

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, JUNE 14, 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, Michael Newholm, and Richard Goetsch. Building Inspector Ben Peters. Stormwater President Karen Dubiel. Fire Department Johns Dahms.
- 4. Review of Previous May 10, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the May 10th minutes with amendment, seconded by David Dubiel. VOTE: 7/0 Motion carried.
- 5. Variance to Drainage Easement for 3703 Cunningham Road:** Steve Beaber explained that he and his wife have lived in Dover since 1999. They would like to construct another building due to accumulating stuff. The new construction area is where there appears to be a private drainage easement. If the easement is necessary, the Beaber's would like it to jog over. The Beaber's do own both properties on the sides of the easement. It was discussed that initially the parents were going to split the property between siblings and perhaps that is why an easement was put there back in the day. Discussion occurred of where the drainage water actually flows. Richard Goetsch made the motion to recommend approval, Michael Newholm seconded. VOTE: 7/0 Bill, Audrey, David, Michael, 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 Review Lawrence and Nancy Neau Beaumont Avenue:** Larry Neau noted that everything is located correctly on the CSM (Certified Survey Map). There is a delineation of wetland and the driveway placement. This property is on sewer and the setbacks look correct. Richard Goetsch made the motion to recommend approval of the CSM, Bill Shenkenberg seconded. VOTE: 7/0 Bill, Audrey, David, Michael, 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.
- 7. Public Comments:** A) A stormwater concern about the Kastenson project on the corner of Schoen and Highway 11 was discussed noting that Kastenson's were given permission to build but were told no occupancy will be given until a drainage plan is completed. Dover's ordinance reads that no additional stormwater drainage can be shed onto neighbors' properties. It was noted that Kastenson's are not responsible for fixing the areas storm water issues but cannot add to the issue. Occupancy is planned in November 2023. Due to the ongoing concern of neighbors, discussion took place that Kastenson's should come back to the Plan Commission meeting with their drainage plan, so all neighbors have the opportunity to see the approved plan. The Building Inspector will let Kastenson's know that this is a condition of occupancy. The agenda will be posted on the Dover website, as well as the three town locations and will clearly read Kastenson Stormwater Drainage Plan. Additional questions were fielded, and Chairman Stratton noted that the engineers have options, such as putting in a retention pond if needed. B) 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. Roads Superintendent, Zack Hegemann, will be asked for a project update. C) Kansasville Fire Department, John Dahms, provided an update on 4330 and 4360 Conifer Court noting that there is no sprinkler system in either building. The new location for their Corporate Office does have a fire wall already existing. The state will determine what is needed pending intended use. D) Connie Murphy, 311 Sharp Road, is interested in purchasing the ten acres of land next to their current property for horse pasture. She is interested in just completing a lot line adjustment. The bank is holding the interest rate currently, but upon checking to have a CSM completed there is a significant wait, and it is costly. Racine County zoning stated that it would be up to the Town of Dover if they agreed upon a lot line adjustment. Initial Dover Plan Commission and Town Board input noted that based on Connie Murphy's discussion/ land description a lot line adjustment should be in order. Connie was asked to return to Dover's July Plan Commission meeting, paying \$250, with the legal description of the property prepared so a vote can be made for the lot line adjustment.

8. **Building Inspectors Report for May 2023 by Inspector Ben Peters:** Monthly permit total collected was \$13,375.88, year-to-date collected total was \$34,526.05. Chairman Stratton asked Ben, if he would hold occupancy on the Lakeshore Drive home until the damage, caused by construction equipment in the road median, is repaired. Chairman Stratton noted that there are pretty big divots that will need fill and grass seed. Ben explained that Engineer Will Hein is still working with the homeowners on the drainage issues as well. Chairman Stratton asked that Ben send an email when the project is due to receive occupancy.
9. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to report.
10. **Review/Approval of Dover's Chapter 16 Presented by David Dubiel:** David stated that an email was sent to the clerk with the revised Chapter 16 ordinance. The clerk was instructed to email out the revision to the board. At July's meeting the board will discuss needed changes or approve the chapter for publication.
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 7:36pm., seconded by Michael Newholm. VOTE: 7/0 All were in favor. Motion carried.