

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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

www.townofdooverwi.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 (UNOFFICIAL) MINUTES WEDNESDAY, FEBRUARY 11, 2026 – 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: Bill Shenkenberg, David Dubiel, Richard Goetsch. Fire Department Jeff Bratz and Building Inspector Ben Peters. Stormwater President Karen Dubiel. Absent: Audrey VanDyke, Michael Newholm with prior approval.
- 4. April 7, 2026 Town of Dover Referendum Discussion:** Chairman Stratton asked if anyone in attendance would like to discuss the upcoming April 7 referendum. The offer was declined.
- 5. Review of Previous December 10, 2025 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the December 10th minutes as presented, seconded by Jared Guillien. VOTE: 5/0 Motion carried.
- 6. Final Approval Certified Survey Map 26201 Durand Ave Requested by Audra & Brandon Smith/Kreuscher:** A new map was distributed showing mound system being moved. Billingsley Engineering was scheduled this week to create/update the final CSM. David Dubiel requested the homeowner consider adding more clarification on the driveway easement agreement, such as who is doing the upkeep, snow removal, if someone is injured on the driveway, etcetera. Chairman Stratton noted that once the final CSM is submitted, he will verify placement of mound and house before signature. Richard Goetsch made the motion to approve the map, seconded by David Dubiel. VOTE: 5/0 (Bill yes, David 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. Final Approval Certified Survey Map (CSM) 306 S Raynor Avenue Requested by Cody/Carley Karr:** Yorkville had to sign off on the CSM due to the location. Richard Goetsch made the recommendation for approval of the Certified Survey Map at 306 S Raynor, seconded by David Dubiel. VOTE: 5/0 (Bill yes, David 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. Chairman Stratton signed the final CSM copy.
- 8. Installation of Berm Requested by Ray Christiansen 21229 Plank Road:** Ray Christiansen described the house placement and the reason for placing the berm where it currently is located. The neighbor's property is higher than Mr. Christiansen's property; the water flow goes towards the Christiansen property, then flows towards the front of property into the ditch, per Mr. Christiansen. David Dubiel made the motion for approval of the berm after the fact, provided that there is no future problem with water flow either overflowing the ditch or onto the neighbors property. No berm soil should end up on the neighbor's property as well. Richard Goetsch provided the second for the motion. VOTE: 5/0 (Bill yes, David 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.

9. **Sullivan Real Estate Investment LLC 24076 Lakeshore Progress Review, Requested by Inspector Ben Peters:** Ben Peters noted that the issue has been resolved. Ben's concern was that this project had been abandoned since he had not been called out there. Ben learned from the neighbor that work is progressing slowly on weekends. Kim Springer noted that the engineering fees have not been paid on this property, and Kim had previously asked Ben/Beth not to provide inspections until the outstanding fees have been remitted. Ben Peters noted that he will keep the Plan Commission informed of the situation.
10. **Dover's Ordinance Review 15.04.030 and 15.04.040 Regarding Shipping Containers, Requested by Inspector Ben Peters:** Ben Peters questioned the Commission to see if they had interest in defining shipping containers further in Dover's ordinances. Inquiries have been received regarding using containers for sheds, garages, and animal housing. Permits have been issued from Racine County and there is nothing addressing it specifically in Dover's ordinance. Ben noted that two have been received for agriculture to date. It was noted that cost is a contributing factor in their popularity, perhaps we will be seeing more of these. The Town of Norway does not allow them permanently in their ordinance, they are only allowed for sixty to ninety days. Safety was discussed, being trapped/locked inside, especially during periods of heat. Ben noted that he can continue to issue a permit based on the square footage of the container. Chairman Stratton asked that if becomes more prevalent, that the issue should be addressed again.
11. **New WI State Law Act 68: Required Local Land Division Ordinance Amendments Provided by Cedar Corporation:** Tabled until next month. Will Hein will be requested to attend the next meeting.
12. **Building Inspectors Report for December 2025 and January 2026 by Inspector Ben Peters:** December's monthly permit total was \$2,462.45, yearend collected total was \$46,522.26. January 2026 monthly permit total was \$565.96. Richard Goetsch asked if Ben had heard of any interest in the land by the Fire Department, and Ben stated that he had not heard of anything planned.
13. **Stormwater Commission Updates by President Karen Dubiel:** Nothing to report.
14. **Public Comments: Interest in the property by the firehouse.** A)David Dubiel discussed the hydraulic oil spill on Hwy 11 next to Vandenboom Road. The County threw down oil dry. David called the County to request that they remove a portion of the oil dry. Chairman Stratton asked that Zach from the Roads Department check the area to see if there is any concern regarding the road. B)Ray Christensen did mention that other Dover residents have utilized Microsoft dirt. Discussion occurred and it was noted that a couple of permits were issued in Dover for berms to be created with Microsoft dirt. Residents should be applying for the permit before any dirt is moved.
15. **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 7:32pm, seconded by Mike Shenkenberg. All were in favor.
16. **Motion to Enter into Open Session:** Mike Shenkenberg made the motion to go into open session at 7:42pm, seconded by Jared Guillien.
17. **All Business of Closed Session:** Nothing to note.
18. **Adjournment:** Motion to adjourn was made by Jared Guillien at 7:45pm, second by Mike Shenkenberg. All were in favor. Motion carried.

Submitted the second day of March 2026
Recorded by Kim Springer Deputy Clerk/Treasurer
Transcribed by Camille Gerou, Clerk/Treasurer