increasing due to necessary sewer upgrades. Dover was informed that if the rate increases do not take effect immediately the sewer plant update loan cannot be locked in. Mike Shenkenberg made a motion to approve the thirty-six percent per unit sewer rate increase, seconded by Jared Guillien. VOTE: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried. This rate increase will begin on the September 2022 quarterly billing.
13. **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.
14. **Motion to Enter into Open Session:** No closed session was held.
15. **All Business of Closed Session:** No closed session was held.
16. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:28pm., seconded by David Dubiel. VOTE: 7/0 All were in favor. Motion carried.

Dated this 15th day of August 2022 Camille Gerou Clerk/Treasurer