

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES

WEDNESDAY, APRIL 10, 2024 – 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 Justin Ehrhart, Stormwater President Karen Dubiel. Absent with prior notice: Building Inspector Ben Peters.
- 4. Review of Previous March 13, 2024 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the March 13th minutes as presented, seconded by Michael Newholm. VOTE: 7/0 Motion carried.
- 5. Lot Line Adjustment Lavin Trust 3420 South Beaumont Avenue Requested by Barney Lavin:** Mr. and Mrs. Lavin stated that they contacted Racine County Zoning for input on the project. There will be no change in zoning. Discussion occurred that the lot line adjustment complies with Dover ordinances and no new parcels will be created. David Dubiel made the motion to recommend approval of the Lavin Trust lot line adjustment as shown on the CSM (certified survey map), seconded by Richard Goetsch. Vote 7/0. (Bill yes, Audrey yes, Michael yes, David yes, Richard yes, Mike yes, Sam yes) Motion carried. Mike Shenkenberg made the motion to accept the recommendation of the Plan Commission, seconded by Jared Guillien. Vote 3/0. (Jared yes, Mike yes, Sam yes) Motion carried.
- 6. Sharp Road Divisions Requested by Christine Jasser:** Realtor Christine Jasser stated that her client asked her to take over the project. Ms. Jasser is requesting three lot divisions. The lots are already spoken for. The landowner is willing to sell this area as it is normally too wet to farm. The three proposed lots met Dover's requirements of the minimum frontage of a one-hundred-fifty feet, three acre minimum, and a 2:1 depth ratio. Discussion occurred on how many divisions have already been completed from the initial parcel. Murphy's completed a lot line adjustment, the farm buildings/house were divided off, now three additional lots are being requested from the main parcel. Dover has an ordinance that reads that there is a division limit of four lots in five years or an actual subdivision must be created. The board discussed the spirit of the Dover ordinance as well and the reason it was put in place. Bill Shenkenberg made the motion to recommend approval of the three proposed divisions on Sharp Road, seconded by Michael Newholm. Vote 3/ 4. (Bill yes, Audrey no, Michael yes, David no, Richard no, Mike yes, Sam no) Motion failed to pass the Plan Commission. Jared Guillien made the motion to overrule the recommendation of the Plan Commission, seconded by Mike Shenkenberg. Vote 2/1. (Jared yes, Mike yes, Sam no) Motion carried. The motion was approved by the Town Board contingent that a CSM showing the soil borings and full property delineation is represented at next month's meeting. Ms. Jasser noted that she must appear before the Village of Rochester for approval, pending Dover's approval. Due to extenuating circumstances the Town Board decided to wave the requirements of the Chapter 16 lot division ordinance in this situation until the verbiage is revised for future clarity at the May meeting.

7. **Fill Permit Applications: Steven Hayek 22704 Deer Meadow Drive and John Fonk 21021 Durand:** Dover's Engineer, Will Hein, inspected Mr. Hayek's property on March 18. Mr. Hein verified that permission from the homeowner's association had been granted to stockpile material on the out-lot labeled number one. Mr. Hein confirmed with Mr. Hayek that he understands that drainage from the driveway and garage may not impact the neighboring property. Mr. Hein suggested granting the building permit just as long as the offset from the edge of the driveway to the property line is within Dover's ordinance. Engineer Will Hein had the opportunity to stop out at Mr. Fonk's property today, since the rain had stopped. Mr. Hein has only received the hand drawn plans that Mr. Fonk provided at the last Plan Commission meeting, which does not provide the required information. Will Hein has been asked to follow up with Mr. Fonk via certified letter, outlining the specific project details needed; additionally, to request feedback from the DNR or Racine County in writing.
8. **M&M Catering Service LLC 3731 S Beaumont Avenue Unit C Discussion Requested by Charanjeet Singh & Amit Kumar:** A handout was discussed. The potential new owners say that everything will remain the same structurally. There will be no change in egress or ingress. The signage will be updated, however. They plan to serve Indian/American food. Initially they will start with the restaurant then expand to a food truck. Cleaning the grease trap annually was discussed. Also discussed was that they cannot serve any alcoholic beverages as they do not have a liquor license. Passing Kansasville Fire and Racine County Health Department inspections will be required prior to opening.
9. **Public Comments:** Chairman Stratton noted that on Tuesday, April 16th the Annual Meeting will be held at 7pm at the town hall.
10. **Building Inspectors Report for March 2024 by Inspector Ben Peters:** Monthly permit total collected was \$7,743.66, year-to-date collected total was \$16,885.61.
11. **Stormwater Commission Updates by President Karen Dubiel:** Karen noted that an email complaint was received from Lorimar Estates. Karen will try to inspect the corner of Lotus Drive as the complainant is questioning who is responsible for the drainage. The board agreed that the homeowners independently filled in their ditches; that fill will need to be removed for the drainage to flow freely. Noted also, is the town is not responsible to drain private property.
12. **Update from David Dubiel on Racine County Solar Model Ordinance/Chapter 16 Forms:** David Dubiel noted that he did call in Dover's concerns regarding the Solar Ordinance. David followed up and was told it was discussed at the March 18th meeting. The minutes from the meeting have not been posted yet as they have not been approved. The next step will be that Racine County will meet with Corporate Counsel.
13. **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.
14. **Motion to Enter into Open Session:** No closed session was held.
15. **All Business of Closed Session:** No closed session was held.
16. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:57pm., seconded by Michael Newholm. VOTE: 7/0 All were in favor. Motion carried.