

TOWN OF HOLLAND BOARD OF SUPERVISORS  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013  
Monday, June 12<sup>th</sup>, 2023 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, Brody Stapel and Kelly Caswell
  - b. Members Absent: None
  - c. Others Present: Clerk-Treasurer Janelle Kaiser
  - d. Members of the public that signed in: Jared Stensby of Alliant Energy, Bob Neeb, and Michael Czysh
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:  
Motion by Hamilton, seconded by Caswell, to adopt the agenda for the June 12<sup>th</sup>, 2023 board meeting as presented; the motion carried by unanimous voice vote.
6. DISCUSSION AND APPROVAL OF MINUTES:  
Motion by Lammers, seconded by Hamilton, to approve the minutes from the May 8<sup>th</sup>, 2023 board meeting as presented during the June 12<sup>th</sup>, 2023 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:
  - a. Bob Neeb presented the Town Board with 12 questions relating to the Joint Development Agreement (JDA) between the Town of Holland, Sheboygan County, and Alliant Energy for the Onion River Solar Project. Bob requested a response to those questions in writing prior to the next board meeting, adding that he does not place the same level of scrutiny on newer board members who were not present during the development of the JDA. Bob inquired about any specific commitments

- made by Onion River to the Town Board and Town residents. He commented that other groups are allowed to present topics at board meetings such as invasive species, waste and recycling, noxious weeds, etc. but the same courtesy is not extended to residents.
- b. Michael Czysh commented that no one provided notice to him about the Onion River Solar Project. He questioned why the Township couldn't do something about planting trees between his house and the solar panels. He doesn't want to see the solar panels and would like trees to block the view; he has seen pictures of other solar farms where trees were planted as a buffer. He suggested that his neighbor could plant the trees.
  - c. Stan Lammers stated that he is a lifelong resident of the Town and that there have been 27 new homes built during his lifetime in the area surrounding the solar farm. He provided that what may be a nuisance to some may not be a nuisance to others and that observation of what takes place on one's property ends at one's respective property line.
  - d. Brody Stapel and Kelly Caswell commented about a property owner's right to do with their land what they please as long as laws are followed; in summary, a brief conversation was had about recognizing that one property owner can't tell another property owner what to do with their land.
  - e. Dennis Kappers stated that he is not for the solar panels and that there are repercussions to other people as a result. He commented that people move here because it's a great area and that one shouldn't be able to ruin someone else's property and life just because one owns the land around it. He also briefly commented on the minimum acres and other rules related to building a house in the Town.

9. FINANCIAL/TREASURER'S REPORT:

Motion by Stapel, seconded by Caswell, to approve the May 2023 financial/treasurer's report as presented; the motion carried by unanimous voice vote.

10. APPROVAL OF VOUCHERS:

Motion by Hamilton, seconded by Lammers, to approve the June 12th, 2023 voucher listing as modified during the June 12th, 2023 board meeting; the motion carried by unanimous voice vote. A revised voucher listing will be provided in the next board meeting packet.

11. ACCOUNTS RECEIVABLE:

None.

12. INFORMATION EXCHANGE WITH THE SHEBOYGAN COUNTY SHERIFF'S DEPARTMENT:

Sergeant Erik Linton of the Sheboygan County Sheriff's Department was present to introduce himself and exchange information with the Holland Town Board. He reported that some equipment, including a trailer, has been stolen from the solar farm and that some truckers for the project have gotten lost, but that there was nothing out of the ordinary nor any major influxes in incidents to report. He stated that the Town of Holland is a frequently patrolled area. Speeding enforcement on County Road D was discussed briefly.

Sargeant Linton provided that the speed detection/display trailer will be available for the Town to request usage of this summer if needed.

13. ONION RIVER ELECTRICAL UTILITY UPDATE:

Chair Huenink addressed 2 items that were discussed on the monthly status call he participates in with the Onion River Solar project team. The first is about a request from the Town assessor for a map of the parcel boundaries and usage of those parcels for the solar farm; Jared Stensby has sent that request on to the appropriate individuals. The second item is that Alliant Energy may encourage farmers to farm outside the fence surrounding the solar farm if they would like to. This may allow for less mowing or pollinator area to maintain and provide an opportunity for additional income to farmers.

Jared Stensby of Alliant Energy was present to provide a progress update about the Onion River Solar Project. He provided information about current, upcoming, and completed work on the project, including a plan for reseeding certain land areas with pollinator plants. All deliveries for project construction have been made and project completion is currently anticipated in October.

14. WASTE AND RECYCLING DISPOSAL CONTRACT AND POTENTIAL SERVICE PROVIDERS:

No new information to report. The Parks and Property Committee plans to meet prior to the next board meeting to discuss this topic. This topic may be discussed at a future board meeting.

15. REQUEST BY JOEL ACCATHARA FOR A RETAIL CLASS A LIQUOR LICENSE TO SELL INTOXICATING LIQUOR AND FERMENTED MALT BEVERAGES AND A LICENSE TO SELL TOBACCO PRODUCTS AT CEDAR GROVE OASIS, N905 SAUK TRAIL ROAD, CEDAR GROVE, WI:

Motion by Lammers, seconded by Stapel, to approve the requests made by Joel Accathara for a Retail Class A Liquor License to sell intoxicating liquor and fermented malt beverages and a tobacco products license at Cedar Grove Oasis, valid from July 1, 2023 through June 30, 2024; the motion carried by unanimous voice vote.

16. REQUEST BY NICHOLAS BICHLER FOR A RETAIL CLASS B LIQUOR LICENSE TO SELL INTOXICATING LIQUOR AND FERMENTED MALT BEVERAGES AT MIRROR BAR, LOCATED AT W4254 COUNTY HWY K, RANDOM LAKE, WI:

Motion by Stapel, seconded by Caswell, to approve the request made by Nicholas Bichler for a Retail Class B Liquor License to sell intoxicating liquor and fermented malt beverages at Mirror Bar, valid from July 1, 2023 through June 30, 2024; the motion carried by unanimous voice vote.

17. ORDINANCE 2023-07 TO AMEND HOLLAND TOWN CODE CHAPTER 280 SHORT-TERM RENTALS AND CHAPTER 318 VEHICLES AND TRAFFIC:

Motion by Lammers, seconded by Stapel, to adopt Town of Holland Ordinance 2023-07, An Ordinance Creating and Amending Provisions of Chapter 280 and Chapter 318 of the Code of the Town of Holland, Sheboygan County, Wisconsin; the motion carried by unanimous roll call vote. Kelly Caswell: Y; Brody Stapel: Y; Stanley Lammers: Y; Douglas Hamilton: Y;

David Huenink: Y.

18. RESOLUTION 2023-03 TO DESIGNATE PUBLIC DEPOSITORIES FOR THE TOWN OF HOLLAND:  
Motion by Caswell, seconded by Stapel, to adopt Town of Holland Resolution 2023-03, Resolution to Designate Public Depositories; the motion carried by unanimous roll call vote.
  
19. DISCUSS INTERPRETATION OF CONDITIONAL USES IN THE A-1 ZONING DISTRICT TO INCLUDE SECTION 330-22B.(2)(d):  
The Town Board discussed their interpretation of conditional uses in the A-1 zoning district to include the above code section. The A-1 zoning district provides that a conditional use permit is required for certain agriculturally related activities. The Town Board concurred that a use can be considered incidental to agriculture (incidental uses are permitted, not conditional) when the use includes, for example, a farm processing or storing an agricultural product being produced by said farm, as opposed to a business whose main purpose is to process or store agricultural products from other farms. For example, a grain elevator that stores products from other farms as opposed to a farm that has their own grain elevator for their product. Another example could be a farm that processes their own milk as opposed to a facility that only processes milk from other farms. The Town Board concurred that it should be specified in ordinance or otherwise documented to clarify when a conditional use permit is required for agriculturally related activities.
  
20. ONGOING ISSUES:
  - a. MANAGING SHORT-TERM RENTAL (STR) LICENSES:  
A report detailing the license and ordinance compliance status of each known short-term rental property in the Township was included in the June meeting packet. Clerk-Treasurer Janelle Kaiser stated that she would send a reminder to applicants that have not yet completed their renewal STR application to the Town.
  
  - b. UPDATE ABOUT PARTNERSHIP BETWEEN THE TOWN OF HOLLAND AND BERTRAM COMMUNICATIONS LLC TO IMPROVE BROADBAND SERVICES IN THE TOWN OF HOLLAND:  
No new information to report. The status of the proposed project and associated grant application can be found in the October 10th, 2022 board meeting minutes at [www.townofholland.com](http://www.townofholland.com). The township expects to hear a decision about a previously submitted grant application sometime during the 2023 calendar year. The Town may consider applying for future grant opportunities for this project. Chair Huenink will contact Bertram for an update and report back to the Town Board at a future meeting.
  
  - c. ATV/UTV ROUTES AND SIGNAGE:  
Chair Huenink reported that posts and signs have been received to mark the ATV/UTV route throughout the Township. The Town will install signage as they are able, dependent on Digger's Hotline availability and timing. A notice will be provided when all signage is installed.  
The Lakeshore ATV Club requested that the Township send them the invoices for the

ATV/UTV posts and signs so that funds can be gathered to pay for them. Director of Public Works and Property Nate Voskuil will send the invoices.

- d. BIPARTISAN INFRASTRUCTURE LAW FUNDING OPPORTUNITIES FOR TOWNS:  
No new information to report. This topic may be discussed at a future board meeting.
- e. CEDAR GROVE FIRE DEPARTMENT AGREEMENT:  
No new information to report. This topic may be discussed at a future board meeting.
- f. SIGNAGE AND BARRICADES AT WALK-IN ACCESS TO LAKE MICHIGAN LOCATIONS:  
Chair Huenink reported that the Town is waiting for the county surveyor to confirm property boundary lines for the easements at the 4 walk-in access to Lake Michigan locations. A possible seasonal barricade at Dewitt Road was discussed.
- g. BUILDING PERMIT FOLLOW-UP AT N1406 PALMER ROAD:  
At the May 1st, 2023 Plan Commission meeting, Building Inspector Tom Huenink reported that he followed up on an after-the-fact building permit at N1406 Palmer Road for siding and roofing replacement on a barn. Tom placed a note in the property owner's mailbox in April and received a call from the property owner, who did not agree to pay the after-the-fact fee amount for the building permit. Tom provided an inspection report and notice of non-compliance to the Clerk-Treasurer Janelle Kaiser on May 2nd, 2023, who reported that the notice was mailed to the property owner on May 3rd, 2023. As of the June 12th, 2023 board meeting, no response has been received from the property owner.  
The Town Board authorized Janelle Kaiser to mail a certified letter to the property owner providing a third notice of non-compliance and a directive to obtain an after-the-fact building permit for the work performed. This topic may be discussed at a future board meeting.

21. COMMITTEE, CLERK-TREASURER AND CHAIRMAN REPORTS:

- a. ADMINISTRATION AND FINANCE:  
None.
- b. PARKS AND PROPERTY:  
Chair Huenink reported that the plexiglass on the posting board at the Recycling Center should be replaced due to sun damage. He also said that the large main sign for the Recycling Center should be replaced due to general wear.
- c. ROADS:  
The monthly roads report was included in the June 2023 board meeting packet. Supervisor Lammers reported that a betterment project on Risseeuw Road is expected to begin June 27<sup>th</sup>, 2023 and that a property owner sent an email to the Town Board complimenting the timing of ditch mowing so far this year.

d. PUBLIC SAFETY:

Supervisor Caswell reported that he received numbers from the Sheboygan County Sheriff's Department for April and May contract hours.

e. CLERK-TREASURER:

- i. The July board meeting has been rescheduled to July 17<sup>th</sup>, 2023.
- ii. Electronic copies of the documents provided by the assessor at the 2023 Board of Review have been received and filed on BOX.
- iii. Inquiry about cemetery records in the Township and who maintains them. Janelle will compile some information about the cemeteries and their respective contact information and maintenance and file on BOX.

f. CHAIRMAN:

- i. The July Plan Commission meeting will be held on July 5<sup>th</sup>, 2023.
- ii. Chair Huenink reported that he attended the Sheboygan County Heads of Local Government meeting and provided several pieces of information about topics that were discussed at that meeting.

22. PUBLIC INPUT:

None.

23. MOTION TO CONVENE IN CLOSED SESSION PURSUANT TO §19.85(1)(c), WIS. STATS., FOR THE PURPOSE OF CONSIDERING EMPLOYMENT FOR A PUBLIC WORKS POSITION AND DISCUSSING COMPENSATION FOR THAT POSITION:

Motion by Hamilton, seconded by Lammers, to enter into closed session at 10:01pm; the motion carried by unanimous roll call vote.

24. RECONVENE INTO OPEN SESSION TO TAKE ACTION RELATING TO CLOSED SESSION DELIBERATIONS, IF ANY:

Motion by Stapel, seconded by Caswell, to reconvene in open session at 10:16pm; the motion carried by unanimous roll call vote.

Motion by Stapel, seconded by Lammers, to offer a part-time Public Works 1 – Senior Position at the rate effective 1/1/2023 listed in the Town of Holland Employee Compensation Schedule to Peter DePagter; the motion carried by unanimous roll call vote.

25. PUBLIC INPUT:

None.

26. CORRESPONDENCE:

All relevant correspondence was included in the June board meeting packet or was previously sent to Town Board members by email.

27. ADJOURN:

Motion by Lammers, seconded by Hamilton, to adjourn the meeting at 10:18pm; the motion carried by unanimous voice vote.