

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING (UNOFFICIAL) MINUTES WEDNESDAY, MAY 13, 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, Michael Newholm. Fire Department Justin Ehrhart and Building Inspector Ben Peters. Stormwater President Karen Dubiel. Absent with prior notice: Audrey VanDyke Absent: Richard Goetsch
- 4. Review of Previous April 15, 2026 Plan Commission/Joint Town Board Meeting Minutes:** David Dubiel made the motion to accept the April 15th minutes as presented, seconded by Michael Newholm. VOTE: 5/0 Motion carried.
- 5. Ingress and Egress to four parcels on Hiawatha Drive Requested by Mike Lena:** A map was distributed showing four lots that are currently being officially marketed as two lots for sale. At present, these lots do not have road frontage. Although Oneida Drive and Hiawatha Drive appear in the area, they do not connect, and no road currently exists between them. While there is sufficient space for a roadway, one has never been established. For the property to be considered buildable and sold as such, road frontage is required. Mr. Lena may wish to verify with Racine County Zoning whether the property would qualify as buildable if a road were created, subject to meeting all applicable elevation, grading, drainage, and other development requirements. To establish a road, Mr. Lena would first need to have a roadway plan prepared by an engineer and submit the plan to the Town for review and approval. Upon approval, construction could proceed. Once the road is completed in accordance with Town specifications and the Town of Dover's engineer performs a satisfactory final inspection, the Town would then assume responsibility for future maintenance of the road and its shoulders.
- 6. 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:** The project is being managed by the U.S. Army Corps of Engineers and Bear Realty. Chairman Stratton developed a condensed version of the proposal, which was distributed as a handout. The handout addressed several of the questions that had been discussed with Bear Realty. Several residents spoke in support of the project, emphasizing the importance of protecting the health of Eagle Lake and its wildlife. It was noted that active town involvement is crucial to the project's success and that timely follow-up will be necessary to ensure the project is completed successfully.
- 7. WI State Law Act 68: Required Local Land Division Ordinance Amendments- Update by David Dubiel:** Will Hien, Dover's Engineer, comments were received and transferred to update the Chapter 16 document. Several appendices were located by Mr. Hein and were updated then incorporated into Chapter 16. This will appear on June's agenda for final approval.
- 8. Shoreline Contract Review by Richard Goetsch for Eagle Creek -Submitted by Racine County Board Drainage Commissioners:** Richard was not in attendance, but the board established that this is the standard cleaning.

9. **Approval of Annual Short Term Rental Application Renewal for 2201 Lakeshore Kansasville, Joseph Rudd:** A resident inquired into why short-term rentals are allowed and the duration of stay. The response was that as a town we were asked to create a short-term rental policy to try to provide guidelines for health and safety of renters as well as residents. The actual short-term rental ordinance is online. Any issues with a short-term renters should be reported to the police, to the rental owner, or to the town so issues can be addressed. Every year each person must come in front of the board. 2201 Lakeshore is a renewal with no changes. Jared Guillien made the motion to approve the short-term rental application for 2026/2027, seconded by Mike Shenkenberg. VOTE 3/0. (Jared yes, Mike yes, Sam yes). Motion passed.
10. **Building Inspectors Report for April 2026 by Inspector Ben Peters:** The report was available for review.
11. **Stormwater Commission Updates by President Karen Dubiel:** Discussion occurred regarding the sinkhole where Lakeshore splits. Bill Shenkenberg reported that the area was patched. Bill will follow up with Michelle Vanek who was inquiring.
12. **Public Comments:** 1)FYI: Lili Bergquist, of 515 Sunnyside, was issued a Home Occupancy Permit by Racine County Zoning Department for an in-home obedience training business. 2) The most recent update indicated that the anticipated timeframe for the BD fix is approximately September 2026. It was also noted that installing a "Bridge Out" sign would help improve awareness and safety. Chairman Stratton will follow up. 3)The washout on Britton Road was discussed, noting that the speed limit should be lowered. 4) A resident noted the overgrowth on the side of Peninsula to Lakeshore Drive blocking the line of sight. Mike Shenkenberg will follow up with the Roads Department.
13. **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.
14. **Motion to Enter into Open Session:** No closed session was held.
15. **All Business of Closed Session:** No closed session was held.
16. **Adjournment:** Motion to adjourn was made by David Dubiel at 8:17pm, second by Michael Newholm. All were in favor. Motion carried.

Dated this ninth day of June 2026

Transcribed by: Camille Gerou Clerk/Treasurer