

**TOWN OF HOLLAND, SHEBOYGAN COUNTY, WISCONSIN**  
**ORDINANCE NO. 2025-01**

**AN ORDINANCE AMENDING, CREATING AND/OR REPEALING PROVISIONS OF CHAPTER 330  
OF THE CODE OF THE TOWN OF HOLLAND, SHEBOYGAN COUNTY, WISCONSIN**

**BE IT ORDAINED** by the Town Board of the Town of Holland, Sheboygan County, Wisconsin, that the following provisions of the Zoning Ordinance for the Town of Holland, Sheboygan County, Wisconsin, (hereinafter the "Zoning Ordinance") are hereby amended, created and/or repealed as follows:

**Section 1.** § 330-47.B. of the Zoning Ordinance, relating to conditional uses, is hereby amended to read as follows:

B. After receipt of an application, which includes plans, documents, and written submittals required for the review of the application, and the required data and fees, the Plan Commission shall schedule a public hearing and provide a Class 2 notice thereof under Ch. 985, Wis. Stats.

**Section 2.** § 330-57.1.C. of the Zoning Ordinance, relating to special exceptions, is hereby amended to read as follows:

C. Notice, public hearing and decision. The Plan Commission shall, after providing a Class 2 notice under Ch. 985, Wis. Stats., hold a public hearing upon each application for special exception, listing the time, place and special exception proposed. Following the hearing the Plan Commission shall consider the proposed special exception and state the grounds for granting or refusing the special exception permit.

**Section 3.** § 330-57.1.E.(3) of the Zoning Ordinance, relating to permitted special exceptions, is hereby created to read as follows:

(3) The accessory building requirement in § 330-12B(2)(a). Temporarily permitting an accessory building used for nonagricultural purposes on a parcel without a dwelling subject to a written agreement that a dwelling shall be constructed within a specific timeframe.

**Section 4.** § 330-57.1.E.(4) of the Zoning Ordinance, relating to permitted special exceptions, is hereby created to read as follows:

(4) The one single-family dwelling requirement in agricultural and residential districts. Temporarily permitting a second single-family dwelling on a parcel to allow occupancy of the original dwelling during construction of a new dwelling subject to a written agreement that the original dwelling be razed within a specific timeframe.

**Section 5.** § 330-94.G. of the Zoning Ordinance, relating to the membership of the Board of Appeals, is hereby amended to read as follows.

G. Official oaths administered by the Town Clerk shall be taken by all members within 5 days of receiving notice of their appointment.

**Section 6.** § 330-96.A.(3) of the Zoning Ordinance, relating to the powers of the Board of Appeals, is hereby repealed.

**Section 7.** § 330-98 of the Zoning Ordinance, relating to the granting of variances by the Board of Appeals, is hereby amended to read as follows:

**Hearings.**

The Board of Appeals shall fix a reasonable time and place for the hearing, shall provide a Class 2 notice thereof and shall give due notice to the parties in interest, the Building Inspector and the Town Plan Commission. At the hearing the appellant or applicant may appear in person, by agent, or by attorney.

**Section 8.** § 330-99.A.(2) of the Zoning Ordinance, relating to the granting of variances by the Board of Appeals, is hereby amended to read as follows:

(2) To vary the applicable limitations on buildings, including height, lot coverage, yard requirements, and construction standards.

**Section 9.** § 330-106 of the Zoning Ordinance, relating to changes and amendments to zoning district boundaries or amendments to the Zoning Ordinance, is hereby amended to read as follows:

**Review and recommendation by Plan Commission.**

The Town Plan Commission shall review all proposed changes and amendments and shall recommend to the Town Board that the proposed changes and amendments be adopted as presented, adopted with modifications, or denied.

**Section 10.** § 330-107.A of the Zoning Ordinance, relating to changes and amendments to zoning district boundaries or amendments to the Zoning Ordinance, is hereby amended to read as follows:

A. The Town Board shall, after providing a Class 2 notice under Ch. 985, Wis. Stats., hold a public hearing regarding the proposed changes or amendments. The Town Board shall also give at least 10 days' prior written notice to the Clerk of any municipality having extraterritorial jurisdiction of any land to be affected by the proposed changes or amendments.

**Section 11.** § 330-108 of the Zoning Ordinance, relating to changes and amendments to zoning district boundaries or amendments to the Zoning Ordinance, is hereby amended to read as follows:

**Board action.**

Following a public hearing and after consideration of any Town Plan Commission recommendations, the Town Board shall consider the proposed changes or amendments and take such action with respect to the changes or amendments as the Town Board may determine, including, but not limited to, adopting them as presented, adopting them with modifications, or denying them.

**Section 12.** This Ordinance shall become effective upon passage and posting.

Adopted this 8<sup>th</sup> day of January, 2025.

**TOWN OF HOLLAND**

  
David Huenink, Town Chair

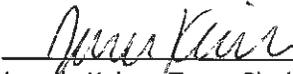
  
Kelly Caswell, Town Supervisor

  
Doug Hamilton, Town Supervisor

  
Stanley Lammers, Town Supervisor

  
Brody Stapel, Town Supervisor

**ATTEST:**

  
Janelle Kaiser, Town Clerk