

TOWN OF DOVER

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JOINT DOVER TOWN BOARD AND PLAN COMMISSION PUBLIC MEETING (UNOFFICIAL) MINUTES WEDNESDAY, OCTOBER 14, 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 Robin Zimmerman. Plan Commissioners: Audrey VanDyke, David Dubiel, Michael Newholm, and Richard Goetsch. Fire Department Justin Ehrhart. Absent with notice: Stormwater President Karen Dubiel. (Resignation of Supervisor #2 Jared Guillien, introduction of new appointed Supervisor Robin Zimmerman. Resignation of Plan Commissioner Bill Shenkenberg, John Kurt potential commissioner observing).
- 4. Review of Previous September 16, 2026 Plan Commission/Joint Town Board Meeting Minutes:** Richard Goetsch made the motion to accept the September 16th minutes with amendment, seconded by David Dubiel. VOTE: 7/0 Motion carried.
- 5. Conditional Use Request by PS Properties of Dover LLC - Daniel Cholly Leased Property Located at 22230 Durand Avenue:** Mr. Cholly explained that he is leasing the property and initially plans to rent out skid steers, car trailers, and similar equipment, with the intention of eventually selling equipment as well. Mechanical maintenance, cleaning, and painting would be conducted on site. It was noted that the property was previously used for commercial purposes. Discussion included drainage concerns related to washing equipment. Mr. Cholly stated that Racine County requested a runoff containment plan involving the planting of vegetation to help filter runoff. It was noted that washing equipment outdoors could potentially raise concerns with the Wisconsin Department of Natural Resources (DNR). Washing equipment or vehicles indoors may require a grease trap or other appropriate drainage controls. It was further noted that floor drains in a commercial building may require a holding tank. Mr. Cholly was directed to contact Dave Hendrix, Dover's primary Building Inspector, to determine the current code requirements applicable to the commercial building. Mr. Cholly stated that he does not intend to modify the existing lighting. The Fire Department requested that a Knox Box be installed to allow emergency personnel to access the building without forcing entry. Mr. Cholly also noted that a flammable-material storage cabinet is currently located on site. Jim Fox presented a letter to Chairman Stratton regarding ongoing concerns that the property owner is encroaching on Mr. Fox's property. Mr. Fox also expressed concern about power washing activities and the potential effects on his crops. Chairman Stratton stated that the matter may constitute a civil dispute and that the Town generally does not intervene in disputes between neighboring property owners. Michael Newholm made the motion to approve the conditional use request, seconded by Richard Goetsch. 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 Robin Zimmerman. Vote 3/0. (Robin yes, Mike yes, Sam yes). Motion passed.
- 6. Certified Survey Map 26326 Durand Avenue Review Requested by Sandra Franks:** A preliminary Certified Survey Map (CSM) was presented. Ms. Franks explained that the intent is to divide the property and build a home on Lot 2, as her daughter currently resides on Lot 1. The preliminary CSM did not identify soil borings/mound location, a driveway, or required setbacks. Wetlands were noted along the front of the property, which could affect driveway placement. The possibility of sharing a driveway was discussed; however, Ms.

Franks stated that they intend to install a new driveway. The Franks were directed to the Town of Dover website to review and comply with the CSM requirements outlined in Ordinance 16.12. David Dubiel made the motion to approve the preliminary CSM, 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 Robin Zimmerman. Vote 3/0. (Robin yes, Mike yes, Sam yes). Motion passed.

7. **Shoreland Contract Review by Richard Goetsch for Daniel and Julie Sullivan 2460 Circle Drive:** Plan Commissioner Richard Goetsch noted that although the lot is small, it is a beautiful location. He stated that water drains directly into the lake and recommended maintaining or installing native plants along the side of the house to help manage runoff. Downspouts should continue to direct water toward the road. He emphasized that the lot's elevation should remain unchanged, as alterations could affect drainage on neighboring properties.
8. **SAFEbuilt Permit Log September 2026:** The monthly permit total was \$3,746.04, with forty percent to SAFEbuilt or \$1483.62 after a credit of \$14.80. A statement clarification regarding (SF Cannot Be Determined) term was requested.
9. **Stormwater Commission Updates by President Karen Dubiel:** Karen was not in attendance, but no stormwater concern was noted.
10. **Public Comments:** a)Plan Commissioner Oath of Office for John Kurt was administered by Chairman Sam Stratton. b)Update for county highway BD was discussed noting that the culvert/bridge has been installed with backfilling almost complete.
11. **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.
12. **Motion to Enter into Open Session:** Not applicable.
13. **All Business of Closed Session:** Not applicable.
14. **Adjournment:** Motion to adjourn was made by Richard Goetsch at 7:32pm, second by Michael Newholm. All were in favor. Motion carried.

Dated this nineteenth day of October 2026.
Camille Gerou Clerk/Treasurer