

TOWN OF DOVER

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**JOINT DOVER TOWN BOARD AND PLAN COMMISSION
PUBLIC MEETING (UNOFFICIAL) MINUTES
WEDNESDAY, APRIL 15, 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: Audrey VanDyke, Bill Shenkenberg, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart and Building Inspector Ben Peters. Stormwater President Karen Dubiel.
- 4. Review of Previous February 11, 2026 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the February 11th minutes as presented, seconded by David Dubiel. VOTE: 7/0 Motion carried.
- 5. New WI State Law Act 68: Required Local Land Division Ordinance Amendments Discussion Provided by Will Hein Cedar Corporation: handout chapter 16.** Dover's Engineer, Will Hein, explained that new verbiage must be adopted before July 1, 2026. Mr. Hein provided a copy of Dover's Chapter 16 Ordinance with highlighted verbiage concerns. Mr. Hein noted page 37 and 53 seem to pertain to the same subject with a variance in verbiage. Mr. Hein noted that a public hearing would need to be held to update/approve the changes. Dover may want to send the amendments to Attorney Ludwig, as well. Mr. Hein also noted missing appendices and stated he would check for any original appendices in his records.
- 6. Installation of Berm Requested by Ray Christiansen 21229 Plank Road Update by Will Hein:** Mr. Hein noted on Thursday around 12 noon there was no visible water standing on either Mr. Mutter's or Mr. Christiansen's property. Will Hein stated that Mr. Mutter lives east of the berm. Mr. Hein noted that he has not personally surveyed this property, but he has been told a licensed contractor has installed an eight-inch pipe under the berm for water to flow through the area. Mr. Christiansen was instructed to seed the area and install a straw blanket to complete the project.
- 7. Approval of Preliminary Plat to Create Three New Parcels on S. Britton Road Requested by Kryger Farms LLC. Parcel # 006-032-026-001-000:** It was explained that this property has been run by Ehrhart Farms and owned for over twenty years. This is not prime farmland as there are several wet areas. They would like to divide the property into two five-acre parcels and a ten-acre parcel, with land remaining. Mr. Billingsly has been contacted to conduct the perk testing on each potential parcel. Driveway access will be discussed with the county. David Dubiel made the motion to approve preliminary approval of the three new parcels, seconded by Michael Newholm. VOTE: 7/0 (Bill yes, Audry 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. The next step is to have the parcel CSM's (certified survey map) created. Discussion occurred explaining what should be noted on each CSM.

8. **US Army Corps of Engineers Public Notice Regarding Tax Parcels # 0006-032-027-013-000 and 006-032-027-021-000 on Durand Avenue, Directly Southeast of Eagle Road, Proposing to Restore 46-acre Agricultural Site to Aquatic Resources Producing Wetland Credits:** Discussion occurred that this is the land by the Fire Department on Durand and is platted for sewer. What would you like to see if you are living in the area: a subdivision which would help increase taxes or wetlands/prairie? It was questioned why would you buy this property only to turn around and put it into wetlands, buy it specifically for Bear Reality wetland credits? Pending purchase? Can Dover object? What is the tax base on wetland property? Drainage issues already exist in the area in question. The 148-page Archibald document does show that there are drain tiles in the discussed area. Will this affect the Fire Department drainage/pond? Will this turn into the extension of Lavin's wetland? What if they ruin the field tiles or cause long term drainage issues? Any road reservations for the Town of Dover in this area? Harding should have a right-of-way through there just like Peninsula. The board agreed they would like a Bear Reality or Army Corp representative at the next meeting to answer questions so an informed decision can be made.
9. **Investigation into Developing TID's (Tax Increment Districts) to Spur Economic Development:** Discussion occurred that slow controlled growth is the current objective for Dover.
10. **Dover's Ordinance Review 15.04.030 and 15.04.040 Regarding Shipping Containers, Comparison of Racine County Municipalities Ordinances:** Sample ordinances were obtained from Rochester, Union Grove, and Yorkville. Discussion occurred that there is too much regulation.
11. **Building Inspectors Report for February and March 2026 by Inspector Ben Peters:** March's monthly permit total was \$2,776.04, year to date collected total was \$3,414.00.
12. **Stormwater Commission Updates by President Karen Dubiel:** 1)Karen noted that Eagle Lake Manor President Michelle Vanek showed her a picture of a sink hole. It appears to be a potential hazard. A property owner has not been identified. Discussion occurred that Sam Stratton and Jeff Bratz would visit the site. 2) Vandenboom Road issue still exists with mud on the side of the road instead of gravel. Pictures were provided to Chairman Stratton. The Chairman noted that he will discuss the issue with Zack Hegemann, DHD Roads. 3)An observation was made that years ago there were tree/shrubbery lined fields but now farmers plow right up to the towns right of ways, causing soil to accumulate in the ditches and preventing culverts from draining. Is there anything that can be done about this?
13. **Public Comments:** None
14. **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.
15. **Motion to Enter into Open Session:** No closed session was held.
16. **All Business of Closed Session:** No closed session was held.
17. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 8:04pm, second by Michael Newholm. All were in favor. Motion carried.

Dated this 11th day of May 2026
Camille Gerou Clerk/Treasurer