

TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

Phone (262) 878-2200 Fax (262) 878-2595

www.townofdooverwi.com

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 Ext 11

JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING (UNOFFICIAL) MINUTES WEDNESDAY, AUGUST 5, 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, Bill Shenkenberg, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart. Stormwater President Karen Dubiel. Absent was Building Inspector Ben Peters.
- 4. Review of Previous July 15, 2026 Plan Commission/Joint Town Board Meeting Minutes:** Michael Newholm made the motion to accept the July 15th minutes with amendment, seconded by David Dubiel. VOTE: 7/0 Motion carried.
- 5. Approval of Proposed Trucking Garage and Office at 2308 N Raynor Requested by Andrew Pagels:** Mr. Pagel explained that he is building the facility to house equipment, work on trucks in the shop portion, have a wash bay, an office, bathroom, storage, and utility space. Gravel will be at the East and West ends of the building. There will be a driveway easement. The building is located 640 ft off the road. A site plan showed the retention pond area, accompanied by a lighting, stormwater, and landscape plan. Hours of operation were outlined in the cover letter. Approximately two and a half years ago the land was rezoned for this project. Mr. Pagel noted that he has contacted the neighbors, so they are aware of the project details. Discussion took place regarding the lighting plan, Mr. Pagel noted that glare shields had been discussed as well as lighting placement with the project engineer. The floor drains will be routed into a multi-use tank on west end of building to hold any road debris that may be washed off the trucks. Approximately two hundred-fifty gallons of motor oil will be on hand. Justin Ehrhart, Kansasville Fire Department, asked if a dry hydrant could be considered. Mr. Pagel said he would explore the dry hydrant option with his engineer. Richard Goetsch made the motion to recommend approval pending Dover's Engineer, Will Hein's Submittal Review List and approval from Racine County. Michael Newholm seconded the motion. VOTE: 7/0 (Bill yes, 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.
- 6. Commercial Plan Review State Fee Schedule Adoption Requested by SAFEbuilt:** Chairman Sam Stratton explained that permits would be submitted and approved online. Inspections would be requested online and an inspector dispatched. There will be no Dover office hours. Fee schedules were discussed noting that there would be an increase from the current rates. Jared Guillien made the motion to approve both the state and SAFEbuilt fee schedule, seconded by Mike Skenkenberg. Vote 3/0. (Jared yes, Mike yes, Sam yes). Motion passed.
- 7. Building Inspectors Report for July 2026 by Inspector Ben Peters:** The report was available for review. July's monthly permit total was \$7,674.41, year to date collected total was \$23,412.31.
- 8. Stormwater Commission Updates by President Karen Dubiel:** Nothing to report.
- 9. Public Comments:** A potential buyer for Mike Lena's land inquired about the requirements for road development for a future home. It was explained that, for the Town of Dover to eventually assume maintenance

responsibility for the road, the road would need to be constructed in accordance with Dover's standards, with the Town's Engineer overseeing the project from initial planning through completion. Various development options were discussed, including purchasing all four lots and combining them into two lots, with the possibility of constructing two separate homes. It was suggested that, should the project move forward, preliminary approval should be submitted before a Certified Survey Map (CSM) is prepared or any road/driveway development is planned since so many options were discussed.

- 10. 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.
- 11. Motion to Enter into Open Session:** No closed session was held.
- 12. All Business of Closed Session:** No closed session was held.
- 13. Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:51pm, second by Michael Newholm. All were in favor. Motion carried.

Dated the twenty-seventh day of August 2026.
Camille Gerou Clerk/Treasurer