

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Monday, June 9, 2025 6:30pm

1. Call to order:
Town Chair David Huenink called to order the Board of Supervisors monthly meeting at 6:31pm.
2. Pledge of Allegiance:
Town Chair David Huenink led attendees in the Pledge of Allegiance.
3. Certify Open Meetings 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 June 6, 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: Tom Benzmiller, Darlene Benzmiller, Walter Ellis, William Banner, Jeff Ray, Jane Dederling, Ann Rauwerdink, Bill Rauwerdink, Jim Testroote, Lori Testroote, Dana Mueller, Bill Rose, Gretchen Petraske, Joyce Alnes, Sandy Rose, Cheryl Baldwin, Diane Stuart, Frederick Holt, Amy Scott, Kathy McCombe, Ann Bachrach, Greg Bachrach, Larry Britton, Judy Britton, Dan Madsen, John Dallman, Kathryn Potos, Mary DeBano, John Patek, Nancy Patek, Nicola Davis, and David Valenti.
5. Adopt agenda as official order of business:
Motion by Lammers, seconded by Hamilton, to adopt the agenda for the June 9, 2025 board meeting as presented during the June 9, 2025 board meeting; the motion carried by unanimous voice vote.
6. Minutes of previous meetings addressed for approval:
Motion by Hamilton, seconded by Caswell, to approve the minutes from the May 12, 2025 board meeting as modified during the June 9, 2025 meeting as follows:
 - a. Number 10f. "...The Town Board ~~did not adopt~~ had previously drafted and proposed an ordinance ~~that was previously drafted and proposed,~~ of which ordinance would have regulated hospitality services as a conditional use, but at the urging of the public, with many expressing opposition to the ordinance..."

- b. Number 22c. "...Chair Huenink reported that an old ~~fire~~ Cedar Grove Fire Department fire truck was donated to assist with hurricane restoration efforts in North Carolina or Kentucky as agreed upon by the Town of Holland and the Village of Cedar Grove."

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:

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

- a. Chair Huenink provided the following information as follow-up to questions from the public at prior meetings:
 - i. Phil Marr asked questions about crack filling and how the practice prolongs the life of roads at the June 2, 2025 Plan Commission meeting. Chair Huenink explained that crack filling, chip sealing, reconditioning, and reconstruction are methods of road maintenance practiced by the Town. He provided details about differences between these methods and some anticipated expenses for Town road maintenance in 2025.
- b. Dana Mueller asked why the meeting was being held in the Town Hall conference room and commented that the set-up for the meeting creates a barrier between those seated in the conference room and those seated in the overflow multi-purpose room.
- c. Chair Huenink explained that recent upgrades were made to the Town Hall's audio-visual system, in part to improve meeting attendee's ability to hear meeting proceedings following feedback received from the public. The upgrades allow governing bodies of the Town to resume conducting meetings in the Town Hall's conference room, which provides ceiling-mounted microphones for officials at the table as well as meeting attendees seated in the conference room. Those who are seated in the multi-purpose room can watch meeting proceedings on the television in that room and can hear the proceedings through the speakers installed next to the television.
- d. Jane Hamilton said she does not appreciate the meeting room set-up. She inquired whether Chair Huenink was aware of how many meeting attendees were seated in the multi-purpose room and about how the Town Board would know whether those attendees would like to make a comment. Jane stated that the set-up is unreasonable and ill-equipped for the process that they have been going through for the last year, and that having the group divided is not a good idea. Jane commented on what meeting attendees are able to see on the television in the multi-purpose room, saying that all meeting attendees are not visible.
- e. Chair Huenink said that he explained how public input would be handled to the meeting attendees seated in the multi-purpose room prior to the start of the meeting.

- f. Dave Valenti inquired about the status of the open records request submitted by Larry Britton at the May 12, 2025 board meeting.
- g. Judy Britton asked whether she or David Valenti could deliver the open records request to Larry Britton.
- h. Chair Huenink replied that the open records request submitted by Larry Britton is ready to be delivered and must be given to Larry, as he is the sole individual that submitted and signed the request. Larry Britton was not present at the meeting at this time. Chair Huenink said that it would be sent to him by mail following the meeting.

Let these minutes show that Larry Britton arrived later during the meeting. Clerk-Treasurer Kaiser delivered the response to his open records request to him during the meeting.

9. Financial/Treasurer's report:

Motion by Lammers, seconded by Caswell, to approve the May 2025 financial/treasurer's report as presented during the June 9, 2025 board meeting; the motion carried by unanimous voice vote.

10. Approval of vouchers:

Motion by Caswell, seconded by Lammers, to approve the June 9, 2025 voucher listing as modified during the June 9, 2025 board meeting, to correct a payment in the amount of \$4,002.05 to the Harter's Lakeside Disposal for an invoice dated 4/30/2025 and to add per diem payments to Holland Town Board members that reported attendance at one or more eligible meetings since the May 12, 2025 board meeting. The motion carried by unanimous voice vote.

11. Accounts receivable:

None.

12. Plan Commission recommendations:

- a. Granting of waivers from Holland Town Code Chapter 220 regarding the final plat for a proposed major land division of parcel 59006076382 on Hawe Road by Mark and Brigitte DeMaster:

Motion by Lammers, seconded by Stapel, to accept the recommendation of the Plan Commission and approve a granting of waivers from Chapter 220 of the Town of Holland Code of Ordinances regarding the Local Subdivision (Final Plat) for a major land division of parcel 59006076382 (15.36 acres, zoned A-5) on Hawe Road as proposed by Mark and Brigitte DeMaster to create three separate parcels, each approximately five acres in size, based on the following findings:

- 1. The division of land creates logical parcel shapes and sizes based on the relationship and proximity to neighboring developed parcels.
- 2. The division of land will access Hawe Road, an existing public Town road, without further expansion.
- 3. The division of land does not require the construction and dedication of any public rights-of-way.

4. The division of land is for conveyance purposes at this time and not for any known development.

5. The division of land does not create any new blocks or flag lots.

6. The division of land preserves all environmentally sensitive areas and private/public easements.

The waivers recommended by the Plan Commission include: Section 220-13 Developer agreement, Section 220-14 Dedication of lands, Section 220-17 Streets, Section 220-19 Stormwater management and erosion control plans, Section 220-21 Grading and surfacing, Section 220-22 Street sections, Section 220-23 Street lamps, Section 220-24 Street name signs, Section 220-25 Street trees, Section 220-26 Public and private sewage disposal facilities, Section 220-27 Public and private water facilities, Section 220-28 Stormwater management and erosion control facilities, Section 220-29 Other utilities, Section 220-30 Plans, Section 220-32 Inspection, Section 220-38 Preliminary Plat Preapplication Procedure, and Section 220-39 Preliminary Plat Procedure.

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

13. Retail alcohol license application requests:

- a. Application by Kamaljit Singh for a "Class A" retail alcohol license to sell intoxicating liquor and fermented malt beverages and a license to sell cigarette, tobacco products, and electronic vaping devices at AAA CG Travel Center, located at N905 Sauk Trail Road, Cedar Grove, WI, 53013.
- b. Application by Kevin Claerbaut for a "Class A" retail alcohol license to sell intoxicating liquor and fermented malt beverages at Holland Landscape Supply, located at W1901 Smies Road, Oostburg, WI 53070.
- c. Application by Mary Ann Bichler for a "Class B" retail alcohol license to sell intoxicating liquor and fermented malt beverages at Mirror Bar, located at W4254 County Road K, Random Lake, WI, 53075.
- d. Application by Jeffrey Freund for a "Class B" (reserve) retail alcohol license to sell intoxicating liquor and fermented malt beverages at Blue Barn on the Green, located at W1841 Cole Road, Oostburg, WI 53070.

Motion by Caswell, seconded by Hamilton, to approve:

- i. The request by Kamaljit Singh, for a Retail "Class A" License to sell intoxicating liquor and fermented malt beverages and the request for a license to sell cigarettes, tobacco products, and electronic vaping devices at N905 Sauk Trail Road, Cedar Grove, WI, 53013, valid from July 1, 2025 through June 30, 2026.
- ii. The request by Kevin Claerbaut, for a Retail "Class A" License to sell intoxicating liquor and fermented malt beverages at W1901 Smies Road, Oostburg, WI, 53070, valid from July 1, 2025 through June 30, 2026.
- iii. The request by Mary Ann Bichler, for a Retail "Class B" License to sell intoxicating liquor and fermented malt beverages at W4254 County Road K, Random Lake, WI, 53075, valid from July 1, 2025 through June 30, 2026.
- iv. The request by Jeffrey Freund, for a Retail "Class B" Reserve License to sell intoxicating liquor and fermented malt beverages at W1841 Cole Road,

Oostburg, WI, 53013, valid from July 1, 2025 through June 30, 2026.

The motion carried by unanimous roll call vote.

14. Request by Rick Schlereth and John Swart on behalf of Windmill Beach Association for a fireworks permit at N936 Windmill Beach Rd:
Motion by Lammers, seconded by Hamilton, to approve the request by Rick Schlereth and John Swart for a permit to display Class C fireworks near N936 Windmill Beach Rd on July 4, 2025 or on the weather-permitting alternate dates as provided to the Town Board; the motion carried by unanimous voice vote. Clerk-Treasurer Janelle Kaiser will send letters notifying the first responding fire department and the Sheboygan County Sheriff's department of the permit issuance.
15. Request by Matthew McEvilly of Blackhawk Fireworks LLC for a fireworks permit at W1841 Cole Road:
Motion by Hamilton, seconded by Caswell, to approve the request by Matthew McEvilly for a permit to display Class C fireworks at W1841 Cole Road on August 30, 2025; the motion carried by unanimous voice vote. Clerk-Treasurer Janelle Kaiser will send letters notifying the first responding fire department and the Sheboygan County Sheriff's department of the permit issuance.
16. Land contract with Teunissen Custom Heifers (expires December 31, 2025):
Let these minutes show that Supervisor Lammers recused himself from discussion of this agenda item.
Motion by Stapel, seconded by Caswell, to approve renewal of an agricultural land lease with Dan, Paul, and Rob Teunissen of Teunissen Custom Heifers to rent 23 tillable acres in a parcel containing 37.43 acres owned by the Town of Holland in the SE¼ of Section 28, T13N, R22E, described as Tax Key No. 59006067481, at a payment of \$100.00 per acre with payment terms as described in the existing land lease agreement, with a lease term of January 1, 2026 through December 31, 2030; the motion carried by voice vote, with Supervisor Lammers abstaining.
Clerk-Treasurer Kaiser will send the lease to Teunissen Custom Heifers for their review.
17. Sheboygan County Bridge Aid Petition of the Town of Holland for Culverts on Stokdyk Ingelse Road and Wynveen Road:
Motion by Lammers, seconded by Stapel, to approve the County Bridge Aid Petition of the Town of Holland for Culverts on Stokdyk Ingelse Road and Wynveen Road; the motion carried by unanimous voice vote.
18. 2025 Service Agreement with Glacierland Resource Conservation and Development, Inc. for treatment of Japanese Knotweed:
Motion by Lammers, seconded by Hamilton, to authorize Town Chair David Huenink to sign the 2025 service agreement with Glacierland Resource Conservation and Development Council to treat Japanese Knotweed as presented at the June 9, 2025 board meeting; the motion carried by unanimous voice vote.

19. Oostburg Fire Partners Termination Agreement:

Motion by Lammers, seconded by Stapel, to approve and authorize Chair Huenink and Clerk-Treasurer Kaiser to sign the Oostburg Fire Partners Termination Agreement as presented at the June 9, 2025 board meeting; the motion carried by unanimous roll call vote.

20. Ongoing Issues:

a. Drainage issues reported at N960 Sauk Trail Road:

Jim Testroote of N960 Sauk Trail Road presented photos of corn husks that had recently gathered on his property. He discussed drainage issues on the property with the Town Board following a recent rain event.

b. Previous request by Brian Bruggink of Brian J and Julie K Bruggink Living Trust for a minor land division and rezonings of parcel 59006060331 on DeMaster Road and parcel 59006063682 on Kappers Road:

At a previous board meeting, Brian Bruggink reported that he purchased a culvert, which was installed as part of an agreement with the Town, and that he is not able to traverse over the culvert with farming equipment, whereas the culvert is located under his field entrance and was installed at a height that makes this impossible. Brian would like to see the issue fixed, perhaps by installing two smaller culverts rather than one large one, which may fix the access issue while still managing stormwater. Brian was not present at the June 9, 2025 board meeting.

At the June 9 meeting, the Town Board discussed various options to resolve the issue:

- i. To reset the culvert up to five inches lower in the ditch; this option is not feasible because it would reduce the water flow too much.
- ii. To reduce the size of the culvert; this option is not feasible because it would reduce the water flow too much.
- iii. To replace the single large culvert with two smaller culverts in parallel to reduce the height; this option is not feasible because there would not be a sufficient reduction to the height of the culvert, whereas adequate water flow through the culverts would require that they be installed at a similar height to the existing culvert, and the current width of the ditch would not allow installation of two culverts versus the single large culvert that is already installed.
- iv. To add soil to the farm field to reduce the drop from the culvert top. Soil could come from the upcoming Ebbers Road reconstruction project.
- v. Remove the culvert completely and figure out field access somewhere else.

The Town Board reached consensus that options iv. and v. should be discussed with Brian Bruggink as viable ways to resolve the issue he has reported and to see if Brian has any other suggestions.

c. Managing short-term rentals and licenses.

A report detailing short-term rental licenses and certain short-term rental activity

was provided to the Town Board in the June 9, 2025 board meeting packet.

- d. Required setback for high voltage electric transmission lines from dwellings:
After conducting further research on this topic, the Town Board reached consensus that this agenda item should be removed from ongoing issues until further notice.
- e. Possible ordinance violation at W3070 Hoitink Road.
Chair Huenink reported that the Town Attorney is drafting a letter to be sent to the property owner at W3070 Hoitink Road with regard to ordinance violations on the property.
- f. Signage, barricades, and conduct at walk-in access to Lake Michigan locations.
Chair Huenink reported on grading work, as well as log and stump removal, at the Dewitt Road walk-in access area.
Amy Scott asked whether grass will be planted in the area where grading work was done, to which Chair Huenink replied that he would discuss grass planting in that area with Director of Public Works and Property Nate Voskuil.
Jane Hamilton inquired about signage addressing conduct at the public walk-in access areas and suggested that guidance addressing conduct at Lake Michigan be provided at corporate lodges.

21. Committee, Clerk-Treasurer, & Chair reports:

- a. Administration and Finance:
Nothing to report at this time.
- b. Parks and Property:
Supervisor Hamilton reported that a trash compactor at the Town Recycling Center has rusted out and that the Town is getting estimates on either repair or replacing part of it. At this time, there are two compactors being used at the Recycling Center, one for trash and one for recycling. One of the two compactor has a switch issue that is being looked at.
- c. Public Safety:
A report detailing contract activity during May 2025 from the Sheboygan County Sheriff's Department was included in the June 9, 2025 board meeting packet.
Supervisor Caswell reported that he received information from Nate Voskuil about an abandoned vehicle on private property. The Sheboygan County Sheriff's Department talked with the vehicle owner and the issue is expected to be resolved. There was also a report of garbage being disposed of in a Town road right-of-way; the Sheboygan County Sheriff's Department issued a citation to the individual who disposed of the garbage.
Clerk-Treasurer Kaiser inquired about whether Supervisor Caswell and Chair Huenink had received her email about a complaint she received regarding possible unlicensed vehicles on private property, to which Supervisor Caswell replied that it

was received.

- d. Onion River Solar Joint Development Agreement Committee:
Supervisor Lammers reported that mowing has begun at the Onion River Solar Electrical Utility. Representatives of Alliant previously communicated plans to apply a growth inhibitor to vegetation.

e. Roads:

- i. GIS Inventory Proposal from Cedar Corporation to include, but not limited to, culverts and signage:

Motion by Lammers, seconded by Caswell, to proceed with the Tier 2 option as shown on the GIS Inventory Proposal from Cedar Corporation; the motion carried by unanimous roll call vote.

Cedar Corporation will be contacted to request that a contract be drafted for the Town Board's consideration, to include the services covered by Tier 2 as shown on the proposal.

A monthly roads report was provided to the Town Board by Director of Public Works and Property Nate Voskuil via email prior to the June 9, 2025 board meeting.

f. Clerk-Treasurer:

- i. Town Hall rental application/agreement and related instructions provided to renters:

The Town Board approved of the amendments to the Town Hall rental agreement and related instructions as presented at the June 9, 2025 board meeting via consensus.

Clerk-Treasurer Kaiser asked Town Board members if they would like a directory of officials book printed by Sheboygan County for 2025-2026. There were no directories requested. She also reported that letters were recently sent to property owners to inform them of the status of upcoming road projects, to request permission to treat phragmites on private property on behalf of Glacierland RC&D, and to respond to written complaints submitted to the Town.

g. Chair:

- i. Broadband:

Chair Huenink reported that the Wisconsin Public Service Commission was notified that effective May 9, 2025, the State Digital Equity Planning and Compacity Grants were unilaterally terminated by federal executive action. It is the Town's understanding that currently scheduled broadband expansion projects throughout the Town are expected to continue.

22. Status of appeal to circuit court of the Holland Board of Appeals decision regarding N2047 Pine Beach Road South:

Chair Huenink presented the following status:

The Board of Appeals (BOA) decision dated 12/18/2024 reversed the Town Attorney's, Town Board's, and Town Plan Commission's interpretation of the Zoning Ordinance

regarding the proposed use of the American Orthodontics (AO) property at N2047 Pine Beach Rd South. Two additional legal briefs were submitted to the court on May 30, 2025. The appeal to circuit court is proceeding through the court process; the next scheduled action is the court's oral ruling, which has been re-re-scheduled by the court for July 18, 2025 at 1:15pm at the Sheboygan County Courthouse.

Soon after the last board meeting, Chair Huenink was advised that the activity at N2047 Pine Beach Road South had increased. It was apparent that the structure was nearing completion and many service providers were on site simultaneously to complete their specific tasks. It is understood that when the landscapers were working on the west side of the property, some of the service vehicles parked on Stokdyk Ingelse Road and workers had to walk from there to access the property.

Town Building Inspector Tom Huenink was asked to make his final inspection of the property. The final inspection was made on June 2, 2025 and paperwork for that inspection was completed on June 3, 2025. As of June 3, 2025, the owner could use the property. Chair Huenink clarified that the owner cannot use the property as explicitly stipulated in the Board of Appeals determination of facts as documented within their decision dated December 18, 2024.

The Town was recently made aware that a type of opening celebration was held at the property on June 6, 2025, and that an AO executive and their spouse plan to stay at the property for about three months through the summer. This coincides with a report from the public that someone had stayed at the property on the evenings of June 6 and June 7.

23. Public Input:

- a. Larry Britton commented:
 - i. That an executive of a corporation is still an employee of a corporation. The ruling by the BOA is that no employees or guests may use the property. He has an issue with AO allowing executives to use the property and doesn't believe that is proper. If an executive is not an employee, they need to show him that. This matter will be reported to the court on Tuesday, June 10.
 - ii. That David Valenti or Judy Britton have the authority to accept open records requests on his behalf. He had asked his open records request dated May 12, 2025 be complete in ten days and was not contacted as to why it was not completed in that time frame. He asked that this not be done in the future as it was disrespectful.
- b. David Valenti commented that he would like to echo what Larry Britton said. The stipulation by the BOA was crystal clear that the proposed use of N2047 Pine Beach Road South was for groups of dentist or orthodontic professionals or AO employees and/or those groups' families. There is a clear admission of a violation here of the BOA ruling and no question that an executive of AO from out of town is an employee of AO. This is a serious matter and it is amazing that AO would admit something like this. He stated that the Town Board has an obligation to reach back to AO and would almost think that as an intervening party in the lawsuit that the Town Board has an obligation to notify the court that there has been a clear violation of the BOA ruling. David said he is amazed that AO would basically ignore this, just as the board has sort of ignored pleas and complaints since Michele Keller sent an email complaining

- about commercial and business use, traffic, and clearly spelling out AO's proposed use of the property in July 2023 before the building permit was issued. Now it seems that the Town Board is ignoring the BOA's decision and it is appalling that this is happening.
- c. Larry Britton stated that the Town Board has an obligation to enforce the BOA's decision until the court says otherwise, and to tell AO they cannot use the property.
 - d. Chair Huenink said that the Town Board has received many hours of public comment about N2047 Pine Beach Road South. The BOA's decision was hinged on the fact that the proposed use included stays that were three to four days in length and therefore considered temporary, and three months is how long AO has said that the executive would stay on the property. The property cannot be used for what was stipulated in the determination of facts included in the BOA's written decision dated December 18, 2024.
 - e. Larry Britton stated that it is up to the Town Board to enforce the BOA's decision dated December 18, 2024.
 - f. Chair Huenink stated that the Town Board would contact the Town Attorney to get their thoughts on the current situation.
 - g. David Valenti commented that the Town Attorney takes the Town Board's orders. The legal opinion he wrote was shoddy and he never even gave an opposing side of the argument. He simply only quoted things that supported the Town Board's argument, and any attorney that looked at that saw it was one-sided. David inquired whether the AO executive would be staying at the AO property continuously over the next three months.
 - h. Chair Huenink said that the information he reported about the executive's stay at the AO property has not been directly communicated by AO.
 - i. Larry Britton commented it is the Town Board's obligation to go to AO and find out what is going on because they are spending nights there.
 - j. Ann Bachrach said that the car parked on the property has a Wisconsin license plate.
 - k. Dana Mueller commented on the inappropriateness of two persons staying in a nine-bedroom, five-bath home.
 - l. Amy Scott said it is time for a peaceful protest.
 - m. Kathryn Potos said that there has been someone on the property and that an executive of a company is an employee of a company.
 - n. Sandy Rose asked the Town Board what they are going to do about it.
 - o. Chair Huenink said that the Town Attorney will be contacted to relay information that the Town has learned and to request that he provide an opinion on whether the activity on the property that has been reported is in violation of the Board of Appeal's decision dated December 18, 2024.
 - p. David Valenti commented on prior delays. He said that time is of the essence in this matter. He wonders how some of the Town Board members feel in this situation and whether there should be a sense of urgency about what is going on.
 - q. Chair Huenink said that if a violation occurs, it needs to be verified and action must be taken. The Town Board must follow the letter of the law.
 - r. Larry Britton asked whether the Town Board can give him a scenario where somebody can spend the night at N2047 Pine Beach Road South and not be in

- violation of the BOA's decision.
- s. Chair Huenink said the stipulation of facts as decided on by the BOA must be referenced to determine a violation.
 - t. Larry Britton said that he cannot think of a scenario where somebody spending a night in the house does not violate the decision. If the Town Board can come up with one, please tell him because he cannot think of any.
 - u. Julie Kuether asked whether it would be possible for David Valenti or Larry Britton to be present at a meeting between the Town Board and the Town Attorney.
 - v. Chair Huenink replied that communications between the Town Board and the Town Attorney are considered privileged between the attorney and the client.
 - w. Bill Rauwerdink said that there are riots in Los Angeles is because the rioters are never held accountable. AO has been violating laws since 2023 because they think they can get away with it, and now they are violating another law for the same reason. Until they are held accountable, they will continue to violate the law.
 - x. Larry requested that the Town Board, the Town Attorney, David Valenti, himself, and David and Larry's attorney sit down and meet about the executive staying at N2047 Pine Beach Road South. If the Town Board can tell us why this is permitted, Larry wants to hear it, but he wants the attorneys to hear it too. This has to do with a violation of the BOA's decision which is a separate matter from the pending litigation.
 - y. Supervisor Caswell said that the same result will be attained if everyone meets with their attorneys separately, but that the Town Board will inquire with the Town Attorney.
 - z. Chair Huenink said that he will contact the Town Attorney to request that they provide an opinion about whether an executive's extended stay at the property would violate the BOA's decision dated December 18, 2024. It could reflect negatively on the circuit court case if AO did something that was in violation.
 - aa. Larry Britton stated that the Town Board is the controlling body over the BOA.
 - bb. Dana Mueller said that the problem is that the public will not know whether there is a violation until next month's meeting, and this requires direct intervention.
 - cc. David Valenti commented on the Town Code's mention of principal use of property and that it does not mention that the property must be used continuously, in terms of never leaving the property, for that use to be considered principal. There is no other use of the property at N2047 Pine Beach Road South.
 - dd. Chair Huenink clarified that everyone leaves their property at some point in time. Currently, in Town Code, there is no duration requirement that says a person has to live in their house for a certain period of time. If this was regulated, it must be considered carefully because dwellings are used for various periods of time by different property owners, with some dwellings used as vacation homes or short-term rentals, for example.
 - ee. David Valenti said that the Town needs to look at the principal use of N2047 Pine Beach Road South as a business or marketing use. The issue is that members of the public are upset that the Town Board is going to ignore the BOA's decision and let the use continue for the next 30 days.
 - ff. Supervisor Caswell asked Chair Huenink to ask the attorney whether or not it would

- be appropriate to contact David Valenti and Larry Britton's attorney to share information. If it is too close to the case, that information may not be able to be relayed.
- gg. Julie Kuether asked whether the executive staying at the AO property would be inviting family members to stay with them. She said people living near the house should monitor the property because that would be a violation.
 - hh. Larry asked whether the Town Board has requested budgets from the Town's attorneys to which Chair Huenink replied that they had not. He requested that the Town Board obtain these budgets. Larry said that the Town Board has an obligation to request them because they are using taxpayer dollars. Larry stated that a TRO and injunction would be filed tomorrow for the Town Board to enforce the BOA, which is going to cost the taxpayers more money. It is a shame that they are being put in a position to do this because more taxpayer dollars will be spent.
 - ii. Bill Rauwerdink asked whether the Town Board knows what it will cost when they hire outside skillsets. No one believes that the Town Board doesn't know what it costs, but it's just not written down. If they don't know what it costs, it is a fundamental problem that should be in the minutes.
 - jj. Ann Bachrach said that she has seen people waving to her as they come in and out of the AO house and asked whether she needs to provide verification of the information about the executive staying on the property. The information is first hand to her. Ann said she saw two of the AO big wigs there talking with the person staying there and there is no ambiguity. Ann resents that she and Greg are supposed to be on watch as to who is coming and going from the property and that is not their job. She wants the Town Board to do their job.
 - kk. Chair Huenink said that the Town needs to verify the activity on the property.
 - ll. Jane Hamilton asked whether the Town's secretary could send an expedited message to all the Townspeople who come to these meetings as she has all their names and addresses.
 - mm. Ann Bachrach said it could be put on the website or one phone call could be made and the people will get the word out.
 - nn. Amy Scott said it could be posted on the posting board.
 - oo. Larry Britton said he needs an answer about whether the Town Board will request budgets from the attorneys. He said that he completes budgets for his clients every day and offered to send a budget form that he uses. Larry wants to know what this is going to cost because the Town Board voluntarily entered this lawsuit.
 - pp. Chair Huenink said that he will talk to the Town's attorneys.
 - qq. Julie Kuether asked whether the Town Board feels that the taxpayers have a right to know what this is costing. Why don't we start with tomorrow's phone call to the attorney; what's that going to cost, and then everything going forward. The public has a right to know this. The public is rightfully upset about this.
 - rr. Amy Scott asked where the money is coming from.

24. Correspondence:

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

25. Adjourn:

Motion by Lammers, seconded by Hamilton, to adjourn the meeting at 8:29pm; the motion carried by unanimous voice vote.

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