

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES

WEDNESDAY, OCTOBER 15, 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, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart, Stormwater President Karen Dubiel and Building Inspector Ben Peters. Absent with notice: Plan Commissioner Bill Shenkenberg
- 4. Review of Previous September 10, 2025 Plan Commission/Joint Town Board Meeting Minutes:** Michael Newholm made the motion to accept the September 10th minutes with amendment, seconded by David Dubiel. VOTE: 5/0 Motion carried.
- 5. Request from Craig/Brenda Chyla to Abandon Platted Road Right-of-Way 2914 Oakcrest Drive:** Chairman Stratton noted that according to GIS this was a platted road right-of-way when the subdivision was created. Mr. Chyla noted the platted road right-of-way terrain is currently trees. The platted road right-of-way would connect to the private roads of the Island Subdivision, which Mr. Chyla noted could not be utilized as a secondary subdivision access. It was noted that this platted road is good to have as an emergency second access. Discussion occurred on reducing the width of the platted road from 66 ft to half. Brenda Chyla discussed changing the name of platted right-of-way to an Emergency Access Corridor and formally declaring the reduced dimensions. The Fire Department liaison noted that while fire apparatus could access the areas with 33 ft clearance, thinking long term in the future, if the Island Subdivision requests the town to take over those roads you would not have the option of the 66 ft width road egress to potentially add an access. It costs the town nothing to not change the verbiage. David Dubiel made the motion to not abandon the platted road right-of-way, keeping the verbiage as is, seconded by Michael Newholm. VOTE: 4/1/1 (Audrey yes, David yes, Michael yes, Richard abstain, Mike no, Sam yes) It was noted that there is no guarantee a private road cannot go public, and you cannot get an easement back. Jared Guillien made the motion to keep the platted road right-of-way as it currently is, second by Sam Stratton. Vote 2/1 (Jared yes, Mike no, Sam yes). Motion to keep the right-of-way passed.
- 6. Preliminary Approval to Parcel off Land at 26201 Durand Ave Requested by Audra Smith/Kreuscher:** Mr. Smith explained that the property is approximately 1,600 ft deep and 200 ft wide with 5.5 acres that are currently zoned agriculture. Since this met all of Dover's qualifications, David Dubiel discussed what would need to be on the CSM (certified survey map) such as soil borings, driveway/sewer easement, potential placement of a house/building's etcetera. Richard Goetsch made the recommendation for preliminary approval of the split of land at 26201 Durand, seconded by David Dubiel. VOTE: 6/0 (Audrey yes, David yes, Michael yes, Richard yes, Mike yes, Sam yes) 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 passed.
- 7. Vandenboom Road Conservation Swale Update:** David Dubiel stated the swale was rebuilt. It does not appear that anything changed where the water comes off the field. So far it looks nice and there has not been any problem with the recent rain creating runoff in the road or ditch.

8. **Building Inspectors Report for September 2025 by Inspector Ben Peters:** September's monthly permit total was \$8,535.88, year-to-date collected total was \$35,629.73. Chairman Stratton questioned what was happening with 2822 Lakeshore Drive. Ben reported that flipper/owner was asked to have an engineer create a grading plan for the property and potentially an architect to create a plan to deal with the existing water damage. Once received Dover's Engineer, Will Hein, will review the submitted plan(s). Mr. Fonk's Durand Avenue property was discussed as the Stop Work order which has been in place has been violated. Engineer Will Hein stopped and took pictures of the property. Dover's Stop Work ordinance was reviewed and the fines, which can be daily, were discussed. Mr. Fonk was informed at several meetings and by the Building Inspector that he needs to submit an Engineers plan regarding this property and the drainage. Ben, the Building Inspector, was instructed to contact Racine County Sheriff's office and request that Mr. Fonk be fined daily for the violation. Once Ben has contacted the Sheriff's Office, if there are any concerns, Ben should contact Mike Shenkenberg for direction. Once Mr. Fonk submits his Engineers stormwater/erosion control plans, Dover's Engineer Will Hein will review the submitted plans.
9. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to note.
10. **Public Comments:** None
11. **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 7:38pm, seconded by Mike Shenkenberg. (Jared yes, Mike yes, Sam yes)
12. **Motion to Enter into Open Session:** Mike Shenkenberg made the motion to go into open session at 7:43pm, seconded by Jared Guillien.
13. **All Business of Closed Session:** Nothing to note.
14. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:44 pm, second by David Dubiel. All were in favor. Motion carried.

Dated this 16th day of October 2025
Camille Gerou Clerk/Treasurer