

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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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 Ext11
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**JOINT DOVER TOWN BOARD AND PLAN COMMISSION
PUBLIC MEETING (UNOFFICIAL) MINUTES
WEDNESDAY, JUNE 10, 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:** Chairman Sam Stratton, Supervisor #1 Mike Shenkenberg, Supervisor #2 Jared Guillien. Plan Commissioners: Audrey VanDyke, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart. Absent with previous notice: Commissioner Bill Shenkenberg and Stormwater President Karen Dubiel. Building Inspector Ben Peters was absent.
- 4. Review of Previous May 13, 2026 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the May 13th minutes as amended, seconded by Michael Newholm. VOTE: 6/0 Motion carried.
- 5. Approval of Second Driveway Requested by Ken Neubauer 21021 Church Road:** Mr. Neubauer explained that the mound system is being installed. He created a map with the proposed second driveway. Mr. Neubauer had inquired with Racine County who stated that this decision was solely determined by the Town of Dover. Mr. Neubauer confirmed that the new driveway would still be more than a 150 ft from the neighbors. It was explained that he would have to check with Zack Hegemann, Dover's Roads Department, for a road bond/culvert permit. Richard Goetsch made the motion to approve the second driveway, seconded by Michael Newholm. VOTE: 6/0 (Audrey 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. Mr. Neubauer was reminded to watch the turn around radius for fire trucks and the necessary culvert length and height.
- 6. Approval of Sale of Fireworks Requested by Benjamin Waldron/Waldron Pyrotechnics at 1909 N Beaumont Avenue June 10th through July 5th 9am-9pm, 7 Days a Week:** Mr. Waldron explained that this fireworks stand would be located on Dover Inn's corner. Items being sold will be the same caliber of product as other vendors, simply different manufacturers. He is currently looking at the onsite 24-hour security issue. The Fire Department liaison noted that all fireworks must be stored in the container, nothing in the buildings. Chairman Stratton asked that Mr. Waldron stay in contact with the Fire Department for final approval. Richard Goetsch made a motion to approve the sale of fireworks at 1909 N Beaumont pending inspection of the Kansasville Fire Department, seconded by David Dubiel. VOTE: 6/0 (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 Fire Department liaison noted to call the Fire Department for an inspection once everything is set up.
- 7. Preliminary Plat Approval on Lot Line Adjustment for Steve Morrow 22640 Durand Avenue:** Mr. Morrow discussed the lot line adjustment of the old homestead sixty-four acres. They have already sold off the homestead. The father will be taking the farmland. Mr. Morrow at this point is interested in dividing off 1.4 acres that will go to the Clarks. After discussion, Michael Newholm made the motion to approve the lot line adjustment, seconded by David Dubiel. VOTE: 6/0 (Audry yes, David yes, Michael yes, Richard yes, Mike yes,

- Sam yes) Jared Guillien made the motion to accept the recommendation of the Plan Commission, seconded by Mike Shekenberg. Vote 3/0. (Jared yes, Mike yes, Sam yes). Motion passed.
8. **New Service Agreement/Contract with SAFEbuilt Wisconsin LLC for Building Inspections:** Chairman Stratton commented that several items are noted for revision in the proposed contract. Contract input has also been sought from Attorney Ludwig. The Chairman requested that this subject be tabled to July for revisions.
 9. **WI State Law Act 68: Chapter 16 Land Division Ordinance Amendment Approval:** It was noted that the land division ordinance was amended because State Law Act #68 updated the verbiage. Appendices from 1996 were also reviewed and updated. Richard Goetsch moved to approve the Chapter 16 Land Division Ordinance amendments, contingent upon the resolution of any objections received following the second notice. Michael Newholm seconded the motion. The motion carried. VOTE: 6/0 (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.
 10. **Approval of Annual Short Term Rental Application Renewal –**
Tom McCauley, McCauley Family Trust, 23525 N. Shore Drive Kansasville
Vinh Nguyen, 2717 N Beaumont Avenue Waterford
Connor Reilly, Geneva Lakes Vacations, 24321 Peninsula Kansasville
Brian/Kimberly Young, 24210 Peninsula Drive Kansasville
The clerk noted that the short-term rental owners have stated that nothing has changed regarding their parking or sleeping capacity. All owners have supplied the required insurance information. A couple are still waiting to have their rentals inspected by the Public Health Department, most have submitted their Public Health License already. Jared Guillien made the motion to approve the renewal of the short-term rentals, seconded by Michael Newholm. VOTE: 6/0 (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.
 11. **Building Inspectors Report for May 2026 by Inspector Ben Peters:** The report was available for review.
 12. **Stormwater Commission Updates by President Karen Dubiel:** Karen was not in attendance.
 13. **Public Comments:** Chairman Stratton noted the July 12th Pancake Breakfast at the Fire Department.
 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 7:28pm, second by David Dubiel. All were in favor. Motion carried.

Dated this 14th day of July 2026.

Camille Gerou Clerk/Treasurer