

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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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 Ext 11
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JOINT DOVER TOWN BOARD AND PLAN COMMISSION

PUBLIC MEETING MINUTES

WEDNESDAY, APRIL 16, 2025 – 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: Bill Shenkenberg, Audrey Van Dyke, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart and Building Inspector Ben Peters. Stormwater President Karen Dubiel. Dover's Engineer Will Hein.
4. **Review of Previous March 12, 2025 Plan Commission/Joint Town Board Meeting Minutes:** David Dubiel made the motion to accept the March 12th minutes as presented, seconded by Bill Shenkenberg. VOTE: 7/0 Motion carried.
5. **Discussion of Fill/Property at 21021 Durand Avenue Owned by John Fonk, Requested by Brian Depies Representing Andrew Baer/Storage Authority 20915 Durand Avenue:** Brian Depies explained that he represents Andrew Baer who purchased the Chicos property on Durand and has made substantial improvements. Mr. Depies and Mr. Baer are here to discuss the activities on the Fonk property at 21021 Durand which neighbors the Storage Authority property. Mr. Fonk has brought in a substantial amount of fill over the years which is causing drainage problems on the Storage Authority property. Several exhibits were presented, showing the elevations, grading, lot line, potential foundation/curb encroachment, and aerial photos. It was noted that the Dover Building Inspector, Ben Peters, has issued multiple stop work orders over time for not providing plans, pulling permits, no erosion control, etcetera. Mr. Fonk has been asked to appear at Plan Commission meetings numerous times to address the various issues. In 2021 Dover's Engineer Will Hein stated that Mr. Fonk informed him he was not bringing in any more fill and everything that was brought in was all on his property. Mr. Depies estimated the disturbance area is 50,530 square ft., anything over an acre of land traditionally means that a permit should be pulled from the DNR (Department of Natural Resources). Mr. Depies stated that the town does have the authority to fine/ give citations to Mr. Fonk daily, that ordinances should be enforced. Discussion occurred regarding enforcement. Mr. Depies noted that they would like to see the foundation/curb removed as it is over the lot line, an engineering plan done, and the storm water controlled. Mr. Fonk stated that he was creating a curb using the foundation wall which he basically eyeballed for placement so none of his storm water would go onto Mr. Baer's property. Mr. Fonk was reminded that there is currently a stop work order on the property, which must be released before anything can be moved. Discussion took place that Mr. Fonk would need to touch base with Racine County Zoning as you are not allowed to build directly on a lot line, the setback requirements must be followed. Mr. Fonk should prepare a plan and obtain a permit for the foundation/curb from the Building Inspector, then move the footings. Dover's Engineer Will Hein will need to be contacted regarding the storm water drainage after the foundation/curb is moved.
6. **Discussion of a Cul-de-sac on the Banderowicz Highway 75/BD Property Divide Project, Requested by Will Hein, Dover's Engineer:** Engineer Will Hien explained that he spoke to DHD Roads Department, Zack Hegemann, regarding center islands. The concern is who maintains the island and the snow removal issues that arise when there is a center island. Zack would prefer curb and gutter and no center island. This will be a private road until the final lift goes on and the town accepts the road. Granted road connection approval is subject to Racine County. Discussion occurred that the County may choose to install a deceleration lane due to

the curve in the road on BD/75 for safety reasons. Discussion took place that all the plots/divisions are three plus acres. There have been several change of owners over the years which circumvent the Town's parcel division ordinance per Will Hien.

7. **2822 Lakeshore Drive Project Review, Input Requested by Inspector Ben Peters:** The house at 2822 Lakeshore was purchased by a house flipper. This house is in a flood plain and until recently has been sitting in six to ten inches of water. The properties on each side of this house are higher than this property. Ben Peters, Dover Building Inspector, is asking if he should issue a permit to them as the water flows over the foundation walls. The house is in violation of state code yet alone Dover's ordinances. The Building Inspector's opinion is that the house really should be razed. The remodelers could hire a structural engineer but there is no certainty that the house would pass final inspection. After discussion, Ben was asked to contact Dover's Attorney Pete Ludwig to request options.
8. **Requesting CSM Review for 27001 Plank Road Justin Ehrhart:** Justin Ehrhart presented his CSM for approval stating that the driveway passing zone had been added due to discussion regarding the length of the driveway and emergency vehicles. Richard Goetsch made the motion to approve the CSM but strike the a and b proposed egress/ingress if Justin decides to put in his own driveway, if Justin decides to share the driveway then there should be a written easement, seconded by Bill Shenkenberg. Vote 7/0. (Bill yes, Audrey yes, David yes, Michael yes, Richard yes, Mike yes, Sam yes) Motion carried. Jared Guillien made the motion to accept the recommendation of the Plan Commission, seconded by Mike Shenkenberg Vote 3/0. (Jared yes, Mike yes, Sam yes) Motion carried. Note: An additional conversation took place with another fire department employee in attendance saying that the driveway ordinance should be revamped, as the fire equipment maneuverability has changed over the years and a driveway passing zone should not be a requirement. See #13 of these minutes.
9. **Sale of Fireworks Requested by Dustin Hein Freedom Fireworks at 3817 S Beaumont Avenue June 19th through July 6th 9am-9pm, note July 1st through July 4th the hours will change to 8am-10pm:** Jared Guillien made the motion to approve the sale of fireworks at 3817 S Beaumont Avenue pending a Fire Department inspection, seconded by Mike Shenkenberg.
10. **Building Inspectors report for March 2025 by Inspector Ben Peters:** March 2025 monthly total was \$2021.20, year-to-date collected total was \$6,372.79.
11. **Public Comments:** 1) Sandi Swiss, President of Tiny Hooves Animal Sanctuary 1117 N Britton Road is requesting confirmation of Conditional Use approved on October 10, 2018 by the Dover Plan Commission/Town Board. Tours are not open to the public. Individuals must register for an event, which includes a guided tour. Tiny Hooves is not a petting zoo. It was discussed that the Town of Dover does not have a problem with guided tours/events. Sandi Swiss was directed to verify with Racine County Zoning that tours do not violate their Conditional Use Permit. 2) Racine County Solar Ordinance was finalized. Several of the Dover Plan Commission suggestions were included in the final Racine County Ordinance, such as Fire Department knox boxes, damage to roads must be paid to the highway authority etc. Discussion took place that no further solar ordinance revision will be addressed at this point by Dover's Plan Commission. 3) Chairman Stratton called George Karczewski regarding the mud on the Vandenboom Road. Karczewski Grading is currently working on Schoen Road for Aments. Discussion occurred that a certified letter from Attorney Ludwig should be sent.
12. **Stormwater Commission Updates by President Karen Dubiel:** Karen reported that Sam Stratton called stating that there appears to be a broke tile, as his back yard is holding water which he is pumping out.
13. **Updates from David Dubiel on Chapter 16 Appendices:** David stated that he had nothing to follow up on. David and Justin Ehrhart will work on revamping the driveway ordinance.
14. **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.
15. **Motion to Enter into Open Session:** No closed session was held.
16. **All Business of Closed Session:** No closed session was held.
17. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 8:26pm, seconded by Michael Newholm. All were in favor. Motion carried.