

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, MAY 14, 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, and David Dubiel. Fire Department Justin Ehrhart, Building Inspector Ben Peters, Stormwater President Karen Dubiel. Absent: Plan Commissioners Audrey Van Dyke, Michael Newholm, and Richard Goetsch
4. **Review of Previous April 16, 2025 Plan Commission/Joint Town Board Meeting Minutes:** David Dubiel made the motion to accept the April 16th minutes with amendment, seconded by Bill Shenkenberg. VOTE: 4/0 Motion carried.
5. **Short Term Rental Application- Connor & Amber Reilly, PR Ventures LLC, 24321 Peninsula:** Discussion took place that no parking is allowed on the street. It was decided that four parking spaces are available. The minimum night stay will be two. Maximum occupancy will be six individuals determined by the square footage. The owner, Amber, stated that they screen their guests and they must sign an agreement. Public health has completed their inspection. The tree line separates the properties currently, but they would like to install a fence eventually. Amber stated someone will be on call for renters concerns 24/7. Discussion took place that the maximum occupancy can be increased if they decide to remeasure the rooms in question. Bill Shenkenberg made the motion to approve the PR Ventures short term rental, seconded by David Dubiel. Vote 4/0. (Bill yes, David yes, Mike yes, Sam yes) Motion carried. Mike Shenkenberg made the motion to accept the recommendation of the Plan Commission, seconded by Sam Stratton. Vote 3/0. (Jared yes, Mike yes, Sam yes) Motion carried.
6. **Discussion of Fence Ordinance 15.20 Repeal and Recreate:** Discussion took place that the current fence ordinance states that a conditional use permit must be obtained. Ben Peters, Building Inspector, stated that a conditional use permit is no longer relevant through Racine County. Ben Peters noted that in the case of Mr. Fonk on Durand Avenue, the three to four foot wall that he has built could be considered a fence based on this ordinance's wording. Discussion occurred that David Dubiel will compare other municipalities fence ordinances and compile enhanced verbiage. Discussion occurred that there are no setbacks required currently in the Dover ordinance for fence placement.
7. **Building Inspectors Report for April 2025 by Inspector Ben Peters:** April 2025 monthly total was \$1,628.80, year-to-date collected total was \$8,001.59.
8. **Public Comments:** Discussion occurred regarding a recent garage fire and to rebuild anything in the Town of Dover you must start the process by contacting Racine County Zoning, then the Dover Building Inspector.
9. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to report.
10. **Driveway Ordinance Update from David Dubiel/Justin Ehrhart:** Justin and David discussed the driveway ordinance width requirements, stating that from a Fire Department perspective you do not need a twenty-two ft wide driveway. David is verifying with other towns what they are requiring for driveway widths. This subject was tabled until an alternative updated ordinance is presented/approved.

- 11. Motion to Enter into Closed Session Under Wisconsin State Statute 19.85 (1) Deliberating or negotiating the purchasing of public properties, the investment of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:** No closed session was held.
- 12. Motion to Enter into Open Session:** No closed session was held.
- 13. All Business of Closed Session:** No closed session was held.
- 14. Adjournment:** Motion to adjourn was made by Bill Shenkenberg at 7:32pm, seconded by David Dubiel. All were in favor. Motion carried.

Dated this 4th day of June 2025
Camille Gerou Clerk/Treasurer