

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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Chairman	Supervisor #1	Supervisor #2	Roads Dept	Clerk/Treasurer	Municipal Judge
Sam Stratton	Mike Shenkenberg	Jared Guillien	DHD Maintenance Inc.	Camille Gerou	Heather Niski
262 206-4843	262 661-9932	262 994-6975	262 206-1319	262 878-2200	262 498-0608

JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES

WEDNESDAY, SEPTEMBER 11, 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: David Dubiel, Michael Newholm, and Richard Goetsch. Building Inspector Ben Peters. Stormwater President Karen Dubiel. Absent with prior notice: Plan Commissioners Audrey Van Dyke & Bill Shenkenberg. Fire Department Justin Ehrhart.
- 4. Review of Previous August 7, 2024 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the August 7th minutes with amendment, seconded by Michael Newholm. VOTE: 5/0 Motion carried.
- 5. Short Term Rental Applications- Brian Young 24206 Peninsula Drive and Peter Holton 2201 Lakeshore Drive:** A) Kimberly Young was present to discuss the Short Term Rental noting that the Public Health water test results showed no concerns, and the carbon monoxide detector was fixed. Discussion took place that no parking is allowed on the road. It was decided that seven parking spaces are available. The minimum stay is two nights. A real estate property description sheet provided the dimensions of each room. Based on the square footage, occupancy will be set at twelve people maximum. This property is no longer for sale. Richard Goetsch made the motion to recommend approval of the Young's Short Term Rental Application, seconded by Michael Newholm. Vote 5/0. (David yes, Michael 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. B) Mr. Holton Short Term Rental: Mr. Holton explained that he purchased the home approximately ten months ago. Mr. Holton was originally from Milwaukee and has small children. Discussion took place that no parking is allowed on the road especially with the double lanes being narrow. It was determined that six cars can fit on the property if they park all the way up to the property line. Mr. Holton explained that he installed boulders on the property line so no cars can impede on the neighbor's yard. A two-night minimum stay is required. Occupancy will be ten people maximum. Michael Newholm made the motion to recommend approval of the Brian Young Short Term Rental Application, seconded by David Dubiel. Vote 5/0. (David yes, Michael 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. Conceptual Approval to Purchase Land to Create Three Parcels from Two Parcels at 26610 Durand Avenue Requested by Brenda Hafeman:** Brenda Hafeman stated that a higher counteroffer was received on this property. Chairman Stratton stated that Dover would refund the Plan Commission agenda fee/money.
- 7. CSM Preliminary Review to Divide Ed Banderowicz 2710 S Beaumont Avenue into Four Lots with a Road:** Jason Lawrence is representing Ed Banderowicz, and they would like to construct a public road for access to four future home sites. Approximately a year ago Mr. Lawrence proposed developing four lots with a private road right on the Brighton/Dover border. Per Jason, Brighton stated that they did not want any private

road, or lots developed. The proposed lots and public road that Mr. Lawrence and Mr. Banderowicz are currently presenting would all be in the Town of Dover. The access intersection for the new road would be on Brighton property but per Jason, the DOT (Department of Transportation) has stated that Brighton has no say on road rights-of-way as the rights-of-way are controlled by the DOT. Jason presented an aerial/satellite view showing the drawn in proposed public road which would be straight across from the existing First Street. The current private driveway is being proposed to become the public road. It was explained that Dover will not accept a road unless it is up to Dover's standards which must be overseen by Dover's Engineer during road development. The current two Brighton homes would have a driveway installed to meet with the new proposed public road. Discussion occurred about Dover's ordinance on splitting/development of property being limited to four divisions every five years. The property's history/sale divisions will need to be taken into consideration. Discussion occurred that there has to be 150 foot of road frontage for each lot. Discussion occurred regarding enough room for a fire engine to turn around and that a cul-de-sac should be considered. Discussion on developing a subdivision with potentially seven houses was also discussed. Developing a subdivision would negate the division time ordinance issue and lot size. A subdivision would mean that curb and gutter would be required. Sewer potentially could be extended that far but a lift station would need to be installed at the developer's expense. Jason was given a form to complete and instructions to pay the initial fee to the clerk's office before he calls Dover's Engineer. Chairman Stratton noted that conceptually this could work. Further plans will need to be presented.

8. Development of a Thirty-Five Acre Solar Farm on Sharp Road 006-032-008010000 Requested by Peter Murphy One Energy Renewables - Tabled Due to July 8, 2024 Moratorium

9. Public Comments: A) Peninsula Drive the dead-end sign is faded and not visible. The bushes are also so overgrown that passing cars are being scratched. Zack from DHD, the Roads Superintendent, will be notified. B) David Dubiel noted that there has been no change on Vandeenboom Road. Mike Shenkenberg stated that he talked to Mr. Karczewski at the church picnic; he is aware and promised to fix the issue this year.

10. Building Inspectors Report for August 2024 by Inspector Ben Peters: Ben noted that August's monthly permit total collected was \$3,567.08 year-to-date collected total was \$59,725.57. Chairman Stratton noted that as construction on 2415 Lakeshore continues the median is getting more tore up. The owners of 2415 Lakeshore need to repair the median before occupancy is given. Ben stated that he has talked about the repair to the owner already.

11. Stormwater Commission Updates by President Karen Dubiel: A) Karen reported that she had received an email from a resident at Larkspur and Church regarding the drainage. Karen remembers checking into the situation last year, as well. It was noted that this is all happening on private property in the area where the ditches have been filled in. In the email it was noted that the owner is planning to dig a hole to help collect the water. Karen requested further instruction from the board for this individual. Several questions/statements arose such as: is this property in a flood plan, no digging can occur in the right-of-way, the DNR (Department of Natural Resource) should be contacted, plans for a pond/hole must be submitted to the town and a permit obtained prior to digging. Karen said she would inform the individual. B) Michelle Vanek discussed with Karen a Manor culvert that was crushed by a company working on a tree. It was noted that the company should replace the damaged culvert. It was stated that this one culvert replacement cannot fix the Manor drainage issues. Chairman Stratton noted that he will talk with Michelle.

12. Updates from David Dubiel on Chapter 16: Tabled.

13. Motion to Enter into Closed Session Under Wisconsin State Statute 19.85 (1) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.: 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 7:46pm., seconded by Michael Newholm. All were in favor. Motion carried.