

TOWN OF HOLLAND BOARD OF SUPERVISORS  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013  
Monday, January 8<sup>th</sup>, 2024 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 at the Holland Town Hall and on the Town's website.
4. ROLL CALL:
  - a. Members Present: Town Chairman David Huenink, Town Supervisors Stanley Lammers, Douglas Hamilton, Brody Stapel (arrived at 7:39pm) and Kelly Caswell.
  - b. Members Absent: None.
  - c. Others Present: Clerk-Treasurer Janelle Kaiser.
  - d. Members of the public that signed in: Randy Bermke of Alliant Energy and Tom TeBeest of Cedar Creek Surveying.
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:  
Motion by Lammers, seconded by Hamilton, to adopt the agenda for the January 8, 2024 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 December 11, 2023 board meeting as presented during the January 8, 2024 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:  
Tom TeBeest of Cedar Creek Surveying was present to inform the Town Board that he and his firm are available to help with any surveying or engineering needs that the Township may have. He provided information about his professional background, including his experience with surveying, transportation design and engineering, and grant writing.

9. FINANCIAL/TREASURER'S REPORT:

Motion by Lammers, seconded by Hamilton, to approve the December 2023 financial/treasurer's report as presented during the January 8, 2024 board meeting; the motion carried by unanimous voice vote.

10. APPROVAL OF VOUCHERS:

Motion by Stapel, seconded by Lammers, to approve the January 8, 2024 voucher listing as modified during the January 8, 2024 board meeting; the motion carried by voice vote. A revised voucher listing will be provided in the February 12, 2024 board meeting packet.

11. ACCOUNTS RECEIVABLE:

None.

12. PLAN COMMISSION RECOMMENDATIONS:

None.

13. ONION RIVER ELECTRICAL UTILITY UPDATE:

Randy Bermke of Alliant Energy was present to provide an update about the Onion River Solar Electrical Utility. He reported that all major construction has concluded, though some final tasks remain before the project will be considered complete. A post-construction road study will be performed by a third party on behalf of Alliant Energy soon; Alliant will inform the Township of the date for that study when it is scheduled.

The Town Board inquired about the following:

- a. Seed mixes and mowing schedules for the plantings within the solar array fields. Randy commented that some of the seed mixes can take years to fully establish. Let these minutes show that the Town's noxious weed ordinance applies to all parcels in the Township, and mowing may be required while these seed mixes are in the establishment phase.
- b. Contact information for the individuals that the Township will work with going forward to address questions or concerns about the utility. Randy said that contact information for the proper operations and maintenance team at Alliant will be provided when the project is substantially complete.
- c. A project update for the community, as the last update was provided in July 2023. Randy will follow up and ensure that a project update is provided soon.

Other items of discussion included generation capabilities for the utility and the associated capacity and availability testing, agricultural use to occur between the fence and the road right-of-way around the utility, and the Town of Holland and Sheboygan County's plans for a post-construction road review.

Chair Huenink also reported that the access points to the utility will continue to be identified by gate numbers rather than emergency number signs. Oostburg Fire Department and First Responders have maps showing where all gate numbers are located, and Cedar Grove and Adell has been notified as well. Representatives of Alliant Energy will meet with Oostburg and Adell responders on February 12<sup>th</sup>, 2024.

14. WISCONSIN TOWNS ASSOCIATION (WTA) DISTRICT MEETINGS:

Chair Huenink will attend the WTA District meeting in Manitowoc on March 9<sup>th</sup>, 2024.  
Supervisor Lammers will attend the WTA District meeting in Fond du Lac on March 8<sup>th</sup>, 2024.

15. BUILDING PERMIT FOR NEW RESIDENCE ON DEWITT ROAD:

A building permit was issued for a new residence at N1761 Dewitt Road on December 29<sup>th</sup>, 2020. As of January 8<sup>th</sup>, 2024, the new residence is not substantially complete, therefore, the building permit has expired per Holland Town Code Section 330-112B, and a new building permit is required. The Town Building Inspector, Tom Huenink, has concerns about the construction status of the structure, completion schedule, and possible exposure to outdoor elements without proper protection. He has recommended that the Town Board consult with an independent building inspector to work with the owner and complete the necessary inspections. The Town Board instructed Janelle Kaiser to send a letter to the property owner to inform them of the expired building permit and the requirement to obtain a new building permit before any further construction can continue.

16. ORDINANCE TO AMEND HOLLAND TOWN CODE CHAPTER 318:

Motion by Hamilton, seconded by Caswell, to adopt Town of Holland Ordinance 2024-01, An Ordinance Amending Provisions of Chapter 318 of the Code of the Town of Holland, Sheboygan County, Wisconsin; the motion carried by unanimous roll call vote.

Kelly Caswell: Y; Douglas Hamilton: Y; David Huenink: Y; Stanley Lammers: Y; Brody Stapel: Y.

17. ONGOING ISSUES:

a. MANAGING SHORT-TERM RENTAL (STR) LICENSES:

No new information to report.

b. IMPROVING BROADBAND SERVICES IN THE TOWN:

No new information to report. The Township is likely to continue to work with Bertram Communications LLC to submit applications for upcoming broadband grant opportunities. This may be discussed at a future board meeting.

c. CEDAR GROVE FIRE DEPARTMENT AGREEMENT:

No new information to report. A joint meeting between the Town of Holland and the Village of Cedar Grove to discuss the Cedar Grove Fire Department agreement is expected to occur soon. This topic may be discussed at a future board meeting.

d. FUNDING OPPORTUNITIES FOR THE TOWN:

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

e. SIGNAGE AND BARRICADES AT WALK-IN ACCESS TO LAKE MICHIGAN LOCATIONS:

The Town is currently working with the county surveyor to confirm property boundary lines for the easements at the 4 walk-in access to Lake Michigan locations. This topic may continue to be discussed at a future board meeting.

f. INTERGOVERNMENTAL ROAD AGREEMENT WITH THE TOWN OF SHERMAN AND THE VILLAGE OF OOSTBURG:

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

meeting.

18. COMMITTEE, CLERK-TREASURER AND CHAIRMAN REPORTS:

a. ADMINISTRATION AND FINANCE:

None.

b. PARKS AND PROPERTY:

A 2-yard dumpster will be delivered to the Town Hall for use by renters of the Town Hall and employees who work at the Town Hall.

c. ROADS:

The Town Board reviewed a preliminary estimate of road repairs related to the solar utility prepared by Director of Public Works and Property Nate Voskuil.

d. PUBLIC SAFETY:

None.

e. CLERK-TREASURER:

Janelle Kaiser reported the following information:

i. The Township's assessor plans to conduct a revaluation of Town property in 2025.

ii. The Town website is currently being updated.

iii. Inquiry about investment bank options for Town IRAs and/or participation in the Wisconsin Retirement System. This may be discussed at a future board meeting after further research.

f. CHAIRMAN:

Chair Huenink reminded the Town Board that the Wisconsin Towns Association Sheboygan County Unit will meet at the Holland Town Hall on January 24<sup>th</sup>, 2025. The Town will need to organize a meal for the meeting.

19. PUBLIC INPUT:

None.

20. CORRESPONDENCE:

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

21. ADJOURN:

Motion by Hamilton, seconded by Caswell, to adjourn the meeting at 9:07pm; the motion carried by unanimous voice vote.