

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 13th, 2025 6:30pm

1. CALL TO ORDER:
Town Chair David Huenink called to order the Board of Supervisors monthly meeting at 6:30pm.
2. PLEDGE OF ALLEGIANCE:
Town Chair David 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 at www.townofholland.com on January 10, 2025.
4. ROLL CALL:
 - a. Members Present: Town Chairman David Huenink, Town Supervisors Kelly Caswell, Douglas Hamilton, Brody Stapel, and Stanley Lammers.
 - b. Members Absent: None.
 - c. Others Present: Town Clerk-Treasurer and Zoning Administrator Janelle Kaiser.
 - d. Members of the public that signed in: Walt Ellis, Plan Commission member Jack Stokdyk, Attorney Ellen Anderson, Jane Dederling, Phil Marr, Judy Britton, Jane Hamilton, William Bannier, Susan Bannier, David Valenti, Anne Courtney, John Dallman, Barb Dallman, Janet Barthel, Grant Barthel, Osma Kular, Kamaljit Singh, Susan LaBudde, Karen Jones, Bill Rose, Lynn Rowe, Joan Rowe, Ann Bachrach, Greg Bachrach, Amy Q Scott, Al Harmeling, Rita Harmeling, Cheryl Baldwin, Scott Davis, Scott Siemon, and Leigh Hoftiezer.
5. ADOPT AGENDA AS OFFICIAL ORDER OF BUSINESS:
Motion by Lammers, seconded by Caswell, to adopt the agenda for the January 13, 2025 board meeting as modified to hear and discuss the presentation by Glacierland Resource Conservation and Development upon arrival of Glacierland's representative; the motion carried by unanimous voice vote.
6. DISCUSSION AND APPROVAL OF MINUTES:
Motion by Caswell, seconded by Lammers, to approve the minutes from the December 9, 2024, and January 8, 2025, board meetings as presented during the January 13, 2025 meeting; the motion carried by unanimous voice vote.

7. RECORD RETENTION CERTIFICATION:

Clerk-Treasurer Janelle Kaiser certified that everything is up to date.

8. PRESENTATION BY GLACIERLAND RESOURCE CONSERVATION AND DEVELOPMENT:

A representative of Glacierland was not present at the January 13, 2025 meeting. This may be discussed at a future Town Board meeting.

9. PUBLIC INPUT:

Chair Huenink announced that comments from the public may be limited to three minutes per person, with a total public comment period limit of sixty minutes.

- a. Attorney Ellen Anderson introduced herself as an attorney for David Valenti and Larry Britton. Ellen commented that most people in attendance at this evening's meeting are in opposition to any changes to the zoning code that would affect the American Orthodontics (AO) issue, and that most people here are very grateful to the board for listening month after month, meeting after meeting, and especially for the trust in tabling any amendment to the zoning definitions as was set forth last Wednesday. Ellen acknowledged that the Plan Commission decided to table any amendment to the definitions of the zoning code last month as well, so all parties can sit down and hopefully reach a more long-term solution. Ellen asked the Town Board to table any amendment, and not to vote, on any amendment to the zoning code, including Ordinance 2024-Draft(A). Ellen said that Monday, January 20, 2025 is AO's deadline to file a lawsuit to appeal the Holland Board of Appeals' December 18, 2024 decision, and that AO has not gotten back to her firm as to whether they would want to join any meeting to work out a long-term solution, likely because they are waiting to file the lawsuit so they have a little skin in the game to negotiate. She asked the Town Board to give her firm one more week to reach out to AO again to see if they are willing to come to the table. Ellen acknowledged that the Town Board has graciously welcomed a meeting, and as a result of welcoming that meeting continued to table any proposed changes. She asked the Town Board to do that again because they would like to host that meeting shortly after her firm reaches out to AO again, regardless of whether AO joins the conversation, which she hopes they do. She asked the Town Board not to vote on any changes, because her firm is hoping to have that meeting soon. Ellen clarified that she only represents David Valenti and Larry Britton.

Ellen asked the public to hold on to any individual proposed changes because the Town Board has acknowledged how important this issue is, such that it deserves its own meeting, and that it is only fair that we all acknowledge the same. She acknowledged that this is an emotional, important issue.

- b. Amy Q Scott asked for clarification of ordinances that have or are being proposed. Chair Huenink clarified the differences between the ordinances and when they have been or will be discussed by the Town Board. Amy deferred to the Quarles and Brady attorneys and asked the Town Board to table Ordinance 2024-Draft(A).
- c. Bob Mackey asked for clarification of the different ordinances that have or are being proposed. Chair Huenink briefly explained which ordinance was adopted at the

- January 8, 2025 board meeting. Bob commented that he would prefer that the Town Board combine all future proposed ordinance into one ordinance in the future.
- d. Grant Barthel commented that he is encouraged by seeing the number of people that attended this evening's meeting, and that momentum needs to be maintained amongst those who are against the AO setup as it is. He encouraged the Town Board to try to find the time to hold off on the changes that have been proposed and found out what the outcome of talking with AO could be. Grant understands that this is a dilemma but doesn't want to see this be allowed in the future because a mistake was made.
 - e. Jane Hamilton said that she had not seen proposed Ordinance 2024-Draft(A) before. Jane takes great issue with hospitality services being included in the zoning ordinance. Jane read certain sections of proposed Ordinance 2024-Draft(A), noting that hospitality and residential are not the same thing; Jane does not go to the Hilton to have a residential service. Jane takes great exception to the Town Board trying to shove that word in there and match these up again. There are no residential services at the AO house, it is not a house; she asked the Town Board to remove the word residential, as its muddying the water.

10. FINANCIAL/TREASURER'S REPORT:

Motion by Hamilton, seconded by Lammers, to approve the December 2024 financial/treasurer's report as presented during the January 13, 2025 board meeting; the motion carried by unanimous voice vote.

11. APPROVAL OF VOUCHERS:

Motion by Lammers, seconded by Caswell, to approve the January 13, 2025 voucher listing as modified during the January 13, 2025 board meeting to add four invoice payments as well as per diem payments to Holland Town Board members that reported attendance at one or more eligible meetings since the December 9, 2024 board meeting; the motion carried by unanimous voice vote.

12. ACCOUNTS RECEIVABLE:

None.

13. ONION RIVER ELECTRICAL UTILITY UPDATE:

Chair Huenink reported that an agreed-upon payment from DESRI Onion River Solar Land Holdings to the Town of Holland for Town road repair costs as a result of the solar utility's construction was received on January 2, 2025.

Supervisor Lammers reported, as a follow-up to an inquiry made at the December 9, 2024 Town Board meeting during public input, that Gate Eight of the Onion River Solar Electrical Utility is located 76 feet from the center line of Ebbers Road.

14. CHANGE OF CORPORATE OFFICER AND OWNER OF AAA CG TRAVEL CENTER, INC. OF WHICH BUSINESS A "CLASS A" LICENSE AND A CLASS "A" LICENSE TO SELL FERMENTED MALT BEVERAGES AND INTOXICATING LIQUOR FOR OFF-PREMISES CONSUMPTION AT CEDAR GROVE OASIS, LOCATED AT N905 SAUK TRAIL ROAD, CEDAR GROVE, WI, 53013 HAS BEEN

GRANTED BUT NOT ISSUED DUE TO OUSTANDING APPROVAL CONTINGENCIES:

Motion by Lammers, seconded by Caswell, to approve the change of corporate officer and owner of AAA CG Travel Center, Inc. for a Retail “Class A” and a Class “A” license to sell intoxicating liquor and fermented malt beverages at Cedar Grove Oasis located at N905 Sauk Trail Road, Cedar Grove, WI, 53013, as applied for by Kamaljit Singh and presented at the January 13, 2025 Town Board meeting, contingent upon receipt of written evidence that the change of corporate owner and officer has become effective. The motion carried by unanimous voice vote.

15. PLAN COMMISSION RECOMMENDATIONS:

- a. CLARFICATION OF AN ORIGINAL REQUEST BY BRIAN BRUGGINK FOR A REZONING OF LAND USED FOR ROAD RIGHT-OF-WAY PURPOSES ON DEMASTER ROAD AT PARCEL 59006060331:

Motion by Caswell, seconded by Lammers, to amend the original motion carried during the November 11, 2024 Town Board meeting *as follows:*

*Motion to accept the recommendation of the Holland Plan Commission and approve the request for a minor land division by Brian Bruggink as shown on the draft certified survey map submitted with the application, contingent upon Holland Town Board approval of the rezoning requests, and the request to rezone the proposed ~~0.15-acre~~ **0.81-acre** parcel on DeMaster Road from A-3 to P-2 and parcel 59006063682 from P-2 to B-1, hereby amending the original motion made The amended motion includes the following approval contingencies:*

- i. Receipt of a signed and recordable certified survey map that matches the draft map submitted with the application.*
- ii. Holland Town Board and Village of Oostburg approval of the certified survey map, and upon that certified survey map being approved and executed by Sheboygan County.*

The Holland Town Board acknowledged that the resultant parcels shall not be prohibited from future land divisions for a period of 10 years, whereas the primary intent of the minor land division is to enable a public road right-of-way procurement by the Town of Holland.

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

- b. TOWN AGREEMENT FOR A TEMPORARY PERMIT TO ENABLE CONSTRUCTION OF A SECOND SINGLE-FAMILY DWELLING ON A PARCEL FOR JUSTIN AND HOLLIE OBBINK AT W3188 HOITINK ROAD:

Motion by Stapel, seconded by Caswell, to accept the recommendation of the Holland Plan Commission and approve the Town Agreement for a Temporary Permit to Enable Construction of a Second Single-Family Dwelling on a Parcel for Justin and Hollie Obbink at W3188 Hoitink Road as drafted and presented at the January 13, 2025 Town Board meeting; the motion carried by unanimous roll call vote.

- c. ORDINANCE 2024-DRAFT(A) TO AMEND HOLLAND TOWN CODE CHAPTER 330 ZONING:

Chair Huenink reported that in December, after some deliberation, the Plan Commission recommended that the Town Board not adopt Ordinance 2024-Draft(A)

as drafted. At their December 9, 2024 meeting, the Town Board took no action on Ordinance 2024-Draft(A). Chair Huenink noted that proposed Ordinance 2024-Draft(A) has six sections, and:

- i. Proposed that section six be excluded due to redundancy, whereas this section was included in Ordinance 2025-01, which was adopted by the Holland Town Board on January 8, 2025.
- ii. Proposed that sections three and four be excluded, whereas they seemed to have caused confusion rather than adding clarification. Sections three and four propose to define short-term rental and include it in the list of permitted uses in R-1. Short-term rental use is already allowed in most dwellings per Wisconsin state regulations. These sections do not propose to add a use, rather, they are proposed to clarify uses that are already allowed in all Town of Holland zoning districts that allow dwellings. In addition, Chair Huenink acknowledged that, after a discussion with the Town Zoning Administrator, that since short-term rentals are already permitted in all zoning districts where dwellings are allowed, it might be better to either include it in the list of permitted uses in all zoning districts, or to not include it at all.
- iii. Stated that section one proposes to amend the definition of family and that the Town zoning ordinance's current definition of family is too broad.
- iv. Stated that sections two and five propose to define hospitality services and add it as a conditional use in the R-1 zoning district. These sections would enable the Town to regulate this type of use.

Chair Huenink also:

- v. Acknowledged that one of the attorneys present at the January 8, 2025 Town Board meeting stated that their firm was trying to negotiate with AO to reach some type of agreement. At that meeting, the attorney asked the Town Board to delay adoption of six changes proposed as part of Ordinance 2025-Draft(A) relating to definitions within the Town's zoning ordinance, stating that the changes would hinder the negotiations.
- vi. Said that he thought only three of the six proposed definition changes included in Ordinance 2025-Draft(A) would even pertain to AO's property, and would not substantially affect any negotiations; however, the attorney provided some proposed changes to the definitions during the January 8, 2025 meeting for Town Board consideration. Ultimately, the Town Board did exclude those six proposed definition changes from Ordinance 2025-Draft(A) and adopted Ordinance 2025-01 on January 8, 2025.
- vii. Specified that within Ordinance 2024-Draft(A), sections one, two, and five could potentially have a greater effect on any negotiations than the six sections that were delayed on January 8, 2025.
- viii. Proposed that the Town Board not adopt any of the sections of Ordinance 2024-Draft(A) at this time.

Motion by Hamilton, seconded by Lammers, to deny the adoption of Ordinance 2024-Draft(A), An Ordinance Amending and Creating Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin, as presented; motion carried by

unanimous roll call vote.

16. ORDINANCE 2025-DRAFT(B) TO AMEND HOLLAND TOWN CODE CHAPTERS 37, 63, 85, 157, 263, 318, AND 324:
Motion by Stapel, seconded by Caswell, to adopt Ordinance 2025-02, An Ordinance Amending Provisions of Chapters 37, 63, 85, 157, 263, 318, and 324 of the Code of the Town of Holland, Sheboygan County, Wisconsin, as drafted and presented at the January 13, 2025 Town Board meeting; the motion carried by unanimous roll call vote.
17. DISCUSSION ONLY: PROPOSED DEFINITION REVISIONS IN ZONING ORDINANCE:
No action taken. The Town Board discussed a potential draft ordinance, labeled Ordinance 2025-Draft(C).
18. REIMBURSEMENT REQUEST BY ROY INGELSE FOR TREE LOSS DUE TO TREES MOWED OUTSIDE OF TOWN ROAD RIGHT-OF-WAY:
The Town Board reviewed a letter submitted by Roy Ingelse of N1883 Dewitt Road at the January 13, 2025 meeting.
Motion by Lammers, seconded by Stapel, to approve a payment of \$600.00 to Roy Ingelse of N1883 Dewitt Road; motion carried by unanimous voice vote.
Let these minutes show that this payment serves as reimbursement to Roy Ingelse for his costs to replace several trees previously located on his private property and outside of the Town road right-of-way, which were destroyed by mowing services performed by the Town of Holland.
19. EXPANSION OF TOWN ROAD RIGHT-OF-WAY TO INCLUDE LAND PURCHASES ON GIBBONS ROAD:
Motion by Caswell, seconded by Hamilton, to proceed with pursuing land purchases along an existing section of Gibbons Road where the road right-of-way is currently three rods in width, with the total of the land purchases not to exceed \$30,000; the motion carried by unanimous roll call vote.
These land purchases would allow for expansion of the road right-of-way on said section of Gibbons Road by increasing the width of the right-of-way from three rods in width to four rods in width, which would also allow consistency with most other Town roads. This expansion is proposed in advance of an anticipated utility project by WE Energies to replace existing power poles along this section of Gibbons Road.
Let these minutes show that Wisconsin State Statute 60.50(1) allows the Town Board to acquire lands to lay, construct, alter, extend or repair any highway, street or alley in the town.
20. REQUIRED SETBACK FOR HIGH VOLTAGE ELECTRIC TRANSMISSION LINES FROM DWELLINGS:
The Town Board reached consensus to research the possibility of adopting an ordinance to establish a required setback for high voltage electric transmission lines from dwellings.
21. REVIEW/UPDATE THE TOWN FEE SCHEDULE:

Motion by Stapel, seconded by Caswell, to adopt Town of Holland Resolution 2025-01, Resolution Setting Fees, which amends the Town Fee Schedule as modified during the January 13, 2025 Town Board meeting; the motion carried by unanimous roll call vote.

22. AMEND 2024 AND 2025 TOWN BUDGETS:

Motion by Caswell, seconded by Lammers, to amend the 2024 Town of Holland budget as presented during the January 13, 2025 Town Board meeting, with a total balanced budget amount of \$1,699,233.27; the motion carried by unanimous roll call vote.

Let these minutes show that a meeting of the Town Board Administration and Finance Committee may be scheduled to discuss amending the 2025 Town budget.

23. AMEND 2025 DESIGNATED RESERVES:

Motion by Caswell, seconded by Lammers, to amend the original motion carried during the December 9, 2024 Town Board meeting to establish designated reserve amounts in 2025 **as follows:**

- a. *A designated reserve for expenditures related to public safety in the amount of \$93,000.*
- b. *A designated reserve for expenditures related to future assessment services in the amount \$13,000.*
- c. *A designated reserve for expenditures related to Holland Town Hall improvements in the amount of \$72,731.56.*
- d. *A designated reserve for expenditures related to transportation designated reserve in the amount of ~~\$575,725.09~~ **\$385,000.***

*As of December 9, 2024, the transportation designated reserve balance is \$575,318.39. The motion includes approval to remove ~~\$39,593.30~~ **\$190,318.39** from the transportation designated reserve to be applied to 2024 road betterment expenses.*

The motion carried by unanimous roll call vote.

Let these minutes show that the transportation designated reserve was calculated during the meeting by subtracting \$39,593.30 from \$575,725.09 as shown on the adopted 2024 Town budget amended on January 13, 2025; during the meeting, the result of the calculation was stated as \$475,725.09; the correct number and 2025 designated reserve for transportation established is officially \$575,725.09.

24. REPRESENTATION AGREEMENT WITH SPECIAL COUNSEL TO REPRESENT THE HOLLAND TOWN BOARD IN THE POTENTIAL APPEAL TO CIRCUIT COURT OF THE HOLLAND BOARD OF APPEALS' DECISION DATED DECEMBER 18, 2024, REGARDING N2047 PINE BEACH ROAD SOUTH:

Motion by Lammers, seconded by Caswell, to authorize Town Chair David Huenink and Clerk-Treasurer Janelle Kaiser to sign a representation agreement with special counsel, upon receipt, to represent the Holland Town Board in the potential appeal to circuit court of the Holland Board of Appeals decision dated December 18, 2024, regarding N2047 Pine Beach Road South, subject to review and approval of the representation agreement by the Town Chair; the motion carried by unanimous roll call vote.

Let these minutes show that as of the January 13, 2025 Town Board meeting, the Office of the Holland Board of Appeals has not received notice of an appeal to circuit court of the

Holland Board of Appeals decision dated December 18, 2024, regarding N2047 Pine Beach Road South.

25. OOSTBURG STATE BANK AUTOMATIC CLEARING HOUSE ORIGINATION AGREEMENT AND SECURITY FRAMEWORK CERTIFICATE:

Motion by Hamilton, seconded by Caswell, to authorize Town Chair David Huenink and Clerk-Treasurer Janelle Kaiser to sign the Oostburg State Bank Automatic Clearing House Origination Agreement and Security Framework Certificate on behalf of the Town, subject to the review and approval of the Town Chair and Clerk-Treasurer; motion carried by unanimous voice vote.

26. WISCONSIN TOWNS ASSOCIATION 2025 DISTRICT MEETINGS:

Registrations will be submitted for Clerk-Treasurer Janelle Kaiser, Chair David Huenink, and Supervisor Stanley Lammers to attend the Wisconsin Towns Association's 2025 district meetings.

27. OOSTBURG FIRE DEPARTMENT 2026 TOWN HALL RENTAL FEE WAIVER:

Motion by Lammers, seconded by Caswell, to waive the Holland Town Hall rental fee for the Oostburg Fire Department's 2026 annual banquet; motion carried by unanimous voice vote.

28. ONGOING ISSUES:

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

A report detailing short-term rental licenses and certain short-term rental activity was provided to the Town Board in the January 13, 2025 board meeting packet. A certified letter was sent to the property owners of N1099 Cole Road on October 24, 2024, which informed them of their requirement to obtain a short-term rental license, whereas the third-party monitoring software utilized by the Town showed two recent documented stays at this unlicensed property. As of January 13, 2025, no response from the property owner(s) has been received. Chair Huenink reported that the Town Attorney has been contacted to request that a letter be mailed to the property owners of N1099 Cole Road.

b. POSSIBLE UPDATES TO TOWN ATV-UTV ROUTE TO INCLUDE REQUEST FOR ADDITIONAL COUNTY ROAD LINKS:

Motion by Caswell, seconded by Lammers, to authorize Town Chair David Huenink to sign the application for an ATV permit to be submitted to the Sheboygan County Transportation Department as presented at the January 13, 2025 Town Board meeting, and to approve a \$50.00 payment of the permit application fee; motion carried by unanimous voice vote.

c. POSSIBLE ORDINANCE VIOLATION AT W3070 HOITINK ROAD:

Nothing to report at this time.

d. INTERGOVERNMENTAL ROAD AGREEMENTS WITH TOWN OF LIMA AND VILLAGE OF CEDAR GROVE:

Intergovernmental road agreements have been sent to the Village of Cedar Grove and the Town of Lima. The Village of Cedar Grove is currently reviewing an agreement, and the Town of Lima has returned a signed agreement.

e. DEED RESTRICTIONS ON OBJECTS WITHIN TOWN ROAD RIGHT-OF-WAY:

At a prior meeting, it was suggested that objects located in right-of-way along Town roads should be documented via deed restriction and recorded at the Sheboygan County Register of Deeds office if deemed necessary by the Town. The Town Board agreed to research whether a deed restriction could hold the Town harmless if the property owner and Town agree to allow certain objects, such as trees, to remain in the road right-of-way.

Chair Huenink reported research findings that the responsibility to maintain Town roads and Town road rights-of-way is a non-delegable duty of the Town; therefore, a deed restriction, such as a land covenant, would not hold the Town harmless if certain objects remain in the road right-of-way, per advice of the Town Attorney. The Town Board reached consensus that the Town Board Transportation (Roads) Committee should meet to decide how to proceed with objects located in the right-of-way along Stokdyk-Ingelse Road that need to be addressed as part of a Town road improvement project.

f. SIGNAGE, BARRICADES, AND CONDUCT AT WALK-IN ACCESS TO LAKE MICHIGAN LOCATIONS:

The Sheboygan County surveyor recently placed survey markers at the 49.5-foot-wide Dewitt Road Lake Michigan walk-in access easement. In addition, the Town's public works department recently installed signs and right-of-way markers at the Dewitt Road easement. The boundary of the easement is much further north than was originally thought, as discovered by the most recent survey, whereas the roadway of Dewitt Road is located south of the center of the 66-foot easement for the road and road right-of-way.

The Sheboygan County surveyor is expected to conduct survey work at the Foster Road, Stokdyk-Ingelse Road, and Van Ess Road Lake Michigan walk-in access easement areas in Spring 2025.

Chair Huenink reported that new signage has been installed at the entrances to the four walk-in access areas to assist with the public's visualization of the easement boundaries.

29. COMMITTEE, CLERK-TREASURER AND CHAIRMAN REPORTS:

a. ADMINISTRATION AND FINANCE:

Nothing to report at this time.

b. PARKS AND PROPERTY:

i. TOWN HALL AUDIO-VISUAL SYSTEMS:

Supervisor Hamilton will research the possibility of purchasing microphones for the Town Hall's multi-purpose room in order to connect to the multi-purpose room's existing speakers, which tie into the Town Hall meeting

room's audio-visual system. Other purchases may include a television for the multi-purpose room in order to display the Town Hall meeting room during meetings, as well as a podium with a microphone to be used by members of the public to address governing bodies during their meetings.

The Town Board concurred that improvements to the Town's audio-visual system are intended to facilitate meetings attended in larger numbers and to better accommodate meeting attendees.

Supervisor Hamilton also reported that:

- ii. A new employee has been hired to work at the Town Recycling Center.
- iii. The Town Recycling Center's trash compactor is aging. When fully depreciated or broken beyond repair, the Town may make use of one of its two compactors currently used for recycling rather than purchasing a new trash compactor to replace it.

c. PUBLIC SAFETY:

Nothing to report at this time.

d. ROADS:

Supervisor Lammers reported that the Wisconsin Towns Association will again host a road's school convention in April 2025, and that Director of Public Works and Property Nate Voskuil and Supervisor Lammers will attend. Chair Huenink may attend.

e. CLERK-TREASURER:

Nothing to report at this time.

f. CHAIRMAN:

Nothing to report at this time.

30. PUBLIC INPUT:

- a. Supervisor Stapel inquired about broadband expansion progress throughout the Town. Chair Huenink acknowledged that there are two broadband expansion projects, with the funds ultimately being provided by the federal government, expected to occur throughout the Town by the end of 2026. He did not have any updates about the status of the projects to provide.
- b. Scott Siemon expressed his appreciation to the Town Board for their decisions at the last couple of meetings. He commented, with respect to the term transient, that the Town Board may want to make sure that someone occupying a house is categorized in some way, whether it be as a permanent resident or a transient; everybody should have a class when they are occupying a building. With respect to short-term rentals, Scott commented that he doesn't know what the right approach is, whether the use be permitted or conditional, and that the Town's short-term rental ordinance may need to be amended over time, so the Town Board may want to make sure they maintain the authority and power to revise those rules. Scott said that he is not sure what the Town is trying to do with the definition of residence and

- inquired whether the definition of a residence is potentially redundant when considering the definition of a dwelling. He said those definitions shouldn't conflict. Scott thanked the Town Board for marking the easement at the Dewitt Road Lake Michigan walk-in access area and asked for clarification of who owns the right-of-way stakes, to which Chair Huenink replied that the Town owns them.
- c. Karen Jones asked whether Town meetings are planned to be held in the Town Hall's meeting room, with the multi-purpose room to be used as overflow with a television displaying what is happening in the meeting room. Chair Huenink replied that this is a possible improvement to the Town Hall's audio-visual system. Karen also inquired about the survey work to be performed at the Foster Road, Stokdyk-Ingelse Road, and Van Ess Road Lake Michigan walk-in access easement areas. Chair Huenink reported that new signage has been installed at the entrances to the four walk-in access areas to assist with the public's visualization of the easement boundaries. Right-of-way stakes are expected to be installed at the Foster Road, Stokdyk-Ingelse Road, and Van Ess Road Lake Michigan walk-in access areas to delineate the easement area following completion of the survey work.
 - d. Amy Q Scott thanked the Town Board for explaining the difference between the roadway and road right-of-way easement and the Lake Michigan walk-in access easement distances at the ends of Dewitt Road, Foster Road, Van Ess Road, and Stokdyk Ingelse Road. Amy stated that the aforementioned signage installed at the walk-in access areas is confusing, to say the least, as there are a lot of signs as well as the road right-of-way delineated by stakes. Amy asked for clarification about what this means for the inaccessible access to the lake on Dewitt Road. Chair Huenink explained that a court ruling determined the easements at the walk-in access areas. As for Dewitt Road, the creek and creek bed can be used by the public to access Lake Michigan. Amy stated that the public's use of the creek has an environmental impact. She asked whether a reasonable solution could be reached so as not to disturb the creek. Chair Huenink stated that any alternative access to Lake Michigan, meaning outside of the easement area, would have to be agreed upon between private property owners.
 - e. Scott Siemon said that he would permit anyone who asked him personally to access Lake Michigan via his property through a section just south of the right-of-way on Dewitt Road where there is sand down to the beach, as long as they do not stay there, and continue on to use the easement as delineated.
 - f. David Valenti:
 - i. Inquired about the name of the special counsel that the Town Board engaged if AO goes to court, to which Chair Huenink replied that the name of the firm is Municipal Law and Litigation Group located in Waukesha, WI.
 - ii. Asked Chair Huenink to share his notes or markups about proposed revisions to definitions within the Town's zoning ordinance with him or his legal counsel. Chair Huenink agreed to share his notes.
 - iii. Asked whether the Town would consider broadcasting their meetings via the Internet.

- g. Phil Marr asked about whether there are imminent plans to improve or repair Town roads such as Hoitink or Risseeuw Road. Supervisor Lammers replied that most of Risseeuw Road was improved two years ago. Another section of Risseeuw is expected to be improved within the next two or three years, along with Dulmes Road. In the next five years, Ebbers Road is likely to be improved. Chair Huenink commented that the Town maintains a plan to document estimated timing of future road improvements.
- h. Barbara Dallman inquired about the presentation by Glacierland Resource Conservation and Development that was expected to occur at this evening's meeting. Chair Huenink reported that the representative from Glacierland did not make an appearance at the meeting but may provide a presentation at a future meeting. Barbara asked whether the Town's weed commissioner could take action to address Japanese knotweed on private property that is not being destroyed by its owner. The Town Board acknowledged that the weed commissioner could act, as the Town's noxious weeds ordinance requires that Japanese knotweed be destroyed. They also acknowledged that there are budgeted funds available to destroy Japanese knotweed, and that Glacierland has previously provided services to do so on private property, with the permission of the property owner. Clerk-Treasurer Janelle Kaiser asked Barbara to send the location(s) of the Japanese knotweed that she has observed.

31. CORRESPONDENCE:

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

32. ADJOURN:

Motion by Hamilton, seconded by Stapel, to adjourn the meeting at 9:00pm; the motion carried by unanimous voice vote.

Respectfully submitted,
Janelle Kaiser, Clerk-Treasurer
Town of Holland, Sheboygan County, Wisconsin