

TOWN OF DOVER

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Heather Niski
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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING AGENDA

WEDNESDAY, NOVEMBER 16, 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, Richard Goetsch and Michael Newholm. Building Inspector Ben Peters. Stormwater President Karen Dubiel. Absent with prior notification: Fire Department John Dahms.
4. **Review of Previous October 12, 2022, Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the October 12th minutes with amendment, seconded by David Dubiel. VOTE: 8/0 Motion carried.
5. **Final Approval of CSM (Certified Survey Map) for Jason Lawrence 25620 County Line Road:** Mr. Lawrence noted the CSM was completed showing soil tests, the wetland delineation, potential driveway placement, and building pad areas. Lot two has many options for the owner to dictate where the house/driveway will be placed due to the open space. Richard Goetsch recommended approval of the CSM, seconded by David Dubiel. VOTE: 7/0 (Bill yes, Audrey yes, David yes, Richard yes, Michael 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) Discussion occurred regarding how Gardiner Appraisal arrived at the assessments. It was explained that all Assessors use a state mandated government approved software. 2) Discussion occurred on how many new houses were built from 2020 forward and what is the average price. Ben Peters, Building Inspector, stated the average price is anywhere from \$400,000-\$600,000. Ben noted that he would check on the actual number of new homes. 3) Engineer Will Hein emailed noting that the Kastenson review regarding drainage appears to have several items missing. It was discussed that Mr. Hein's review needs to be completed before any permits are issued. 3) Ben Peters discussed the five thousand square foot building that Wally Haag is intending to build. Per Town Board approval it is up to Ben to determine if additional drainage needs to be investigated if he has concerns after reviewing the site.
7. **Shoreland Contract Review by Richard Goetsch for David Aldridge 2401 Lakeshore Drive:** Garage street side addition seems to be a planned structure. Richard recommends following the normal Shoreland Conditional Use recommendations. The water appears to flow west to the ditch.
8. **Building Inspectors Report for October 2022 by Inspector Ben Peters:** Ben Peters stated that October's total was \$5,654.22, year-to-date is \$60,185.80 and monthly valuation was \$303,257.00.
9. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to note.
10. **Review/Approval of Dover's Chapter 16 Ordinance Enhancements/Table of Contents Presented by David Dubiel:** Attorney Ludwig has received Chapter 16 for review. David thinks he will receive updates before the December meeting.

- 11. 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.
- 12. Motion to Enter into Open Session:** No closed session was held.
- 13. All Business of Closed Session:** No closed session was held.
- 14. Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:25pm., seconded by Michael Newholm.
VOTE: 8/0 All were in favor. Motion carried.

Dated this 9th day of December 2022
Camille Gerou Clerk/Treasurer