

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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Sam Stratton
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Supervisor #2
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Roads Dept
DHD Maintenance Inc.
878-2200 Ext 12

Clerk/Treasurer
Camille Gerou
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Municipal Judge
Heather Niski
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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES

WEDNESDAY, AUGUST 16, 2023 – 7:00 P.M.

4110 SOUTH BEAUMONT AVENUE (DOVER TOWN HALL)
KANSASVILLE, WI 53139 RACINE COUNTY

- 1. Call to Order:** Supervisor #1 Mike Shenkenberg called the Plan Commission Meeting to order at 7:00pm.
- 2. Pledge:** The Pledge of Allegiance was recited.
- 3. Roll Call:** Present: Supervisor #1 Mike Shenkenberg, Supervisor #2 Jared Guillien. Plan Commissioners: Audrey Van Dyke, Michael Newholm, and Richard Goetsch. Building Inspector Ben Peters. Absent with Prior Notice: Chairman Sam Stratton, Plan Commissioner David Dubiel & Bill Shenkenberg, Fire Department Johns Dahms, Stormwater President Karen Dubiel.
- 4. Review of Previous July 12, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the July 12th minutes as presented, seconded by Michael Newholm. VOTE: 5/0 Motion carried.
- 5. Freedom Fireworks LLC & Best of Wisconsin LLC Requesting Amendment of Conditional Use, Final Plat, & CSM (Certified Survey Map) Approval for 3817 S. Beaumont Avenue:** Dustin Hein, owner of Freedom Fireworks, discussed the future plans for the site development. Contact has been made with the DOT, Department of Transportation, and the driveway to the north will be eliminated. Lighting and signage will follow the direction of Racine County. Currently Mr. Hein is working with a pizza company on a lease agreement for a portion of the building. Storm water concerns that Dover's Engineer, Will Hein, has addressed will be discussed and rectified per Jason from Endpoint, Mr. Dustin Hein's project Engineer. There will be a foundation for the building details to be provided to Dover's Engineer. Dover's Engineer did question if there was any concern with fireworks being sold across the street from a gas station and the response was that John Dahms, Kansasville Fire Battalion Chief, conducts an inspection every year and the fireworks storage will not change. The majority of the area will be paved other than the tent grass area. The plan is to start construction with the general contractor by the first freeze or December. Richard Goetsch made the motion to recommend approval and the amendment of the conditional use, Jared Guillien seconded. VOTE: 4/0 Audrey, Michael, Richard, and Mike. Jared Guillien made the motion to accept the Plan Commission recommendation, seconded by Mike Shenkenberg. VOTE: 2/0 Jared and Mike. Motion carried.
- 6. Approval of Lot Line Adjustment/ Legal Property Description for Steven and Constance Murphy 311 Sharp Road:** Connie Murphy noted that this 10.2 acres would be used for pasture. Richard Goetsch made the motion to recommend approval of the lot line adjustment as drawn, Michael Newholm seconded. VOTE: 4/0. Audrey, Michael, Richard, and Mike. Jared Guillien made the motion to accept the Plan Commission recommendation, seconded by Mike Shenkenberg. VOTE: 2/0 Jared and Mike. Motion carried.
- 7. Public Comments:** Nothing to note.
- 8. Building Inspectors Report for July 2023 by Inspector Ben Peters:** Monthly permit total collected was \$5,274.13, year-to-date collected total was \$48,042.73. New houses have slowed down. Lots of projects such as pole barns, remodels, and decks are continuing.
- 9. Stormwater Commission Updates by President Karen Dubiel:** Absent with prior notice.

- 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 7:20pm., seconded by Michael Newholm.
VOTE: 6/0 All were in favor. Motion carried.

Dated this 30th day of August 2023
Camille Gerou Clerk/Treasurer