

TOWN OF HOLLAND BOARD OF APPEALS  
OFFICIAL PROCEEDINGS  
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013  
Wednesday, December 18, 2024 7:00pm

1. CALL TO ORDER:  
Town Board of Appeals Chair James Wonser called to order the Board of Appeals meeting at 7:00pm.
2. PLEDGE OF ALLEGIANCE:  
Chair James Wonser led the attendees in the Pledge of Allegiance.
3. CLERK TO CERTIFY NOTICE REQUIREMENTS AND REQUIREMENTS OF THE WISCONSIN OPEN MEETINGS LAW HAVE BEEN MET:  
Clerk Janelle Kaiser certified that Wisconsin Open Meetings Law requirements had been met in advance of this meeting. The meeting agenda was posted at the Holland Town Hall and on the Town's website on December 16, 2024 at 10:00am.
4. CLERK TO TAKE ROLL CALL AND CONFIRM WHETHER A QUORUM IS PRESENT:
  - a. Members Present:
    - i. Board of Appeals Chairman: James Wonser.
    - ii. Board of Appeals Members: Jill Huenink, Neil Teunissen, Kenneth Tyler, and John DuMez.
  - b. Members Absent: Jeffrey Kritz (Alternate 1) and Ryan Wonser (Alternate 2).  
A quorum of the Holland Board of Appeals was present at the meeting. Attorney Michael Bauer of the firm Hopp Neumann and Humke was present to represent the Holland Board of Appeals.
  - c. Others Present: Board of Appeals Clerk Janelle Kaiser, Town Chairman David Huenink, Town Supervisor Douglas Hamilton, Attorney Michael Bauer of Hopp, Neumann, and Humke on behalf of the Town of Holland Board of Appeals, Attorney Matt Nugent of Antoine, Hoeft, and Eberhardt on behalf of the Town of Holland, Attorney Ellen Anderson of Quarles and Brady on behalf of David Valenti and Larry Britton, and Court Reporter Michelle M. Gudex of Cream City Reporting LLC.  
Let these minutes show that this meeting was stenographically reported by Michelle M. Gudex.
  - d. Members of the public that signed in: Walter Ellis, Diane Ellis, Gretchen Petraske, Bill Rose, Sandy Rose, Judy Britton, John Dickmann, William Banner, Cheryl Baldwin, Ann Bachrach, Greg Bachrach, David Valenti, Kristin Sheeran, Diane Holstrom-Meisser, John Patek, Nancy Patek, Dan Madsen, and Dana Mueller.
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:  
No action taken.

6. REVIEW AND APPROVAL OF WRITTEN DECISION, IN ACCORDANCE WITH THE ORAL DECISION made by the Board of Appeals on December 4, 2024, for a Second Amended Application by Atty. Ellen Anderson on behalf of David Valenti and Larry Britton appealing the Town Plan Commission's adoption of the Town Attorney's interpretation of zoning regulations, which . requested a review of the legal interpretation that the proposed use of the dwelling at N2047 Pine Beach Road South, Oostburg, Wisconsin complies with Holland Town Code §330-27, R-1 Single-Family Residence District.

At this time, Attorney Bauer announced that James Wonser asked him to assist with chairing the meeting. There were no objections. Attorney Bauer explained that the purpose of this meeting is to reduce the Board of Appeal's December 4, 2024 oral decision, with respect to the above-referenced second amended application by Atty. Ellen Anderson, to writing. Using a transcript of the December 4, 2024, Board of Appeals meeting prepared by Michelle M. Gudex of Cream City Reporting, Attorney Bauer prepared a draft Findings of Fact, Conclusion of Law, and Decision document for the Board of Appeals' review prior to this meeting. At this time, Attorney Bauer opened the floor to discussion from the Board of Appeals.

Chair Wonser inquired about whether the Board of Appeals members had a chance to review the draft document, to which John DuMez replied that he had. John DuMez asked whether it would be possible to hear the motion that was made during the December 4, 2024, meeting to reverse the Town Board's legal interpretation and Plan Commission's legal interpretation incorporating the Town attorney's legal opinion. The court reporter read back a portion of the transcript from the December 4, 2024, Board of Appeals meeting at this time. The Board of Appeals members proceeded to review and discuss portions of the draft Findings of Fact, Conclusion of Law, and Decision document.

**Motion by Kenneth Tyler, seconded by John DuMez, to approve, adopt, and file the Findings of Fact, Conclusions of Law, and Decision as presented. The motion carried by roll call vote, with Jill Huenink abstaining. Neil Teunissen: Yes. James Wonser: Yes. John DuMez: Yes. Kenneth Tyler: Yes.**

At this time, Attorney Matt Nugent raised an objection to the December 18, 2024 proceedings for the record.

7. ADJOURN:  
Motion by John DuMez, seconded by Kenneth Tyler, to adjourn the meeting at 7:18pm; the motion carried by unanimous voice vote.

Respectfully submitted,  
Janelle Kaiser, Board of Appeals Clerk