

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Monday, February 14th, 2022 7:30pm

1. CALL TO ORDER:
Town Chair David Huenink called to order the Board of Supervisors monthly meeting at 7:30pm.
2. Pledge of Allegiance:
Chair Huenink led attendees in the Pledge of Allegiance.
3. CERTIFY WISCONSIN OPEN MEETING LAW HAS BEEN MET:
Clerk-Treasurer Janelle Kaiser certified that the requirements of the Wisconsin Open Meeting Law had been met. The agenda for this meeting was posted in three places within the Township and on the Town's website.
4. ROLL CALL:
 - a. Members Present: Town Chairman David Huenink, Town Supervisors Stanley Lammers, Douglas Hamilton, Kelly Caswell, and Brody Stapel
 - b. Members Absent: None
 - c. Others Present: Clerk-Treasurer Janelle Kaiser and Director of Public Works and Property Nate Voskuil
 - d. Members of the public that signed in: Bob Neeb, John DuMez, Patricia Schreurs, Wendell Schreurs, David Walvoord, Brian Bruggink, Dennis Kappers, Jake Divine of Glacierland RC&D, Jason DeMaster, Mike VanDriest, Fred Werner, Laurie Werner, Patricia Eernisse, Jan Eernisse, Vicki Swart, Jim Swart, Robin Rateau, Dan Rateau, and Melissa Curran of Stantec
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:
Chair Huenink proposed that the agenda items 13 and 16 be discussed following agenda item 8 as shown on the agenda presented at the February 14th, 2022 board meeting. Motion by Lammers, seconded by Stapel, to adopt the agenda for the February 14th, 2022 board meeting as presented to include the change in discussion order proposed by Chair Huenink; the motion carried by unanimous voice vote.
6. DISCUSSION AND APPROVAL OF MINUTES:
Motion by Stapel, seconded by Caswell, to approve the minutes from the January 10th, 2022 and January 18th, 2022 board meetings as modified during the February 14th, 2022 board meeting; the motion carried by unanimous voice vote.
7. RECORD RETENTION CERTIFICATION:
Clerk-Treasurer Janelle Kaiser certified that everything is up to date.
8. PUBLIC INPUT:
Several members of the public were present to comment on a proposal filed by an unknown developer with the Federal Aviation Administration (FAA) in mid-December to build 16 wind turbines scattered through the southern half of Sheboygan County, some of which are proposed to be located in the Town of Holland. Articles about the proposal were published by the Sheboygan Press on January 26th, 2022 and February 9th, 2022.

- a. Laurie Werner expressed opposition to wind turbines in Sheboygan County. She stated that the people of Sheboygan County are engaged about the topic and that the Town of Holland and Town of Sherman allowed the people to have a voice when a wind farm was proposed in the area several years ago. Laurie said that the aforementioned wind farm left the project on the table because several errors were found in the developer's application that were too costly to correct. Laurie expressed that the citizen-formed group that she is a part of, Sheboygan Turbine Opposition, hopes to see the Town of Holland Board listening to their constituents and providing a platform to educate citizens on the negative impact of wind turbines.
- b. Bob Neeb expressed complete opposition towards the aforementioned wind energy proposal to the FAA. He opined that developers will continue to take advantage of the area for such purposes.
- c. John DuMez also expressed opposition towards the aforementioned wind energy proposal to the FAA. He went on to say that the construction does not fit with the rural character of the area and does not fit with the Town of Holland's vision statement. He opined that the negative health effects of wind turbines are well documented, citing the Shirley Wind Farm in Brown County. John mentioned financial cost to the Township, road damage, and property values as other points of concern, saying that the residents of the Town are counting on the Town Board to keep the project out of the Township.
- d. Dennis Kappers expressed opposition towards the wind energy proposal to the FAA and asked about the Town Board's actions thus far.
- e. Jan Eernisse commented that the proposal likely went to the FAA first because they regulate air space above a certain height. He said that the proposal is most likely to pass FAA requirements, and that the location was probably chosen based on topology.
- f. David Walvoord expressed opposition towards the wind energy proposal to the FAA. He wondered about who proposed the project and expressed concern about abandoned turbines in the future.

9. FINANCIAL/TREASURER'S REPORT:

Motion by Lammers, seconded by Stapel, to approve the January 2022 financial/treasurer's report as presented; the motion carried by unanimous voice vote.

10. APPROVAL OF VOUCHERS:

Motion by Stapel, seconded by Lammers, to approve the February 14th, 2022 voucher listing as modified at the February 14th, 2022 board meeting; the motion carried by unanimous voice vote.

11. ACCOUNTS RECEIVABLE:

None.

12. PLAN COMMISSION RECOMMENDATIONS:

- a. Motion by Lammers, seconded by Caswell, to accept the recommendation of the Town of Holland Plan Commission and approve the request for a minor land division and rezoning by David Mueller to divide 3.000 acres from parcel 59006069490 and rezone those 3.000 acres from A-1 to A-1-S as shown on the certified survey map submitted with the application, contingent upon receipt of the following items:
 - i. A plat of survey delineating at least 17.000 acres of A-1 land located anywhere in the Township to be rezoned from A-1 to A-PR
 - ii. A new recordable copy of the certified survey map provided with the application signed by the surveyor and David Mueller that includes standard language as

provided by 220-15 of the Holland Town Code as well as any standard language required by Sheboygan County on all certified survey maps

- iii. Full legal descriptions for each newly created parcel as a result of the minor land division

Let the minutes show that the three contingency items listed above were received prior to the February 14th, 2022 board meeting. The motion includes approval to rezone 17.000 acres of parcel 59006069470 from A-1 to A-PR.

The motion carried by unanimous roll call vote. Douglas Hamilton: Y; David Huenink: Y; Stanley Lammers: Y; Brody Stapel: Y; Kelly Caswell: Y.

13. REPRESENTATIVE FROM GLACIERLAND RC&D TO DISCUSS PHRAGMITES MANAGEMENT FUND:

Jake Divine of Glacierland RC&D and Melissa Curran of Stantec were present to discuss past, present, and future management of phragmites, an invasive plant species, in the Town of Holland. Stantec Consulting Services, Lakeshore Natural Resource Partnership, and Glacierland RC&D share a goal to make Sheboygan County phragmites-free by raising funds to support ongoing control efforts. More information about their efforts can be found here:

<https://www.glacierlandrcd.org/phragmites-control-project>.

Jake explained that Glacierland is requesting that the Town of Holland provide funding for work to control phragmites in 2022 and 2023 so that they can perform the necessary phragmites treatments. This topic will be discussed at a future board meeting.

14. DRAINAGE DITCH SOUTH OF OOSTBURG:

Brian Bruggink was present to discuss this topic with the Holland Town Board. There is a man-made drainage ditch located south of Oostburg that Brian spoke about the condition of at the February 14th, 2022 board meeting. The sections of the ditch located in the Town of Holland are all located on private property, however, Brian expressed his wish for support from the Town of Holland to encourage private landowners and the Village of Oostburg, which the ditch connects to, to work together to improve and clean out the ditch. The Holland Town Board Administration Committee was appointed to meet with the Village of Oostburg in the near future to discuss this further. This topic will be discussed at a future board meeting.

15. CONTRACTS FOR WASTE & RECYCLING DISPOSAL SERVICES:

The Holland Town Board is in the process of reviewing the Township's current contract for waste and recycling disposal and gathering information about other potential companies to contract with. Customer service from the current provider has been lacking since the company acquired the contract from Advanced Disposal as part of a business acquisition. The Town Board authorized Clerk-Treasurer Janelle Kaiser to send the Township's current contract for waste and recycling disposal services to Town Attorney Gerry Antoine for his review. This topic will be discussed at a future board meeting.

16. WIND ENERGY SYSTEMS REGULATION:

Chair Huenink explained the history behind the Town's wind energy systems ordinance and confirmed that the Town of Holland and Town of Sherman worked together to develop the ordinance with an attorney when a wind farm was proposed in the area several years ago. The Town's wind energy systems ordinance was adopted in 2013 and is still in effect today. That attorney recently stated that our ordinance is up-to-date and does not need to be revised to reflect any related law changes at the state level, as there were none that would affect the ordinance. Chair Huenink also said that the Township has not been approached by the unknown developer and only

has information based on that provided in the two articles that have been published in the Sheboygan Press.

17. REVIEW/UPDATE THE TOWN FEE SCHEDULE:

Motion by Lammers, seconded by Hamilton, to adopt Town of Holland Resolution 2022-01, Resolution Setting Fees; the motion carried by unanimous roll call vote.

18. AMSTERDAM PARK ANNUAL ASSESSMENT:

Motion by Lammers, seconded by Stapel, to increase the annual assessment paid to the Amsterdam Park Commission from \$1,500 to \$3,000 beginning in 2023; the motion carried by unanimous voice vote.

19. ONGOING ISSUES:

a. MANAGING SHORT-TERM RENTAL LICENSES:

Clerk-Treasurer Janelle Kaiser provided an update regarding the status of short-term rental license and application management between the Town of Holland and Granicus. A report detailing the license and ordinance compliance status of each known short-term rental property in the Township was drafted by Janelle and included in the February meeting packet.

b. CEDAR GROVE FIREHOUSE APPRAISAL AND CEDAR GROVE FIRE DEPARTMENT AGREEMENT:

Chair Huenink has continued to search for a commercial appraiser to perform the services required for a re-appraisal of the Cedar Grove Firehouse. An update will be provided at a future board meeting.

c. SOLAR ELECTRICAL UTILITY:

Chair Huenink provided a brief update about the construction schedule for the Onion River Solar Project. He stated that Alliant Energy will now be the main point of contact. Chair Huenink reported that Terracon Consultants will likely be performing road and drainage evaluation reports prior to the start of project construction as part of the requirements of the Joint Development Agreement between Onion River Solar LLC, the Town of Holland, and Sheboygan County. Alliant Energy recently sent a letter to the Town of Holland acknowledging that Wisconsin Power and Light Company assumed and is bound by the terms of the JDA following the transfer of equity interests in Onion River Solar, LLC to Wisconsin Power and Light Company. The letter requested a response by return letter, which Chair Huenink stated he will work with Sheboygan County to complete.

d. ZONING ADMINISTRATOR COMPENSATION AND RECRUITMENT:

No new information to report. This topic will be discussed at a future board meeting.

e. EMERGENCY RESPONSE PLAN FOR THE TOWN OF HOLLAND:

The Town of Holland Public Safety Committee and Clerk-Treasurer Janelle Kaiser will meet on February 17th, 2022 at 9:00am to continue work on the plan.

f. DATABASE FOR AGRICULTURAL DRAINAGE TILE AND IRRIGATION LOCATION WITHIN ROAD RIGHT-OF-WAY OR UNDERNEATH TOWN ROADS:

No new information to report. This topic will be discussed at a future board meeting.

- g. DILAPIDATED STRUCTUES AT N1970 STATE ROAD 32:
Clerk-Treasurer Janelle Kaiser has made contact with a family member of the owner at N1970 State Road 32 in an effort to make progress on this agenda item. More information about this can be found at www.townofholland.com within the November 8th, 2021 and December 14th, 2021 board meeting minutes. This topic will be discussed at a future board meeting.
- h. TOWN OF HOLLAND DOMAIN NAMES:
No new information to report. This topic will be discussed at a future board meeting.
- i. TEMPORARY USE WITHIN RIGHT-OF-WAY:
No new information to report. The Holland Town Board previously requested that Clerk-Treasurer Janelle Kaiser draft a permit form for temporary uses in the road right-of-way on Town-maintained roads. This topic will be discussed at a future board meeting.

20. COMMITTEE REPORTS:

- a. ADMINISTRATION AND FINANCE:
None.
- b. PARKS AND PROPERTY:
Supervisor Hamilton reported that an application for a recycling center attendant job was submitted to the Township.
- c. ROADS:
A monthly roads report was provided at the February 14th, 2022 board meeting for Town Board review.
- d. PUBLIC SAFETY:
None.

21. PUBLIC INPUT:

None.

22. MOTION TO CONVENE IN CLOSED SESSION PURSUANT TO §19.85(1)(g), WIS. STATS., FOR THE PURPOSE OF CONFERRING WITH LEGAL COUNSEL FOR THE TOWN BOARD WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE TOWN BOARD WITH RESPECT TO LITIGATION IN WHICH THE TOWN BOARD IS OR IS LIKELY TO BECOME INVOLVED, TO WIT: SUMMONS AND COMPLAINT THE TOWN OF HOLLAND HAS FILED IN SHEBOYGAN COUNTY CIRCUIT COURT AGAINST A PROPERTY OWNER TO ENFORCE CH. 280 OF THE HOLLAND TOWN CODE: The Holland Town Board did not enter closed session at the February 14th, 2022 board meeting.

23. RECONVENE IN OPEN SESSION TO TAKE ACTION RELATING TO CLOSED SESSION DELIBERATIONS, IF ANY:

The Holland Town Board did not enter closed session at the February 14th, 2022 board meeting.

24. PUBLIC INPUT:

None.

25. CORRESPONDENCE:

All relevant correspondence was included in the February board meeting packet or was previously

sent by email.

26. ADJOURN:

Motion by Hamilton, seconded by Lammers, to adjourn the January board meeting at 10:10pm. The motion carried by unanimous voice vote.