

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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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
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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES

WEDNESDAY, MAY 10, 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, David Dubiel, and Richard Goetsch. Building Inspector Ben Peters. Stormwater President Karen Dubiel. Fire Department Johns Dahms. Absent with prior notification Plan Commissioner, Michael Newholm.
4. **Review of Previous April 12, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the April 12th minutes with amendment, seconded by David Dubiel. VOTE: 6/0 Motion carried.
5. **Rezone from B-3 Commercial to M-3 Heavy Industrial and Conditional Use for CIFA North America 4330 & 4360 Conifer Court:** CIFA builds concrete pumping construction equipment. Their plan is to utilize 4330 Conifer Court as their corporate office, and 4360 Conifer Court for equipment assembly. 4360 Conifer is currently being leased with an option to buy. CIFA will be moving into 4330 at the beginning of August 2023. Racine County Zoning noted that the zoning should be changed from B3 Commercial to M3 Heavy Industrial due to the assembly portion of the business. CIFA has started moving equipment onto the 4360 property. There will be no changes to the building structure. The only change that CIFA foresees is the addition of an engine exhaust fan. Security lighting will be added around the building. Discussion took place that Racine County has regulations on lighting that should be observed, but basically make sure the lighting is pointing down. CIFA produces a little over one truck per month. Welding will take place. The rest is all mechanical assembly such as wiring etc. Touch up paint will be stored in OSHA (US Occupational Safety and Health Association) approved yellow cabinets. There will be no spray booths. Spare part storage, parts segregated with cardboard bins, will also be at 4330 Conifer Court. CIFA noted that they are moving because they are trying to grow. They plan to complete fifteen trucks this year and twenty-two in 2024. Kansasville Fire Department Battalion Chief, John Dahms, requested a sprinkler system inspection. Dover's Building Inspector, Ben Peters, noted he would like to see both the Yorkville facility and the Conifer Court location to understand the full scope of their operation. Richard Goetsch made the motion to recommend approval of the rezone from B-3 to M-3 pending Racine County's approval, seconded by David Dubiel. VOTE: 6/0 Bill, Audrey, David, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Jared Guillien. VOTE: 3/0 Jared, Mike, and Sam. Motion carried. David Dubiel made the motion to recommend approval of the Conditional Use per Racine County Zoning, Richard Goetsch seconded. VOTE: 6/0 Bill, Audrey, David, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Jared Guillien. VOTE: 3/0 Jared, Mike, and Sam. Motion carried.

6. **CSM Preliminary Approval to Add Private Road to Split Ed Banderowicz's Property into Four Parcels at 2710 S. Beaumont Avenue Parcel # 006-032-035-032-120 Requested by Jason Lawrence:** Tabled per Jason Lawrence request.
7. **Sale of Fireworks Requested by Dustin Hein Freedom Fireworks at 3817 S Beaumont Avenue June 16th through June 30th 9am-9pm and July 1st through July 4th 8am-10pm:** Discussion occurred that there was no planned change in the location setup or complaints on file. Richard Goetsch made the motion to recommend approval of the sale of fireworks at 3817 S Beaumont pending the Fire Department safety inspection, seconded by Bill Shenkenberg. VOTE: 6/0 Bill, Audrey, David, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Jared Guillien. VOTE: 3/0 Jared, Mike, and Sam. Motion carried.
8. **Shoreland Contract Review by Richard Goetsch for 23721 Golf Road Peter & Margaret Usher and Todd & Nancy Curran 24006 Lakeshore Drive:** Richard provided a brief overview of the Usher property stating that property has a steep bank going down to the road. Golf Road is currently full of mud, and there appears to be an absence of a ditch with a culvert. Driveway requirements must be followed along with all the regular requirements outlined in the report. The Curran property on the corner of Eagle Road and Lakeshore Drive has been cleared of brush which appears to be part of the marsh area next to the lake. Noted concerns were: headlights shining in the windows as it is a busy area where the road splits, the initial paperwork states a basement which could be interesting in such a low area, and finally placement of the garage pulling out a vehicle on busy Lakeshore Drive could be hazardous. Building Inspector, Ben Peters, noted that the basement is no longer in the plans and a review by Dover's Engineer has been requested of the Curran property.
9. **Preliminary Review Lawrence and Nancy Neau Beaumont Avenue:** The Neau's house has sold, and they are now looking to build on the land directly to the north on 2.84 acres. Larry stated that there are no restrictions with environmental or wetland. This land is in the Eagle Lake Sewer Utility District. Larry asked questions regarding installing a grinder tank to enable a walkout basement. Richard Goetsch made the motion to recommend preliminary approval, seconded by Bill Shenkenberg. VOTE: 6/0 Bill, Audrey, David, Richard, Mike, and Sam. Mike Shenkenberg made the motion to accept the Plan Commission recommendation, seconded by Jared Guillien. VOTE: 3/0 Jared, Mike, and Sam. Motion carried. The Board noted that Mr. Neau will need to come back to the meeting next month with a CSM (Certified Survey Map) showing the driveway and house location etcetera for approval.
10. **Fine Grading Approval Bond Discussion Requested by Ben Peters:** Ben explained that recently a house on Minnetonka Drive received occupancy. Construction has concluded but the lot grading has not been completed. Dover's Engineer, Will Hein, has had concerns with stormwater flow. Ben asked if the board would be interested in setting up a \$3,000 bond which would be returned once the final grade was completed. After Board discussion they decided that no occupancy should be given until everything including final grading is complete. Ben explained that in this case, due to other circumstances, the homeowners needed to get into the home. The Board stated that if there is an issue then they can come in front of the Plan Commission board, paying the \$250 review fee, to make a potential exception to the occupancy rule.
11. **Public Comments:** David Dubiel questioned if any follow-up had occurred on the Vandenboom Road flooding and Chairman Stratton noted that the Roads Superintendent did speak with Karczewski's regarding re-grading the area to potentially fix the situation. Karczewski's were asked to make this a priority. Chairman Stratton stated he also spoke with Ken Hegeman and brought the issue to his attention personally.
12. **Building Inspectors Report for April 2023 by Inspector Ben Peters:** Monthly permit total collected was \$7,344.10. Year to date collected total was \$21,150.17. It was noted that Kastenson's building went up quickly once approval to build was given. It was also noted that no occupancy can be given until a grading plan is approved.
13. **Stormwater Commission Updates by President Karen Dubiel:** Karen discussed a complaint from Larkspur and Church Road regarding stormwater preventing their kids from playing basketball and that he has received no feedback regarding his ongoing concerns. Karen noted that she has acknowledged his complaint, as well as back in 2019 when it was explained that the ditches in the area being filled in has impacted the stormwater flow. The individual was asked to attend tonight's Plan Commission meeting or any other meeting to discuss

the situation. Karen also received an email today regarding a property on Durand that she will look into and address.

- 14. Review/Approval of Dover's Chapter 16 Presented by David Dubiel:** David did get his computer back with all his documents including Chapter 16. There are some comments that need to be addressed. He will bring them to the committee as a whole. He is currently putting the final touches on the appendices. Attorney Ludwig has reviewed the Chapter. The Chapter should be website ready next week. Once the specific questions are answered then the Chapter can be sent to Minuteman Press for final distribution.
- 15. 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.
- 16. Motion to Enter into Open Session:** No closed session was held.
- 17. All Business of Closed Session:** No closed session was held.
- 18. Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:48pm., seconded by David Dubiel
VOTE: 6/0 All were in favor. Motion carried.

Dated this 17th day of May 2023
Camille Gerou Clerk/Treasurer