

# TOWN OF DOVER

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DHD Maintenance Inc.  
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Clerk/Treasurer  
Camille Gerou  
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Municipal Judge  
Heather Niski  
878-2200 Ext 11

## JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, NOVEMBER 12, 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. Fire Department Justin Ehrhart. Stormwater President Karen Dubiel and Building Inspector Ben Peters. Absent with notice: Plan Commissioners Bill Shenkenberg and Richard Goetsch
4. **Review of Previous October 15, 2025 Plan Commission/Joint Town Board Meeting Minutes:** Michael Newholm made the motion to accept the October 15<sup>th</sup> minutes, seconded by David Dubiel. VOTE: 5/0 Motion carried.
5. **Preliminary Approval to Parcel off Land at 21221 Washington Ave Requested by Logan Abbott/Cheryl Abbott:** Logan Abbott explained that the parents live around the corner. Cheryl Abbott owns the field that is to be divided. It was noted that there is plenty of frontage, three acres, and the depth is fine. The Fire Department rep noted that driveway turn radius is specified in the Dover Ordinance. The driveway easement should be noted on the certified survey map (CSM). The driveway, future pole barn, any buildings, soil borings etcetera should be noted on the CSM. The Abbott's were directed to ask the county regarding their concern on installing a double length culvert; there is currently an existing field culvert. Once the CSM is prepared the Abbott's will need to return to the Dover Plan Commission for final approval. David Dubiel made the recommendation for preliminary approval of the split of land at 21221 Washington, seconded by Michael Newholm. VOTE: 5/0 (Audrey yes, David yes, Michael 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.
6. **Building Inspectors Report for October 2025 by Inspector Ben Peters:** October's monthly permit total was \$6,623.36, year-to-date collected total was \$42,253.09. Chairman Stratton requested an update on call-return timeliness after receiving complaints. Ben stated that calls are returned promptly, several have full voice mail boxes or there are no answers, however.
7. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to report.
8. **Public Comments:** Mr. Fonk noted that he received a \$300 citation for violating a stop work order on Durand Avenue. Chairman Stratton noted that Mr. Fonk was told until he presented the proper documentation no work was to be completed on this property. He should attend the court date. There were no other public comments.
9. **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.
10. **Motion to Enter into Open Session:** Not applicable.
11. **All Business of Closed Session:** Not applicable.
12. **Adjournment:** Motion to adjourn was made by Jared Guillien at 7:14pm, second by Michael Newholm. All were in favor. Motion carried.

Dated this 26<sup>th</sup> day of November 2025  
Camille Gerou Clerk/Treasurer