



TOWN OF DOVER

4110 South Beaumont Avenue Kansasville, WI 53139

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

Web Site: www.townofdoverwi.com

BOARD OF REVIEW MINUTES

MONDAY, SEPTEMBER 21, 2026 6:00 pm

4110 South Beaumont Avenue (Dover Town Hall)

Kansasville, WI Racine County

1. **Call Board of Review (BOR) to order & Meeting Recording Announcement:** Jared Guillien called the Board of Review Meeting to order at 6:00pm.
2. **Roll Call:** Jared Guillien Supervisor #2, Mike Shenkenberg Supervisor #1, Sam Stratton Dover Town Chair, Janice Hansen Resident for the Board of Review, Cal Magnan Magnan Assessment and Camille Gerou Clerk/Treasurer.
3. **Confirmation of appropriate BOR and Open Meetings notices:** Camille Gerou confirmed the appropriate notices.
4. **Election of the BOR Chairperson:** Jared Guillien was nominated at the May 13, 2026 meeting.
5. **Election of the BOR Vice-Chairperson:** Mike Shenkenberg was nominated at the May 13, 2026 meeting.
6. **Verification that at least one BOR member has met the annual mandatory training requirements:** Mike Shenkenberg completed the training for 2026.
7. **Verify that the Town has an ordinance for the confidentiality of income and expense information provided to the Assessor under state law (Wis. Stat. §70.47(7)(af)):** Completed.
8. **Review of new laws:** No new laws that we are aware of at the town level.
9. **Adoption of amendment to policy regarding the procedure for sworn telephone testimony and sworn written testimony:** Not applicable, no telephone testimony requested.
10. **Adoption of policy regarding the procedure for waiver of BOR hearing requests:** Not applicable, no waiver requested.
11. **Review of the Assessor's level of assessment (Annual Assessment Report or similar document):** Cal Magnan noted that the level of assessment will be at 100% after this community revaluation.
12. **Receipt of the Assessment Roll by the Clerk from the Assessor:** The clerk acknowledged receipt.
13. **Receive the Assessment Roll and sworn statements from the Clerk:** The roll and Cal Magnan's signature were obtained. The Board of Review members were provided with the information packets prepared by the residents for each case included on the agenda.
14. **Review the Assessment Roll and perform statutory duties, examine the roll, correct description, or calculation errors, add omitted property, and eliminate double assessed property:** Dover's Clerk examined the roll.
15. **Discussion/Action- Certify all corrections of error under state law (Wis. Stat. §70.43):** Cal Magnan stated that he was not aware of any corrections.
16. **Discussion/Action- Verify with Assessor that open book changes are included in the assessment roll:** Cal Magnan confirmed that the open book changes were included in the assessment roll.
17. **Allow taxpayers to examine assessment data:** The required two-hour Open Book session was held on August 24. In addition, Cal Magnan made himself available for meetings from August 24 through

September 19 to provide residents with an opportunity to ask questions and better understand their property assessments.

- 18. During the first two hours, consideration of waivers of the required 48-hour notice of intent to file an objection when there is good cause, requests for waiver of the BOR hearing allowing the property owner an appeal directly to the circuit court, requests to testify by telephone or submit a sworn written statement, subpoena requests, and act on any other legally allowed or required BOR matters:** Kevin Fitzpatrick 24835 Adams parcel number 006 032 021 811 000 was waived and objection heard. Benjamin Van Engen 4525 Sheard Road, wife and child dropped off objection form with letter, however no comparables were provided.
- 19. Review Notices of Intent to File Objection Barbara J. Riley 4404 Cunningham Road and Casey & Brenda Stratton 430 Cox Road:** The Board of Review members were provided with the informational packets, including the intent notices prepared by the residents.
- 20. Proceed to hear objections, if any and if proper notice/waivers given, unless scheduled for another date.** Barbara Riley, Casey and Brenda Stratton, Kevin Fitzpatrick, and Cal Magnan took oaths before each discussion took place.
 - a. Barbara J. Riley 4404 Cunningham Road:** Barbara (Barb) presented Zillow properties with like house features, square footage, and land as close to hers as possible in the Town of Dover. Barb's parcel is five acres and is assessed at \$944,500 and is requesting an assessment of \$700,000. Discussion took place that the Zillow dollar values were from sold properties only. Barb noted that two comparables were from 2023 and two comparables were on a lakefront so that is a significant factor in dollar amount. Cal Magnan provided comparables ranging from \$197 per square ft to \$267 per square ft. The comparables are generated by his computer program again trying to match as close as possible like properties. A Board of Review member compared his property, which is almost five acres 4.95, built in the nineties, assessed at \$743,000. It was noted that Barb's house is roughly double in size. 3726 S Britton and 4501 Sheard were then discussed. Sam Stratton made the motion to keep the assessment at \$944,500, seconded by Jared Guillien. The vote: 4/0 (Sam yes, Mike yes, Jared yes, Janice yes) No adjustment was made to the assessment.
 - b. Casey & Brenda Stratton 430 Cox Road:** Discussion occurred regarding confusion on getting answers to questions, attempts made, when to turn in paperwork, what paperwork. Mike Shenkenberg made the motion to accept supporting documentation, seconded by Janice Hanson. VOTE: 3/1/0 (Jared yes, Mike, yes, Janice yes, Sam abstained) Motion passed. An extensive handout was presented by Brenda Stratton including multiple comparables. Brenda noted discrepancies: private well, septic system and only one fireplace. They have a ranch house with a finished basement totaling approximately 2748 square ft. The long driveway, six acres of land, and the pole building were also discussed. They are requesting an appraisal price of \$602,000 versus the assessment of \$658,900. Mike Shenkenberg made the motion not to adjust the assessment value, seconded by Janice Hanson. VOTE: 1/3/0 (Sam abstained, Mike yes, Jared yes, Janice yes,) No adjustment was made to the assessment.
 - c. Kevin Fitzpatrick 24835 Adams:** A vote: 4/0 (Sam yes, Mike yes, Jared yes, Janice yes) was taken to waive the 48-hour notice. There was no objection from Assessor Cal Magnan. Kevin Fitzpatrick stated that he was notified by his neighbor of the reassessment. His neighbors house only has a crawl space, where Mr. Fitzpatrick's has a partial basement, the rest of the house is very comparable. His house is 1550 total square ft. He has a couch, TV, and outlets but no drywall in his partial basement. He is requesting his assessment be adjusted to \$279,400; Cal Magnan's assessment is \$319,800. His neighbor's house is 1400 square ft and is assessed at \$279,600. Cal Magnan talked about other comparables and square footage. Sam Stratton made a motion to adjust the assessment to \$309,800 based on other comps, seconded by Janice Hansen. Vote: 2/2 (Sam yes, Mike no, Jared no, Janice yes) Vote did not pass. Additional discussion took place regarding comparables and square footage. Mike Shenkenberg made the motion not to adjust the assessment, keeping it at \$319,800, seconded by Jared Guillien. Vote: 4/0 (Sam yes, Mike yes, Jared yes, Janice yes) No adjustment was made to the assessment.

- 21. Consider/act on scheduling additional BOR Date(s):** Benjamin Van Engen 4525 Sheard Road, wife and child dropped off an objection form with a letter at the time of the Board of Review Meeting 9.21.2026 requesting that their assessment be set at \$350,000. There were no comparables provided with the objection. The Board reviewed the objection form and letter stating that on 11.7.2025 the property was acquired for \$350,000 from family. Per the letter, the initial family had purchased the property for \$350,000 seven years prior. No improvements have been made to the property. They had an appraisal completed in 2025 for a VA home loan which valued the property at \$475,000. According to the assessment book their new assessment is set at \$396,000. The clerk followed up with Mr. Van Engen the following day explaining the logic that they acquired a VA loan stating the property was valued at \$475,000 and Magnan Assessment's stated \$396,000. The assessment could have been set at \$475,000 based on the information provided. The board stated the assessment should not be amended. Sam Stratton made the motion to grant a waiver to the DOR (Department of Revenue) or Circuit Court, seconded by Mike Shenkenberg. VOTE: 4/0 (Sam yes, Mike yes, Jared yes, Janice yes)
- 22. Signature of Statement of Affidavit from Magnan Assessment, Cal Magnan:** The signed statement of affidavit was attached to the assessment roll.
- 23. Adjourn (to future date if necessary):** Not required.
- 24. Motion to Enter into Closed Session under Wisconsin State Statute 19.85(1) (c) considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and under Wisconsin State Statute 19.85(1) (e) 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 and Wisconsin State Statute 19.85(1) (g) concerning legal advice related to litigation. Estimated time of closed session will be approximately a half hour:** Sam Stratton made the motion to go into closed session, seconded by Mike Shenkenberg.
- 25. Motion to Enter into Open Session:** The motion to enter open session was made by Mike Shenkenberg, seconded by Sam Stratton.
- 26. All Business of Closed Session:** There was no business of closed session. Sam Stratton thanked Jared Guillien for all his years of service since this was his last Town Board official meeting.
- 27. Adjournment:** Sam Stratton made the motion to adjourn at 8:15pm, seconded by Mike Shenkenberg. All were in favor.

Dated this 30th day of September 2026.
Camille Gerou Clerk/Treasurer