

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, SEPTEMBER 14, 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: David Dubiel and Michael Newholm. Building Inspector Ben Peters. Absent with prior notification: Fire Department John Dahms, Stormwater President Karen Dubiel, & Plan Commissioners: Audrey Van Dyke, Bill Shenkenberg, and Richard Goetsch.
4. **Review of Previous August 10, 2022, Plan Commission/Joint Town Board Meeting Minutes:** Jared Guillien made the motion to accept the August 10th minutes with amendment, seconded by Mike Shenkenberg. VOTE: 4/0 Motion carried.
5. **Conditional Use 21642 Durand Avenue Union Grove Roofing & Dumpster Rental/Restoration Business Requested by Emery's Business Service LLC. Additional Building Structure of 64x60 is also being Proposed:** Lisa Emery explained that the property is zoned M3, total 3.3 acres, and that her son is living in the third-generation house. Asphalt Contractors are their neighbors. They would like to restore dumpsters; welding, grinding, fabricating of front hooks for attaching to trucks, and patching. No sandblasting. There will be space for approximately fifteen dumpsters. The Emery's were instructed to verify with the state on driveway access. Traffic may consist of two trucks coming and going, along with the roofing trucks. The proposed septic has not been tested yet. Noise should be limited since restoration will take place in the shop. The Racine County Lighting Ordinance was discussed and must be followed. No waste chemicals should be produced. Drainage issues may be a concern, pending grading. Michael Newholm made the motion to recommend approving the conditional use for 21642 Durand Avenue, seconded by David Dubiel. VOTE: 4/0 Motion carried. David yes, Michael 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 Review of CSM with Wetland Delineation for 25620 County Line Road Requested by Jason Laurence:** Mr. Laurence explained he amended his layout due to the wetland areas. The driveway on the large 22.3-acre lot, will be routed through the wetland area. Sanitary perk tests will be completed by end of next week. Mr. Laurence is in the process of having the actual CSM, Certified Survey Map, drawn up with the perk tests, driveways, etc., so setbacks can be noted. Mr. Laurence will return to the Plan Commission once the CSM is completed.
7. **Commercial Property at 21021 Durand Avenue Update from John Funk:** Ken Kurt stated that he is interested in renting the building for lumber storage. Mr. Funk was asked to contact Racine County Zoning regarding this issue. Mr. Funk noted that it is zoned business. Mr. Funk stated that a gravel drive, up to the garage would need to be added. Discussion occurred if storage of wood would be a fire concern. Mr. Kurt noted that there would be no flammable liquids in the building. They will be utilizing a Ford tractor with forks to move the lumber. Chairman Stratton inquired if all the dirt piles had been leveled out. Mr. Funk noted that they were and that there was no concern with the neighbor's property even after all the rain. Chairman Stratton stated that Mr. Funk no longer needed to be included on agendas.
8. **Public Comments:** No concerns conveyed.
9. **Shoreland Contract Review by Richard Goetsch for David Jedrejczyk 25100 Minnetonka Drive:** Chairman Stratton read Richard's submitted report.
10. **Building Inspectors Report for August 2022 by Inspector Ben Peters:** Ben Peters started that the monthly August's total was \$12,425.61, year-to-date as \$52,444.98 and monthly valuation was \$1,757,392.00.

- 11. Stormwater Commission Updates by President Karen Dubiel:** Karen was not in attendance but emailed that she had nothing to note this month.
- 12. Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents Presented by David Dubiel:** Discussion occurred that the Town's Engineer, Will Hein, should review the chapter changes. After Will has reviewed the chapter, then it should be forwarded to Attorney Ludwig for final approval before publishing.
- 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 Mike Shenkenberg at 7:43pm., seconded by Jared Guillien. VOTE: 5/0 All were in favor. Motion carried.

Dated this 3rd day of October 2022
Camille Gerou Clerk/Treasurer