

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES

WEDNESDAY, OCTOBER 11, 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, Absent with prior notice: Fire Department John Dahms/Steve Murphy.
- 4. Review of Previous September 13, 2023 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the September 13th minutes as amended, seconded by Michael Newholm. VOTE: 7/0 Motion carried.
- 5. Update from Chairman Stratton on Acceptance of Dover Ridge as a Town Road, Initially Requested by Sharon Smolensky:** Chairman Stratton noted that he, Dover's Engineer Will Hein, and Dover's Superintendent of Roads were joined by an Asphalt rep on Wednesday, September 20th at the site to actually walk the road and discuss potential problem areas. Shouldering was discussed and it was noted that without gravel shouldering the asphalt will break off piece by piece. At the July 12, 2023 Plan Commission Meeting it was noted that shouldering should be three foot. At this September 20th meeting it was agreed the smallest acceptable shoulder could be two foot. At the August 23rd Town Meeting discussion took place regarding utilizing a paving membrane called Petrotac Adhesive over the seams where the pavement is replaced. The final lift could then be applied over the top. Chairman Stratton stated that to his knowledge this is still the plan. While walking the road discussion occurred that areas would need to be cut to be level with the asphalt, so snowplows do not hit the edges. Also noted that if the driveways are lower, then there is the potential for an ice dam. Asphalt Contractors, who have years of experience, will determine what needs to be corrected. Residents attending this October 11th Plan Commission meeting asked who is responsible for paying for the extra work to take out a driveway section, put in solid fill, and the first and second layer of asphalt. After discussion it was noted that homeowners could potentially discuss with their driveway installers if they would modify the driveway, as the installer should have been knowledgeable about setback standards. It was mentioned that one of the cement driveways is already marked for the saw cut when the road would get installed. According to the August 23rd minutes this road has been in service for seven years with just a base coat installed. Chairman Stratton noted that Dover does not have to take over any subdivision road. The road in question can stay private which means that the developer/residents would have the responsibility of snow removal, upkeep etc. The Town's position on acceptance of a road is that has to be up to standard for acceptance. Any costs associated with getting the road to that standard is on the developer or homeowners. Dover's Engineer, Will Hein, will need to be present during the pavement project to verify that everything is completed to road acceptance standard.
- 6. Approval of Lot Line Adjustment for Doreen Kurath & Joseph Nochim 5221 S Beaumont Avenue:** Dorren Kurath explained that the surveyor placed the house too close to the property line and as a result they

ended up buying the additional piece of property to the south. They now would like to sell off a portion of the land as there is enough frontage even with the location of the house. Chairman Stratton noted that he and the Building Inspector, Ben Peters, visited the construction site and spoke with the contractor. They decided it was not in the best interest to put a stop work order on the project without the structure being enclosed. Chairman Stratton went on to say that by purchasing the additional piece of property that alleviates any further concern. After reviewing the submitted hand drawn plans, the owner was told they would need to have a CSM (certified survey map) created meeting the Dover requirements of 150-foot frontage, 2:1 ratio, and three acres minimum.

7. **Barndominium 833 Cox Road Presented by 3D Construction:** Chairman Stratton explained that this is the first barndominium to be constructed in Dover and that there are several basic questions that the Plan Commission would like answered as the contractor provided an overview of the project. The contractor stated that the topsoil has already been stripped for the driveway on Cox Road. The barndominium foundation will be dug next. This barndominium sits on a high spot on the ridge, so there should not be any concern regarding water. The contractor explained that there are full frost foundation footings, manufactured wall panels, with everything up to code. Basically, this is a very big garage with stud two by six walls which are assembled off site in a controlled environment. A Plan Commissioner asked if there was any concern with corrosion. The contractor stated that 2600 steel is utilized in the stud walls; house wrap with tie guard is utilized. The concrete sits on top of the grade system. The tie back hangs over the gap. This is basically a custom home, engineered appropriately, which complies with all building code permit standards. The house portion of this building will have sixteen inch on center studs with a second floor. The garage portion will have a sixteen-foot ceiling, eight-foot-wide panels. All inside walls are sheeted with plywood. The attached garage will have a steel liner panel for protection. This building will also have a heated floor. Chairman Stratton thanked the contractor for coming and answering concerns.
8. **Volunteer Needed for the 2050 Comprehensive Land Use Plan Update:** Richard Goetsch stated that he will volunteer.
9. **Public Comments:** a) a member of the public asked what a Comprehensive Land Use Plan was, and the various commissioners explained that is a plan which incorporates the current trends for future land use, transportation, housing, etc. It is not a rigid/mandated plan just a rough draft of potential future development. b) an update on the Kastenson drainage project was requested and Chairman Stratton took their email information so the latest correspondence could be emailed. c) John Kurt attended the meeting regarding an upcoming project at Conserv FS. Initially Dover was approached for construction of a canopy and slab. Today Dover received notification that they are adding additional fuel tanks. Conserv FS will be on the November Plan Commission agenda.
10. **Building Inspectors Report for September 2023 by Inspector Ben Peters:** Monthly permit total collected was \$5,061.84 year-to-date collected total was \$59,587.43. There were no questions for Ben.
11. **Stormwater Commission Updates by President Karen Dubiel:** Karen stated that there was nothing to note, however the weather forecast shows four days of rain.
12. **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.
13. **Motion to Enter into Open Session:** No closed session was held.
14. **All Business of Closed Session:** No closed session was held.
15. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 8pm., seconded by Michael Newholm. VOTE: 8/0 All were in favor. Motion carried.