

# TOWN OF DOVER

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878-2200 Ext 11

## JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, JULY 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: Audrey Van Dyke, Bill Shenkenberg, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart, Building Inspector Ben Peters. Absent: Plan Commissioner David Dubiel and Stormwater President Karen Dubiel.
4. **Review of Previous June 11, 2025 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept June 11<sup>th</sup> minutes as presented, seconded by Michael Newholm. VOTE: 6/0 Motion carried.
5. **Approval of One Energy Development LLC Parcel 006-032-008-010-000 J&S Real Estate Company LLC (Jerry Warntjes) Installation of Solar Panels on Sharp Road:** Julie Gerrits, One Energy Project Team, discussed a PowerPoint handout explaining that there are a couple of One Energy completed projects in Franksville, and in the Village of Caledonia/Raymond. All cabling is run through underground conduit. There are no concrete ground foundations. Panels are driven approximately ten feet deep in the ground. No dirt will be removed from the site. The dirt will be disturbed during construction with gravel being put down, but upon project completion the gravel will be removed and the dirt restored. There will be a locked fence around the exterior to keep deer and people out. There will be no batteries stored on site. Inverters/transformers are located on gravel not by the prairie grass. From an emergency standpoint, if there is a fire on site let everything in the fenced area burn, everything is insured. No special fire department equipment will be needed. A prairie habitat should be restored within three years of project completion. A vegetation screen will be installed by the neighboring homes/lots which shall consist of two rows of evergreens which can be as tall as six feet. A Midwest property value study was reviewed showing a positive or no impact on property values. Discussion took place regarding: no stray voltage, radiation, heat zones, or weather/storm magnetisms. Once developed these solar projects are normally sold to an energy supplier, such as We Energies. Any energy supplier will be held to any permits, DNR, zoning, or leases. They will have an obligation to follow an established decommission plan. The warrantee on these solar panels is thirty years. The solar site will be removed within one year of not producing power. You can tell if a site is not producing power if the panels are not moving following the sun. Every three to five years decommissioning costs get re-evaluated. That is where the county bond comes into play. Jerry Warntjes still owns the land. Discussion took place regarding measurable noise. The concern was neighboring livestock/horses. It was noted that in Wheatland they have horses and there are no complaints. Noise studies have been completed and the One Energy Project Team noted that they would be happy to email those studies to any concerned individuals. Drainage in the area was discussed, and it was noted that any broken tiles on this specific thirty acre plot would be fixed or jetted out. Richard Goetsch recommended conditional approval with notification to the town when: change of ownership occurs, decommissioning analysis is updated, if the solar site is shut down, and that Racine County holds the bond, seconded by Sam Stratton. VOTE: 3/3 Tie vote. (Bill no, Audrey yes, Michael no, Richard yes, Mike no, Sam

- yes) Jared Guillien made the motion for the Town Board to grant conditional approval with notification to the town when: change of ownership occurs, decommissioning analysis is updated, if the solar site is shut down, and that Racine County holds the bond and approves the project, seconded by Sam Stratton. VOTE: 2/1 Motion carried. (Jared yes, Mike no, Sam yes) The solar project discussion will be held July 21<sup>st</sup> at the Racine County Public Works & Development Services at 14200 Washinton Ave Sturtevant. The public is welcome to attend.
6. **Approval of Parcel Split/Preliminary Plat 306 S Raynor Avenue Requested by Cody Karr:** Frontage and acreage was discussed ensuring Dover's ordinance is followed. Mr. Karr is looking to build a house and pole barn on this nine acre parcel. Discussion took place that Mr. Karr would need to reappear at a future Plan Commission meeting with a completed CSM (certified survey map) noting the proposed house and pole barn location, soil tests, driveway, and turnaround areas, etcetera. Richard Goetsch made the motion for preliminary approval, seconded by Michael Newholm. Vote 6/0. (Bill yes, Audrey 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.
7. **Approval of Certified Survey Map 23416 Plank Road Requested by Donald Bonner:** Mr. Bonner noted that he wants to sell the parcel, with a building already on it, to his son. Mr. Bonner noted that the lot line follows the edge of the woods/fence line. Discussion occurred that the CSM notes a flag/pencil lot. It was noted that Mr. Bonner owns all the surrounding property and the layout is the most direct way to get to the buildings from the roadway. It was noted that the flag lot requirement would need to be waved. Michael Newholm made the motion to approve the certified survey map, seconded by Bill Shenkenberg. Vote 6/0. (Bill yes, Audrey 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. Chairman Stratton signed the completed CSM.
8. **Approval of Preliminary Certified Survey Map Review/Lot Line Adjustment 1810 S. Beaumont Avenue Requested by Judith Casper:** Richard Goetsch made the motion to approve the certified survey map, seconded by Bill Shenkenberg. Vote 6/0. (Bill yes, Audrey yes, Michael yes, Richard yes, Mike yes, Sam yes) Motion carried. Jared Guillain 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.
9. **Approval of New Annual Short Term Rental Application- 24210 Peninsula Drive Kansasville Brian/Kimberly Young:** 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. It was questioned whether there is a twenty-four hour emergency contact available since the Youngs are about an hour and a half away. Theresa Borkowski, who resides at 24200 Peninsula Drive, was provided as the contact. Michael Newholm made the motion to approve the new short term rental at 24210 Peninsula Drive, seconded by Bill Shenkenberg. Vote 6/0. (Bill yes, Audrey yes, Michael yes, Richard yes, Mike yes, Sam yes) Motion carried. Jared Guillien 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.
10. **Discussion of Revised Grading Plan 24076 Lakeshore Drive, Mike Sullivan:** Mr. Sullivan received a report from Dover's Engineer stating that based on the revised plans, fill will need to be added to the property. Mr. Sullivan has completed a fill permit application. He is working in Illinois this week and asked to be excused from this meeting. Three stop work orders to date have been issued for this project and Mr. Sullivan was emailed/reminded that any future change to the submitted plans must be discussed with the Building Inspector or Town Engineer before any work is completed.
11. **Approval of Annual Short Term Rental Application Renewals –**  
**2717 Beaumont Ave Waterford Vinh Van Nguyen**  
**2201 Lakeshore Kansasville Holton Property Management LLC**  
**23235 N Shore Kansasville Sarah Taylor**  
**24312 Peninsula Drive Kansasville James/Thea Lavin**  
**24206 Peninsula Drive Kansasville Brian/Kimberly Young:**  
The owners of the rentals listed have stated in writing that there have been no changes in their occupancy or parking since last year. All are aware that they must be inspected yearly with the Health Department, and they

have submitted their updated insurance plans. Jared Guillien made the motion for the renewal of the short term rental permits, seconded by Mike Shenkenberg. Vote: 3/0. (Jared yes, Mike yes, Sam yes) Motion carried.

12. **Approval to Repeal Ordinance 12.12 Related to Construction Standards for Private Streets and Private Drives Reviewed by Attorney Ludwig:** Jared Guillien made the motion repeal Ordinance 12.12 , seconded by Mike Shenkenberg. Vote: 3/0. (Jared yes, Mike yes, Sam yes) Motion carried.
13. **Building Inspectors Report for June 2025 by Inspector Ben Peters:** June 2025 monthly permit total was \$8,501.90, year-to-date collected total was \$18,795.73.
14. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to note. (Karen on vacation)
15. **Public Comments:** Nothing to note.
16. **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 requires a closed session.:** Jared Guillien made the motion to go into closed session at 8:58pm, seconded by Mike Shenkenberg. All were in favor. Motion carried.
17. **Motion to Enter into Open Session:** Mike Shenkenberg made the motion to go into open session at 9:09pm, seconded by Jared Guillien. All were in favor. Motion carried.
18. **All Business of Closed Session:** Nothing to note.
19. **Adjournment:** Motion to adjourn was made by Jared Guillien at 9:11pm, seconded by Mike Shenkenberg. All were in favor. Motion carried.

Dated this 21<sup>st</sup> day of July 2025

Camille Gerou Clerk/Treasurer