

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING (UNOFFICIAL) MINUTES WEDNESDAY, JULY 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:** Chairman Sam Stratton, Supervisor #1 Mike Shenkenberg, Supervisor #2 Jared Guillien. Plan Commissioners: Bill Shenkenberg, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart. Stormwater President Karen Dubiel. Absent with notice was Commissioner Audrey VanDyke. Absent was Building Inspector Ben Peters.
- 4. Review of Previous June 10, 2026 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the June 10th minutes as presented, seconded by David Dubiel. VOTE: 6/0 Motion carried.
- 5. Preliminary Approval for Second Home at 27500 Rowntree Road Requested by Patrick Poeschel:** Patrick Poeschel explained that there is thirteen acres of property that he would like to build a smaller home for him and his wife and lease the original house to his granddaughter. The whole property will remain in his name. The only road access is Roundtree Road which has the 150 ft road access. Mr. Poeschel's drawing showed lot one which he explained is his, and lot two is his daughters. A driveway easement is in place to go to lot two. Mr. Poeschel was directed to reach out to Racine County Zoning for the setbacks and permission for the second home on lot one. Something to be considered is Dover's Ordinance Chapter 16.30.60 which requires a private street for the third access. The current driveway is handling lot 1 and 2. For the third house, a private street would be required. A private street is up to road construction standards as opposed to driveway construction standards. Mr. Poeschel was referred to Racine County for approval; after that he should return to Dover's Plan Commission. Dover's Ordinances can be found at www.townofdooverwi.com.
- 6. Preliminary Approval for Parcel Split 26326 Durand Avenue Requested by Sandra Franks:** Richard Goetsch made the motion to recommend preliminary approval, seconded by Michael Newholm. VOTE: 6/0 (Bill 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. Sandra Franks arrived after this was reviewed. Sandra was instructed to follow Dover's Ordinance 16.12, what a CSM requires, and return to the Plan Commission with her completed CSM.
- 7. Approval of CSM for Parcel Split at 21221 Washington Avenue Requested by Cheryl Abbott:** Logan Abbott explained he would like to take three acres off the farm field to build a house. Logan is aware of the extraterritorial requirement for Yorkville. The proposed driveway will access the property from Highway 20. The planned home site will be located approximately 350 feet from the roadway and will be positioned slightly toward the east side of the property. Richard Goetsch made the motion to recommend approval of the CSM, seconded by Michael Newholm. VOTE: 6/0 (Bill 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.
- 8. Approval of Proposed Trucking Garage and Office at 2308 N Raynor Requested by Andrew Pagels:** Plans are being modified. Subject tabled.

9. **Service Agreement/Contract with SAFEbuilt Wisconsin LLC for Building Inspections:** Chairman Stratton explained that the contract is in the process of being modified. Dover's lawyer has already reviewed the contract once. Town Board discussion took place noting that as long as the modifications are made to the satisfaction of the Chairman, they would approve the contract. Jared Guillien made the motion to approve signature of the contract with amendments, seconded by Mike Shenkenberg. Vote 3/0. (Jared yes, Mike yes, Sam yes). Motion passed.
10. **WI State Law Act 68: Chapter 16 Land Division Ordinance Amendment, Final Announcement:** No one was in the audience with any comments. David will make some small noted changes and forward the chapter to the clerk so the website can be updated.
11. **Building Inspectors Report for June 2026 by Inspector Ben Peters:** The report was available for review. June's monthly permit total was \$3,740.35, year to date collected total was \$15,737.90.
12. **Stormwater Commission Updates by President Karen Dubiel:** The Manor sink hole issue must have been fixed as Michelle Vanek has not communicated any further problems.
13. **Public Comments:** Mike Shenkenberg had noted that he initially thought the county should add a load of gravel and put a plate over the BD area to allow local traffic usage. However, after reinspecting the area the damage is far more extensive. The damaged area appears to be approximately thirty ft wide, twenty ft long, and almost five ft deep. We energies is out relocating lines this week. Projected completion date is Labor Day.
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.:** Jared Guillien made the motion to go into closed session at 7:34pm, seconded by Mike Shenkenberg.
15. **Motion to Enter into Open Session:** Jared Guillien made the motion to enter open session at 8:03pm, seconded by Mike Shenkenberg.
16. **All Business of Closed Session:** No business of closed session.
17. **Adjournment:** Motion to adjourn was made by Mike Shenkenberg at 8:04pm, second by Jared Guillien. All were in favor. Motion carried.

Dated the twenty-second day of July 2026.

Camille Gerou Clerk/Treasurer