

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

Phone (262) 878-2200 Fax (262) 878-2595

www.townofdooverwi.com

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

JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, OCTOBER 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, and Richard Goetsch. Building Inspector Ben Peters. Stormwater President Karen Dubiel. Absent with prior notification: Fire Department John Dahms, and Plan Commissioner Michael Newholm.
- 4. Review of Previous September 14, 2022, Plan Commission/Joint Town Board Meeting Minutes:** David Dubiel made the motion to accept the September 14th minutes with amendment, seconded by Audrey Van Dyke. VOTE: 6/0 Motion carried.
- 5. Conditional Use of 3731 S Beaumont Ave, Formerly Blue Plate Taco, Potentially Packer Endzone Pizzeria & Grill Requested by Heather Shelby:** Heather Shelby was not in attendance. The Building Inspector, Ben Peters, will attempt to contact Ms. Shelby to verify that indeed nothing will be changed or updated in the restaurant. David Dubiel made the motion to recommend approving the conditional use for 3731 S Beaumont Avenue with the understanding that nothing will be changed/updated, seconded by Richard Goetsch. VOTE: 6/0 (Bill yes, Audrey yes, David yes, Richard yes, Mike yes, Sam yes) Motion carried. 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. Public Comments:** 1) Two gentlemen from Kastenson Auto discussed that they are requesting their conditional use from Racine County Zoning and wanted to verify if there was anything needed from Dover. Two handouts were presented, one showing the proposed drainage. They explained that there is no current drainage, as it is flat, and water stands continuously. It was explained that the future plan is for the water to be trapped in the swale on the south side and routed back to the Highway 11 ditch. They also plan to raise up the property. Kastenson's drainage plan was forwarded to the Town Engineer, Will Hein. After review of the handouts and discussion the Dover Plan Commission/Town Board unanimously agreed that pending Engineer Will Hein's drainage plan review there should be no issues from the Town of Dover standpoint. Kastenson's were told that the clerk would forward this information to Racine County Zoning. 2) Applied Technologies/Town of Dover Engineer, Will Hein, would like direction on how to proceed regarding the drainage problem/area by Storage Authority on Durand Avenue. Mr. Hein has been contacted by the Storage Authority Project Manager. Chairman Stratton stated that once the initial fee is collected, and Mr. Hein reviews the plan, the goal should be not to add to the water problem. Drainage to the south of the Storage Authority Project should also be verified.
- 7. Building Inspectors Report for September 2022 by Inspector Ben Peters:** Ben Peters stated that September's total was \$2,086.60, year-to-date as \$54,531.58 and monthly valuation was \$169,445.00.
- 8. Stormwater Commission Updates by President Karen Dubiel:** A civil engineer at M&W Shops on Haag Drive contacted Karen for any existing stormwater/drainage plans. Karen will refer him to the county.
- 9. Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents Presented by David Dubiel:** Will Hein, Applied Tech, has reviewed Chapter 16 and provided updates. Mr. Hein also noted that the Town Attorney should review Chapter 16 as Will believes there are several statute references which require amendment. David Dubiel noted that there are a couple places, such as the depth of pavement on a driveway, which should have final adoption as Town prerogative will be applied. The Clerk requested that any known additional forms at the end of the Chapter be provided to her to re-create so they can be electronically part of the Chapter and available for viewing on the website.

David discussed that he would inquire with Attorney Ludwig if blank form/table space should be reserved or deleted and if there needs to a formal motion to get rid of the blank forms/tables or a statement needed to rescind.

- 10. 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.
- 11. Motion to Enter into Open Session:** No closed session was held.
- 12. All Business of Closed Session:** No closed session was held.
- 13. Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:22pm., seconded by Jared Guillien. VOTE: 7/0 All were in favor. Motion carried.

Dated this 25th day of October 2022
Camille Gerou Clerk/Treasurer