

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, APRIL 12, 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, Plan Commissioners: Bill Shenkenberg, David Dubiel, Michael Newholm, and Richard Goetsch. Building Inspector Ben Peters. Stormwater President Karen Dubiel. Absent with previous notice: Fire Department Johns Dahms and Supervisor #2 Jared Guillien. Absent: Audrey Van Dyke
4. **Review of Previous March 15, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the March 15th minutes as presented, seconded by Mike Shenkenberg. VOTE: 6/0 Motion carried.
5. **Proposed Drainage Plan for Kastenson Auto Service 21445 Durand Avenue:** Two neighboring residents of Kastenson's Auto were at the meeting to discuss the area's drainage issue. Discussion was held regarding storm water flow, which way the tiles are placed behind the houses on Schoen Road, and where the water should end up. The neighbor to the east of Kastenson's stated that the water is currently not draining in the Durand Avenue ditch area and his concern regarding his current failing culvert. Both neighbors stated that they were concerned with water displacement. Planned parking areas were discussed and any future lot lighting is supposed to be downward facing, not to impede on the neighbor's property. A retention pond, detention pond, and swales were discussed for the Kastenson site. Dover's Engineer, Will Hein Applied Technologies, stated that if Kastenson's want to move the drainage water under Durand Avenue a DOT, Department of Transportation, plan must be approved. Chairman Stratton agreed to try to address the issue with the DOT on behalf of Kastenson's. Mr. Hein stated that he would be happy to look at any additional formal drainage plans and eventually approve the final grade plan. After discussion it was agreed that Kastenson's could obtain a building permit, however no occupancy will be given until a drainage plan is agreed upon.
6. **21115 Durand Avenue Parcel ID 006032036033000 Approval of Proposed Parking Lot Expansion and Storm Water Improvements Prepared by Nielsen Madsen + Barber, Requested by Wally Haag:** Mr. Haag explained that they are leasing out the building to Custom Truck One Source and that they are interested in a gravel parking lot expansion. Previously there was a house at the proposed parking expansion. Several drawings including lighting and drainage were submitted from Nielsen Madsen and Barber which the Dover Plan Commission reviewed. Richard Goetsch recommended approval, seconded by David Dubiel. VOTE: 6/0 Bill, David, Michael, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Sam Stratton. VOTE: 2/0 Mike and Sam. Motion carried.
7. **21021 Durand Avenue Parcel ID 006032036032010 Rezone +.35 acres of property from B-1, Neighborhood Business District, to B-3, Commercial Service District, Requested by John Fonk and Approval of Sign Placement for The County Porch Located at the Same Address:** It was believed that Mr. Fonk had asked Racine County for approval of the zoning change before coming to Dover. A submitted plan showing the area to rezone from B1 to B3 was reviewed by the Plan Commissioners. Richard Goetsch made the motion to approve the zoning change, seconded by David Dubiel. VOTE: 6/0 Bill, David, Michael, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Sam Stratton. VOTE: 2/0 Mike and Sam. Motion carried. Discussion occurred regarding if the heavy recent rains affected the neighboring Storage Authorities area and Mr. Fonk stated that there were no issues. Mr. Fonk explained that the signage being requested would be made from wood with a downward light. No commercial electronic scrolling sign would be utilized. Michael Newholm made the motion to allow

the signage, seconded by Bill Shenkenberg. VOTE: 6/0 Bill, David, Michael, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Sam Stratton. VOTE: 2/0 Mike yes, Sam yes. Motion carried. Mr. Fonk was instructed to obtain permission/approval from Racine County regarding the signage and follow Racine County guidelines.

8. **Seeking Preliminary Approval to Add Road 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 presented a new drawing showing four parcels stemming from a private road. Since a proportion of this land, at least sixty acres, is in the Town of Brighton, Kenosha County, Mr. Lawrence was asked if he checked verifying any standards Brighton may be concerned with regarding future development. Discussion took place regarding Dover's required private road widths, turn around radius for fire trucks, and reminder that the proposed four parcels must still meet with Dover's three-acre parcel rule in addition to the road/shoulder area. Easements and prospective buyers understanding they are responsible for the upkeep and snow removal of this private road were discussed. If interested in the town ever assuming road responsibility, appropriate documents would need to be established, such as defined standards for the road construction, final lift established at determined developed property percentage and bonds put in place. Bill Shenkenberg made the motion for preliminary approval pending verification with the Town of Brighton and Racine County Zoning for a private street, seconded by Michael Newholm. VOTE: 5/1 Bill yes, David yes, Michael yes, Richard no, Mike yes, and Sam yes. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Sam Stratton. VOTE: 2/0 Mike and Sam. Motion carried. Mr. Lawrence noted that he would like to be on the agenda for May.
9. **Public Comments:** Chairman Stratton noted that the Annual Town Meeting will be held on Tuesday, April 18, 2023. Discussion took place regarding the cardboard signs at the Highway 75 and Durand Avenue liquor store. It was noted that they are allowed in Racine County's ordinance. Vandenboom Road flooding was discussed with the recent rainstorms. It was noted that the ditch was full of mud. Chairman Stratton requested that the Road Superintendent verify exactly where the water is flowing from and convey that info to the Chairman to develop a plan of action.
10. **Building Inspectors Report for March 2023 by Inspector Ben Peters:** Monthly permit total collected was \$10,036.17. Year to date, the total was \$13,639.07. Monthly valuation was \$1,691,144.00. Ben noted he has been inspecting the two new houses on Lakeshore. One is close to having the final inspection. 3017 Beaumont has asked Ben if they can extend the current driveway to wrap around the side of the house. It was noted it is acceptable however that caution must be utilized, as moving dirt/extending driveways can change the flow of water onto the road or other neighbors' property. Ben stated that letters to the individuals who have built structures in Dover Stables without permits have not received their double fine and inspection required letters due to Beth, Ben's assistant, helping with the election. Ben is also dealing with the homeowners on Carlisle Avenue who have rented the house but have never received final occupancy.
11. **Stormwater Commission Updates by President Karen Dubiel:** No phone calls or emails were received even with the heavy rains.
12. **Review/Approval of Dover's Chapter 16 Presented by David Dubiel:** David reported computer issues. Subject tabled.
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 8:11pm., seconded by Michael Newholm. VOTE: 6/0 All were in favor. Motion carried.