

**TOWN OF HOLLAND, SHEBOYGAN COUNTY, WISCONSIN
ORDINANCE NO. 2025-Draft(D)**

**AN ORDINANCE AMENDING AND CREATING 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 or created as follows:

Section 1. That portion of § 330-9 **Definitions** of the Zoning Ordinance defining "DWELLING, MULTIPLE-FAMILY" is hereby amended to read as follows:

DWELLING, MULTIPLE-FAMILY

A dwelling designed for occupancy by three or more families, with the number of families residing there not exceeding the number of dwelling units provided.

Section 2. That portion of § 330-26.4.B. **Definitions** of the Zoning Ordinance defining "BED-AND-BREAKFAST BUSINESS" within the A-T Agricultural Tourism District is hereby amended to read as follows:

BED-AND-BREAKFAST BUSINESS

A portion of a building other than a hotel or motel in which accommodations, with or without meals, are offered to transient (maximum stay of 21 days) guests for compensation and in which there are no more than four sleeping rooms providing accommodations for no more than eight adults and four children total, with no food preparation area in any guest room or common guest space, and which is located on the same or an adjacent tract that the owner, operator, or manager of the business occupies on those days when guests are present.

Section 3. The first sentence of § 330-65. of the Zoning Ordinance, relating to signs permitted, is hereby amended to read as follows:

The following signs are permitted in all zoning districts without a permit, subject to the following regulations unless other restrictions set by Wisconsin State Statutes prevail:

Section 4. § 330-65.B. of the Zoning Ordinance, relating to signs permitted, is hereby amended to read as follows:

B. Agricultural signs pertaining to the production or sale of agricultural products on a farm which shall not exceed 8 feet in height, shall not exceed 32 square feet on each side, and shall not be closer than 100 feet between signs.

Section 5. § 330-65.H. of the Zoning Ordinance, relating to signs permitted, is hereby amended to read as follows:

H. Temporary signs limited to one sign for each road on which the premises has road frontage which shall not be visible on the premises greater than 120 days, shall not exceed 6 feet in height, shall not exceed 16 square feet on each side, and which promote or publicize one of the following:

- (1) Community event. For example, a meeting, athletic event, concert, or play.
- (2) Site event. For example, construction, auction, or yard sale.
- (3) Personal event. For example, a birthday, anniversary, or graduation.
- (4) Personal opinion. For example, support of or opposition to a project, subject, or political campaign.

Section 6. § 330-65.J. of the Zoning Ordinance, relating to signs permitted, is hereby created to read as follows:

J. Signs limited to one sign for each road on which the premises has road frontage and which advertise a business name, services offered, or products sold either on or off the premises on which the sign is located and shall not exceed the height or size limits set below.

- (1) On parcels less than one acre in size or having less than 100 feet of frontage on a public or private road, signs shall not exceed 6 feet in height and shall not exceed 16 square feet on each side.
- (2) On parcels one acre or greater in size and having 100 feet or greater of frontage on a public or private road, signs shall not exceed 8 feet in height and shall not exceed 32 square feet on each side.

Section 7. § 330-66. of the Zoning Ordinance, relating to signs permitted, is hereby amended to read as follows:

§ 330-66 Signs permitted in the B-1 Business District, M-1 Manufacturing and Industrial District and M-3 Mineral Extraction District.

The following signs which advertise the business name, services offered, or products sold on the premises are permitted in the B-1 Business District, M-1 Manufacturing and Industrial District and M-3 Mineral Extraction District and are subject to the following regulations:

A. Wall signs placed against the exterior walls of buildings shall not extend more than 12 inches outside of a building wall surface, shall not exceed an aggregate of 500 square feet in area for each road on which the premises has road frontage, and shall not exceed 20 feet in height.

B. Projecting signs fastened to, suspended from, or supported by structures shall not exceed 100 square feet on each side for each road on which the premises has road frontage, shall not extend more than six feet in any required yard, shall not be less than 10 feet from all lot lines, shall not exceed a height of 20 feet, and shall not be less than 10 feet above a private sidewalk or 15 feet

above a driveway or an alley.

C. Ground signs limited to one structure supporting signs for each road on which the premises has road frontage shall meet all yard requirements for the district in which it is located, and shall not exceed the height or size limits set below for each road on which the premises has road frontage.

- (1) Ground signs, other than in Subsections C(2) and C(3) below, shall not exceed 35 feet in height and shall not exceed an aggregate of 150 square feet on each side.
- (2) Ground signs, other than in Subsections C(3) below, within 150 feet of any paved surface of a state highway shall not exceed 50 feet in height and shall not exceed an aggregate of 250 square feet on each side.
- (3) Ground signs within 250 feet of any paved surface of an interstate highway, including entrance and exit ramps, shall not exceed 80 feet in height and shall not exceed an aggregate of 500 square feet on each side.

D. Roof signs shall not exceed 25 feet in height above the roof, shall meet all the yard and height requirements for the district in which it is located, and shall not exceed an aggregate of 200 square feet on each side for each road on which the premises has road frontage.

E. Window signs shall be placed only on the inside of commercial buildings.

Section 8. § 330-67. of the Zoning Ordinance, relating to sign location, is hereby amended to read as follows:

§ 330-67 Location limited.

No sign, except those permitted in § 330-65 of this chapter above or where authorized as a conditional use under the provisions of Article VI of this chapter, shall be allowed to face a residential, conservation, or park district within 200 feet of such district boundary.

Section 9. § 330-94.A. of the Zoning Ordinance, relating to the membership of the Board of Appeals, is hereby amended to read as follows:

A. The Board of Appeals shall consist of five members appointed by the Town Chair subject to confirmation by the Town Board.

Section 10. § 330-94.C. of the Zoning Ordinance, relating to the membership of the Board of Appeals, is hereby amended to read as follows:

C. The Chair of the Board of Appeals shall be designated by the Town Chair.

Section 11. § 330-94.D. of the Zoning Ordinance, relating to the membership of the Board of Appeals, is hereby amended to read as follows:

D. A first alternate member and a second alternate member, both appointed by the Town Chair subject to confirmation by the Town Board, may only vote when a regular member is absent or declines to vote because of interest. The second alternate member may vote only when the first alternate is unable to vote or is already voting.

Section 12. § 330-94.E. of the Zoning Ordinance, relating to the membership of the Board of Appeals, is hereby amended to read as follows:

E. The Clerk of the Board of Appeals shall be appointed by the Town Board. The office of the Board of Appeals shall be the Town Clerk's office.

Section 13. § 330-95.D. of the Zoning Ordinance, relating to the organization and procedures of the Board of Appeals, is hereby amended to read as follows:

D. Minutes of the proceedings and a record of all actions shall be kept by the Clerk, showing the vote of each member upon each question, the reasons for the Board's determination, and its finding of facts. These records shall be filed in the office of the Board of Appeals and shall be a public record.

Section 14. The second and third sentences of § 330-97 of the Zoning Ordinance, relating to appeals and application to the Board of Appeals, are hereby amended to read as follows:

Such appeals shall be filed with the Clerk within 30 days after the date of written notice of the decision or order of the Building Inspector or administrative official. Applications may be made by the owner of the structure, land, or water to be affected at any time and shall be filed with the Clerk.

Section 15. This Ordinance shall become effective upon passage and posting.

Adopted this ____ day of _____, 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