

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

Phone (262) 878-2200 Fax (262) 878-2595

www.townofdoverwi.com

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

JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, SEPTEMBER 10, 2025 – 7:00 P.M. 4110 SOUTH BEAUMONT AVENUE (DOVER TOWN HALL) KANSASVILLE, WI 53139 RACINE COUNTY

1. **Call to Order:** Supervisor #1 Mike Shenkenberg called the Plan Commission Meeting to order at 7:00pm.
2. **Pledge:** The Pledge of Allegiance was recited.
3. **Roll Call:** Present: 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, Building Inspector Ben Peters, Stormwater President Karen Dubiel. Absent with prior notice: Chairman Sam Stratton
4. **Review of Previous July 16, 2025 Plan Commission/Joint Town Board Meeting Minutes:** Jared Guillien made the motion to accept July 16th minutes with amendments, seconded by Michael Newholm. VOTE: 6/0 Motion carried.
5. **Approval to Change Plan Commission/Town Board Meeting Date to August 5, 2026 due to August 11, 2026 Election:** Richard Goetsch made the motion to change the Plan Commission date to August 5, 2026, seconded by David Dubiel. VOTE: 6/0 Motion carried. (Bill yes, Audrey yes, David yes, Michael yes, Richard yes, Mike yes)
6. **Request from Craig/Brenda Chyla to Abandon Platted Road Right-of-Way 2914 Oakcrest Drive:** 2914 Oakcrest is owned by Craig/Brenda Chyla and 2909 Oakcrest is owned by Doug/Erika Rettig. 2914 Oakcrest is a vacant lot that the Chyla's are intending to sell. 2909 Oakcrest has a home on it. Both couples were in attendance requesting that the platted road right-of-way be abandoned and explained that at the August 11, 2025 sewer meeting the sewer easement was amended to a smaller footprint. Mr. Chyla noted that the area to be abandoned would be split between the two adjourning neighbors, the Chyla's and Rettig's. Mr. Chyla noted that the Homeowners Association had provided a letter stating that they had no issue with the abandonment of the right-of-way. The Fire Department (FD) representative, Justin Ehrhart, noted that this subject was discussed at their recent FD meeting, and all believed that this right-of-way should not be abandoned as it could provide an alternative route to approximately ninety homes, which in an emergency could be extremely beneficial. Currently there is one access to those homes. Mr. Chyla noted that with this change the undeveloped lot could be sold, with a potentially high dollar taxable home being built. It was discussed that Mr. Chyla purchased this lot knowing of the platted right-of-way and that the town is under no obligation to make this change. Mr. Chyla noted that the Town Attorney would draft the legal ease at their expense since they are requesting the changes (abandonment of platted road and sewer easement changes). Mrs. Rettig stated that hypothetically a future road could be put in on the opposite end of the street. Closing statement from Mr. Chyla was that residents want quiet. The Fire Department's closing statement was that safety is top priority. Bill Shenkenberg made the recommendation to approve abandoning the road reservation, seconded by Mike Shenkenberg. VOTE: 3/3 (Bill yes, Audrey no, David no, Michael no, Richard yes, Mike yes) Mike Shenkenberg made the motion to accept the recommendation of the Plan Commission. There was no second. Motion failed for lack of second. Subject tabled.

7. **Approval of Ordinance 15.20 Relating to Fences:** Richard Goetsch made the motion to approve the Fence Ordinance 15.20, seconded by Bill Shenkenberg. Vote 6/0. (Bill yes, Audrey yes, David yes, Michael yes, Richard yes, Mike yes) Motion carried. Jared Guillain made the motion to accept the recommendation of the Plan Commission, seconded by Mike Shenkenberg. Vote 2/0. (Jared yes, Mike yes) Motion carried.
8. **Approval of Ordinance 16.30.060 Relating to Private Streets and Private Drives:** Richard Goetsch made the motion to approve the Private Street and Private Drive Ordinance 16.30.060, seconded by Michael Newholm. Vote 6/0. (Bill yes, Audrey yes, David yes, Michael yes, Richard yes, Mike yes) Motion carried. Jared Guillain made the motion to accept the recommendation of the Plan Commission, seconded by Mike Shenkenberg. Vote 2/0. (Jared yes, Mike yes) Motion carried.
9. **Building Inspectors Report for July & August 2025 by Inspector Ben Peters:** July 2025 monthly permit total was \$3,046.68, year-to-date collected total was \$21,842.41. August's 2025 monthly permit total was \$5,251.44, year-to-date collected total was \$27,093.85. Ben stated that he had not encountered any problems. The house on Sharp Road is moving ahead.
10. **Stormwater Commission Updates by President Karen Dubiel:** Karen had noted that a resident who lives in the previous Eagle Inn spoke with Michelle Vanek regarding water in their yard. They were instructed to appear at a meeting for further discussion.
11. **Public Comments:** David Dubiel noted that work on the Vandeenboom Road conservation swale had begun.
12. **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.:** No closed session was held.
13. **Motion to Enter into Open Session:** No closed session was held.
14. **All Business of Closed Session:** No closed session was held.
15. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:40 pm, seconded by Jared Guillien. All were in favor. Motion carried.

Dated this 25th day of September 2025 Camille Gerou Clerk/Treasurer