

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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Chairman	Supervisor #1	Supervisor #2	Roads Dept	Clerk/Treasurer	Municipal Judge
Sam Stratton	Mike Shenkenberg	Jared Guillien	DHD Maintenance Inc.	Camille Gerou	Heather Niski
262 206-4843	262 661-9932	262 994-6975	262 206-1319	878-2200 Ext 10	878-2200 Ext 11

DOVER TOWN BOARD PUBLIC MEETING (UNOFFICIAL) MINUTES

MONDAY, MARCH 9, 2026 – 6:30 P.M.

4110 SOUTH BEAUMONT AVENUE (DOVER TOWN HALL) KANSASVILLE, WI 53139

1. **Call to Order:** Chairman Sam Stratton called the Town Board Meeting to order at 6:30pm.
2. **Pledge:** The Pledge of Allegiance was recited.
3. **Roll Call:** Chairman Sam Stratton, 1st Supervisor Mike Shenkenberg, 2nd Supervisor Jared Guillien, DHD Zack Hegemann, Fire Department Ron Molnar, Deputy Clerk/Treasurer Kim Springer, and Clerk/Treasurer Camille Gerou.
4. **Review of Previous Town Board Meeting Minutes February 9, 2026:** Jared Guillien made the motion to accept the February 9, 2026 minutes as presented, seconded by Mike Shenkenberg. VOTE: 3/0 Motion carried.
5. **April 7, 2026 Town of Dover Referendum Discussion:** Chairman Stratton discussed a pie chart handout explaining the Town of Dover tax portion, based on a \$300,000 house, will increase by approximately \$304.00 or 104.5%, the entire tax bill will not increase by 104.5% if the referendum is passed. The State of Wisconsin allows municipalities to increase taxes by approximately one percent per year. Inflation has far outpaced that one percent per year. Costs are rising everywhere and the board has tried to spend the tax dollars wisely but there simply is not enough money to support all the Town operations, which is why this referendum has been presented to the residents. The last line of the referendum reads “for each year going forward” which was explained to mean that once the mill rate is potentially raised from \$1.01 to \$2.09, the \$2.09 will continue forward with the approximately one percent yearly allowable state increase. To increase the mill rate further, another referendum would need to be presented/passed. The Department of Revenue establishes the verbiage for a referendum. A property revaluation is being completed in 2026 which is mandated by the WI Department of Revenue. The property revaluation is a municipal-wide update of property assessments to align them with current market values, ensuring taxes are distributed equitably. It adjusts records to reflect changes in real estate trends, neighborhood desirability, or renovations. A revaluation does not automatically raise taxes; it rebalances who pays what within the municipality. Once the reevaluation is completed then property value letters are mailed. An Open Book date, which is a time frame which you can come in and discuss with the Assessor how your evaluation was determined, will take place this year in July or August. If you cannot come to an understanding of the reevaluation at the Open Book then you can make an appointment to attend the Board of Review meeting, comprised of a four-person panel which reviews comparable Dover property values provided by the person objecting to their revaluation as well as the Assessor’s assessment decision process. The last revaluation was completed in December 2022. Everyone is invited to attend monthly town board meetings, held on the second Monday of each month at 6:30pm. Agendas are online. Also noted was the April 21, 2026 at 6:30pm Annual Town meeting, at which a recap of 2025 will be provided, Gordon Maier Accounting Firm will provide the yearly audit report, as well as a discussion of future planning.
6. **ELSUD Payables for March 2026:** After reviewing the financials, Jared Guillien made the motion to approve ELSUD to pay \$34,356.81 in expenses, seconded by Mike Shenkenberg. Vote: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
7. **Town of Dover’s Payables for March 2026:** After reviewing the financials, Jared Guillien made the motion to approve March’s expenses of \$150,566.91, seconded by Mike Shenkenberg. Vote: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried. Discussion occurred on moving \$240,000.00 from the Union Grove Community State Bank 2026 Fire Assessment Account to the Town Bank Money Market Fire Engine Account due to a higher interest rate of 3.79% at Town Bank. There is currently \$548,580.91 saved for the \$789,243.00 fire engine that is to be delivered by late June 2026. Jared Guillien made the

motion to approve moving the \$240,000 from the Union Grove State Bank to the Town Bank Fire Engine Money Market Account, seconded by Mike Shenkenberg. Vote: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried. Discussion occurred on paying back the \$150,000 loan to Community State Bank that has a 7.5% interest rate. A March 2026 discussion with Town Bank has revealed that their municipality loans have a 5% interest rate and potentially could be even lower. A Town Bank representative will be at the April Town Board meeting for further discussion and options. Discussion took place that potentially the \$150,000 could be loaned from Eagle Lake Sewer with a lower annual percentage rate than the banks. Repayment of the \$150,000 Community State Bank loan is tabled until the April Town Board meeting.

8. **Assessment for 006-032-029-002-000 Ketterhagen Road Requested by Cal Magnan, Magnan Assessment Service:** Cal Magnan explained that the same house was evaluated on two separate pieces of property after a land split. Jared Guillien made the motion to approve paying the \$2,501.77 to Eric Noble for prior year taxes, seconded by Mike Shenkenberg. Vote: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
9. **Wisconsin Humane Society One Year Contract:** Chairman Stratton noted that contract negotiations have been ongoing due to increasing costs. The increasing costs are based on the large number of cats being dropped off. The care of the surrendered animals and their housing, until the cats are adopted or euthanized, are charged to Dover. Chairman Stratton spoke with Humane Society's VP of Operations today confirming that they will not release specifically who is dropping off these animals, as a result anyone can say the animals are from Dover. The Humane Society will not alter the contract to exclude cats. Mike Shenkenberg made the motion not to renew the Humane Society's contract, seconded by Jared Guillien. Vote: 3/0 (Jared yes, Mike yes, Sam yes) Motion carried.
10. **Applications for Town of Dover Operator's Licenses for The American Roadhouse- Codi Way:** The background check was reviewed. Jared Guillien made the motion to approve the operator's license, seconded by Mike Shenkenberg. Vote: 3/0 Motion carried. (Jared yes, Mike yes, Sam yes)
11. **Applications for Dog Kennel License for Johnia Burgan 2710 South Britton Rd (14 dogs) & Renee Gussman 2222 Sunnyside Drive (22 dogs):** There were no complaints on file, and both are reoccurring kennel licenses. Jared Guillien made the motion to approve the kennel licenses, seconded by Mike Shenkenberg. Vote: 3/0 Motion carried. (Jared yes, Mike yes, Sam yes)
12. **Review of Reports from DHD Roads, Fire, and Sheriff's Department:** DHD: Zach Hegemann noted that there were four significant snow falls in February requiring clean up. Zach also noted he has been installing new fire address signs, and cold patching has begun. The Town of Norway as agreed to split the cost of having two failing culverts replaced: one on Britton and the other on Bennett Road. Zach received an estimate which is \$20,720.00, or \$10,360.00 for Dover's portion, however that does not include the price of asphalt. Gunderson Excavating provided the quote. Zach discussed that you can see through the middle large overhead garage door panel as it is so rusty. He obtained a quote just to replace the rusted bottom panel and the door cables for \$1,366.00. The doors have been patched a couple of times and are approximately 35 years old. They are 14ft tall by 12ft wide. Jared Guillien made the motion to replace the middle bottom panel and cables, not to exceed \$1,400.00, seconded by Mike Skenkenberg. Vote: 3/0 Motion carried. (Jared yes, Mike yes, Sam yes) FIRE DEPT: Dover's insurance company fully covered the replacement cost of the electronic message board, and the thousand-dollar deductible was paid by the Fire Association. Call statistic locations were reviewed with 54 total calls last month. Also noted was last year's call history of 459 total medical calls. An entry level aerial class was conducted at Dover so the Union Grove/Yorkville/Dover ladder truck can be utilized when required. Annual service and vehicle inspections will be conducted in March. Forty personnel were trained in ice rescue. Racine County in connection with Gateway Tech College are working on providing the kids summer fire program again this year. SHERIFFS DEPT: There were 63 traffic stops in Dover, 8 calls for civil trouble, 4 accidents with injuries/property damage, 18 rescue responses and 1 Operating While Intoxicated in the month of February.
13. **Public Comments:** A) Mario Denoto noted that he is running for the Burlington School Board and would like your support. B) Dover/Kansasville Betterment Committee noted that the winter ice golf was a huge success. The Betterment Committee installs the Welcome to Dover signs and will be installing the fourth sign shortly. If you would like to get involved, please check the Kansasvillewi.org website. C) We Energies has not notified Dover's Roads Department about the Church Road project. The concern was ensuring the road is returned to its original condition and after the settling what can be done. DHD Roads was asked to check into the situation. It was noted that the We Energies section, which may be disturbed,

is not the section that Dover will be repaving with grant dollars. D) Ray Christensen discussed his berm installation. Chairman Stratton noted he would need to have a survey completed and follow up with Dover's Engineer. E) Water Patrol hours are primarily on the weekends and boat launch fees are raised when the County raises theirs. F) Road Ratings, a report evaluating the condition of the roads, is conducted every two years by Cedar Corporation. Dover currently has 38.93 miles of roads. G) The corner of BD and Schroeder is in rough shape; cold patching will be completed this next week on that area. Since BD is a County Road, Zack has made Racine County aware that a more permanent fix is needed. H) The road condition of Sherwood Forest was discussed. Zack explained that there is no money in the budget for repaving roads in 2026, cold patching is all that can be completed. Sherwood Forest is high on the road ratings report for repair.

14. **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 require a closed session.:** Jared Guillien made the motion to go into closed session at 8:17pm, seconded by Mike Shenkenberg.
15. **Motion to Enter into Open Session:** Mike Shenkenberg made the motion to go into open session at 8:40pm, seconded by Jared Guillien.
16. **All Business of Closed Session:** No business of closed session.
17. **Adjournment:** Jared Guillien made the motion to adjourn at 8:41pm, seconded by Mike Shenkenberg. All were in favor. Motion carried.

Respectfully submitted the 26th day of March 2026
Camille Gerou Clerk/Treasurer