

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, JULY 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, Supervisor #2 Jared Guillien. Plan Commissioners: Audrey Van Dyke, Bill Shenkenberg, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Johns Dahms, Building Inspector Ben Peters, Stormwater President Karen Dubiel, and Dover's Engineer Will Hein.
4. **Review of Previous June 14, 2023 Plan Commission/Joint Town Board Meeting Minutes:** David Dubiel made the motion to accept the June 14th minutes as presented, seconded by Jared Guillien. VOTE: 8/0 Motion carried.
5. **Acceptance of Dover View Lane as a Town Road Requested by Sharon Smolensky:** Dover's Engineer, Will Hein, asked for a copy of subgrade, stone grade certificates, any change notifications, shoulder, asphalt specifications, etcetera in order to complete his review. Discussion took place that shouldering should be three foot.
6. **Shoreline Contract Review by Richard Goetsch for 2421 Marshall Square Roy Krempasky and Connie Meltesen:** Richard reviewed the site and stated that if there is no change in elevation there should be no issues.
7. **Public Comments:** A) John Dahms expressed concerns regarding John Fonks Durand Avenue property. John Dahms stated that he completed a fire inspection in June on the Ken Kurt storage area. While completing the inspection Mr. Dahms noted the abundance of items for sale, a reoccurring sale in another garage and overflow outside that is apparently for the Veteran's, as well as a motorcycle repair garage also on site. Mr. Kurt's storage area appears in the Dover Plan Commission minutes for approval but there does not seem to be anything regarding a resale or motorcycle repair garage noted. Mr. Dahms noted that fire truck/emergency vehicle access would be difficult with the resale items up front. While it is zoned commercial, John Dahm's was unsure if standards such as bathroom/public egress, electrical, etcetera are up to code. Mr. Dahms requested Racine County Zoning to look into the situation for further analysis. B) Discussion took place regarding making curb and gutter mandatory as part of the Dover Ordinance for future subdivisions. It was acknowledged that curb and gutter would assist with storm drainage and the roads do last longer. Also stated was that not only would Dover have to accept the subdivision road(s) and maintain them, but with curb and gutter there is the added concern of storm sewer system repairs. It was noted that the Sewer Superintendent was approached by an individual regarding developing the land across from the County Park on Church Road.
8. **Building Inspectors Report for June 2023 by Inspector Ben Peters:** Monthly permit total collected was \$8,242.55 year-to-date collected total was \$42,768.60. Chairman Stratton asked Ben if occupancy for the new house on Lakeshore Drive was approved. Ben explained that the builder added corrugated pipe directing the storm water towards the lake, and that it would be up to Will Hein, the Towns Engineer, to determine occupancy. Ben stated he has completed the construction occupancy portion.
9. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to note.

- 10. Review/Approval of Dover's Chapter 16 Presented by David Dubiel:** David explained that he had received no updates after the Chapter was emailed out for review. David Dubiel made the motion to accept Chapter 16 as amended, Michael Newholm seconded. VOTE: 7/1 (Bill yes, Audrey yes, David yes, Michael yes, Richard abstained as he had not reviewed it, Jared yes, Mike yes, Sam yes) Motion carried.
- 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 7:34pm., seconded by Michael Newholm. VOTE: 8/0 All were in favor. Motion carried.

Dated this 2nd day of August 2023
Camille Gerou Clerk/Treasurer