

TOWN OF DOVER

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Camille Gerou
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Heather Niski
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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, MARCH 15, 2023 – 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, and Richard Goetsch. Building Inspector Ben Peters. Absent with prior notification: Plan Commissioners Michael Newholm and David Dubiel, Stormwater President Karen Dubiel, Fire Department Johns Dahms
- 4. Review of Previous February 15, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the February 15th minutes as presented, seconded by Mike Shenkenberg . VOTE: 5/0 Motion carried.
- 5. Seeking Preliminary Approval to Split Ed Banderowicz's Property into Three or Four Parcels at 2710 S. Beaumont Avenue Parcel # 006-032-035-032-120 Requested by Jason Lawrence:** Mr. Lawrence explained that there would probably be three parcels. The land was purchased approximately six months ago. Mr. Lawrence stated that he spoke with Shawn from Racine County Zoning and to the DOT (Department of Transportation) and was told no more driveways would be allowed coming off Highway 75 at that location. Mr. Lawrence is proposing to have an entrance to the three parcels break off the current driveway with an easement for each lot. Since this property borders with Kenosha County, Mr. Lawrence was asked if Kenosha County/Brighton had any concerns with the development. Mr. Lawrence stated that there was not any concern with what occurs to the Dover property. Mr. Lawrence noted that the proposed lots would have the one hundred fifty feet of required frontage. Discussion pursued that a private road should be installed. Again, development plans for the Brighton proportion were questioned. It was also noted that the proposed layout would landlock any future back lots. Mr. Lawrence was also advised that road designs must be a specific width with additional shoulders and turnaround room for fire trucks. This subject was tabled for Mr. Lawrence to research.
- 6. Public Comments:** Nothing to note.
- 7. Building Inspectors Report for February 2023 by Inspector Ben Peters:** February's monthly permit total collected was \$2,237.90. The monthly valuation was \$90,750.00. Ben noted that he is following up on Dover Stables residents who constructed structures/garages without any permits. It was discussed that those residents should be double charged according to our ordinance once inspected. A letter is now being drafted.
- 8. Stormwater Commission Updates by President Karen Dubiel:** Karen was absent, excused, from the meeting.
- 9. Review/Approval of Dover's Chapter 16 Presented by David Dubiel:** Absent, excused, from the meeting. Subject tabled.
- 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 7:23pm., seconded by Audrey Van Dyke. VOTE: 6/0 All were in favor. Motion carried.