

TOWN OF DOVER

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Heather Niski
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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING MINUTES WEDNESDAY, DECEMBER 10, 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. Fire Department Justin Ehrhart and Building Inspector Ben Peters. Absent with prior notice: Plan Commissioner David Dubiel and Richard Goetsch. Stormwater President Karen Dubiel.
4. **Review of Previous November 12, 2025 Plan Commission/Joint Town Board Meeting Minutes:** Michael Newholm made the motion to accept the November 12th minutes as presented, seconded by Jared Guillien. VOTE: 5/0 Motion carried.
5. **Final Approval Certified Survey Map (CSM) 306 S Raynor Avenue Requested by Cody/Carley Karr:** Discussion occurred that the final CSM should have the approximate location of the driveway, buildings, and soil testing's indicated. Cody Karr noted that Village of Yorkville must approve their CSM as well. They discussed waiting until the snow is gone. The Plan Commission discussed that they should come back within one year, so they do not have to pay \$250 again to be on the agenda.
6. **Final Approval Certified Survey Map 4025 Sheard Road Requested by Jason DeBell:** Jason Debell explained that eventually they will build on this land. Discussion occurred regarding the timing of the project. It was noted that the final CSM should have the approximate location of the driveway, buildings, and soil testing's indicated. Jason's primary concern was transferring the land into his son's name.
7. **Final Approval Certified Survey Map 26201 Durand Ave Requested by Audra Smith/Kreuscher:** Discussion occurred that the final CSM should have the approximate location of the driveway, buildings, and soil testing's indicated. In this situation the driveway easement should also be indicated on the CSM as well as the primary parcel where this is being divided from. Driveway width for Fire Department accessibility was also discussed.
8. **Building Inspectors Report for November 2025 by Inspector Ben Peters:** November's monthly permit total was \$1,806.72, year-to-date collected total was \$44,059.81.
9. **Stormwater Commission Updates by President Karen Dubiel:** Not present.
10. **Public Comments:** No public comments.
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.:** 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 Michael Newholm at 7:11 pm, second by Jared Guillien. All were in favor. Motion carried.

Dated this 4th day of January 2026 Camille Gerou Clerk/Treasurer