

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Monday, August 11, 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 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 August 7, 2025.
4. Roll call:
 - a. Members Present: Town Chairman David Huenink, Town Supervisors Kelly Caswell, Douglas Hamilton.
 - b. Members Absent: Town Supervisor Brody Stapel.
 - c. Others Present: Town Clerk-Treasurer and Zoning Administrator Janelle Kaiser.
 - d. Members of the public that signed in: Randy Jensema, Walter Ellis, Cheryl Baldwin, Ross Kaat, Mary Prinsen, Jo Ellen Schlereth, Julie DuMez, John DuMez, Gordie Seegert III, Ann Bachrach, Greg Bachrach, Jane Dederling, Jeff Ray, Kristen Sheeran, Corbett Sheeran, Barb Dallman, John Dallman, Ann Calvert, Ann Grittinger, Diane Stuart, Grant Barthel, Janet Barthel, Jim TeStroote, Lori TeStroote, Craig Droppers, Amy Scott, Christine Frank, Sandy Rose, Bill Rose, Phil Marr, Dana Mueller, Fred Holt, William Banner, Heather DeRuyter, Scott Siemon, Annemarie Valenti, and Dave Valenti.
5. Adopt agenda as official order of business:
At this time, Chair Huenink suggested that no action be taken on agenda items 12d., 13, 16, and 18e. due to Supervisor Stapel's absence.
Motion by Hamilton, seconded by Caswell, to adopt the agenda for the August 11, 2025 board meeting as presented during the August 11, 2025 board meeting; the motion carried by unanimous voice vote.
6. Minutes of previous meetings addressed for approval:
Motion by Caswell, seconded by Hamilton, to approve the minutes from the July 14, 2025, and July 17, 2025, board meetings as presented during the August 11, 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. Public Input:

Chair Huenink made some announcements at the start of public input:

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.

As only three board members were present, and as the board intends to take no action on agenda items 12d., 13, 16, and 18e., Chair Huenink suggested that comments related to those items could be made at a future meeting so that Supervisor Stapel may benefit from any conversation.

Chair Huenink and Supervisor Hamilton worked on the Town Hall's audio-visual system prior to this meeting, as last week's Plan Commission was harder to hear by attendees seated in the multi-purpose room. Those issues seem to have been resolved. He noted that the Town Board previously received feedback that not all board members could be seen on the television in the multi-purpose room. The camera appears to have a zoom function, which will be tested prior to the next meeting. For this meeting, the camera angle was adjusted so that all three board members present were in view.

- a. Amy Scott said that her father taught her to leave a place a little bit better than when she found it. For example, picking up trash, creating a process improvement at work, or visiting an anxious friend and leaving them laughing. Before the board votes on the proposed changes to Chapter 330, they should pause to consider the broader implications of doing so, as they clearly disempower ordinary citizens. With limited financial means, from introducing our challenging zoning issue, it was clear to us at last week's Plan Commission meeting that there was a lack of comprehension by the commission members before their vote. Had I cleared their desk and handed them an essay test which asked them to explain in simple terms the ordinance as it is, the meaning of the proposed changes, and the broader implication of the changes, I fear that they would have been hard pressed to demonstrate a satisfactory level of understanding. The truth is, someday your tenure as board members will end. Terms end, careers end, nothing lasts forever. One day, you too will be plain vanilla citizens like ourselves. We are all connected as waves in a lake, and when you disempower your citizens, you disempower yourselves. I encourage you to ask yourselves, will these changes empower citizens? Your constituents who voted for you to make decisions in the best interest of our town, or simply satisfy a vengeance? Will you leave the Town a little better than you found it? The answer to these questions will be part of your legacy.
- b. Dave Valenti inquired about whether the Town Board received comments he sent by email regarding proposed Ordinance-Draft(E), to which they replied that they had.
- c. Grant Barthel asked some questions about proposed Ordinance-Draft(E), saying that it emasculates the Board of Appeals (BOA). Will there not be a method other than suing for someone that has a lesser complaint, or is it just that if Janelle or Tom Huenink make a mistake, or the custodian that left a dust bunny in the corner, we can go the BOA, otherwise we have to sue someone to have a thought pattern on

- these things. Does the proposed ordinance avoid people coming to meetings, because the meetings would be sort of useless if the only thing we can do is sue. If we do sue, you guys can't talk to us about it. There's something not right about this ordinance. Were the lawyers that helped draw up the ordinance just wanting to help the Town Board avoid difficulties, or make sure that the whole Town has input and opportunities for being heard?
- d. A member of the public inquired about the status of the Stokdyk Inglese Road betterment project.
 - e. Chair Huenink provided a status update for the project, saying that it is expected to resume in 2026.
 - f. Julie Kuether inquired about N1625 Alexander Lane being purchased a year or two ago, and whether the property owner has approached the Town for any permits. The property has sat vacant since the purchase. What is the intended future use of the property?
 - g. Chair Huenink said that the Town can check on permits for that property.
 - h. Scott Siemon commented that a house exists on the aforementioned property and that he has spoken with the property's caretaker. He clarified that it is the property located furthest south on Alexander Lane, and that the caretaker told him that the property owner intends to tear down and rebuild the house at some point. The property owners have visited the property, but rarely.
 - i. Dave Valenti said that if someone has a zoning issue, a previous point by Grant Barthel was well made that once it goes to court, no one on the Town Board can discuss anything with anyone. He added that it is extremely expensive for the resident to take someone to court and it is expensive for the Town to go to litigation, as we saw in the American Orthodontics (AO) case. We still don't have an answer on what the legal fees for the Town Board's intervention in the case were. Not only does it impact the residents, it also impacts the budget for the Town.
 - j. Ann Bachrach said the public asked why the Town Board was siding with AO a couple of meetings ago. At that point, Supervisor Caswell said, why don't we just tell them? At that time, Chair Huenink said that it couldn't be discussed because of the court proceeding. Ann said that we are no longer in a court proceeding, so the question is being asked again.
 - k. Chair Huenink replied that AO has a right to appeal the decision within 45 days of the court decision; the litigation is still pending.
 - l. Ann Bachrach said that the judge's ruling was extremely clear. Ann submitted a spreadsheet of guests that have apparently spent days at N2047 Pine Beach Road South prior to and after the court proceeding, and commented that the guests golf all week, have beers, get catered to; never once did anyone have a thought about how they were going to care for that property. I didn't see anyone wiping down the mantel or being worried about cleaning the toilets. How is this going to be enforced; do I have to be the watchdog? Do I have to submit this information to the court? AO is saying to all of us, tough luck people, we're going to do exactly what we want to do. The spreadsheet shows arrival date, departure date, a license plate number of the car, the model of the car, and how many people were in the car. Then there are some that don't come in a car, rather, they come in with the long-term residents.

- Ann said that the some of the people visiting were clearly not guests of the long-term residents, who are not there all the time.
- Chair Huenink stated that the Town will have to follow up on this information.
- m. Dana Mueller read the following written statement and submitted it to Clerk/Treasurer Janelle Kaiser during the meeting:
- “Are you in discussion w/AO regarding appealing the decision? Should AO decide to appeal the decision, will the TOH again join them in the appeal? Are we taxpayers and AO splitting the legal fees for this decision? Are we taxpayers splitting the cost with AO for the additional legal fees of an appeal? Knowing now, that Janelle Kaiser is in the positions of both Clerk and Zoning Administrator, it’s even more disturbing and difficult to understand how a Corporate Retreat with 9 bedrooms and 5 baths in R1 could ever have been approved in the first place. And, with the newly revised amendment of the ordinance of Chapter 330, I’m fearful there will be other similar projects approved in the future.”
- n. Chair Huenink said that if AO hires an attorney, they pay their own attorney fees. If the Town hires an attorney, the Town pays the Town’s attorney fees. The Town is not joined with AO.
- o. Barb Dallman said that considering the case is over, there is nothing that prevents an answer to Ann Bachrach’s question. We were told that once the case is over, we would get an explanation. She asked Supervisor Caswell for an answer.
- p. Dana Mueller asked whether the Town Board would join AO in an appeal.
- q. Amy Scott clarified the question, asking whether the Town Board would again intervene in the case if AO files an appeal.
- r. Chair Huenink said they wouldn’t know until the situation comes up, but anything is possible.
- s. Amy Scott said that it is also possible that the Town Board wasted \$50,000 on this ridiculousness. Were you impressed with your attorney and his performance, who said nothing at the proceedings? Did he do a bang-up job and win the case for you guys, do it for the team? No. Are you just going to print more money? When does this madness end? You are wasting our dollars and we want our questions answered. You will be citizens again one day.
- t. Chair Huenink said that the Town’s legal expenses can vary greatly year to year depending on what comes up.
- u. Christine Frank said that the Plan Commission had a robust discussion about transition areas at their meeting last week. At least five out of seven people spoke up about it. Also at that meeting, when the Plan Commission voted to recommend that the Town Board adopt Ordinance 2025-Draft(E), there was no discussion. When a question was asked about the ordinance, the answer was so brief that the commission member may have gotten the wrong impression. I would hope that before a vote is taken on this amendment that there be three minutes for each legislator. I would like to know what everybody thinks the implications are for citizens like Pine Beach. Will it include or exclude people from the process? Is there a better amendment that could preserve participation? Are there best practices in the State of Wisconsin and what are they? Please let us hear your voices for clarification and understanding.

- v. Cheryl Baldwin has been attending these meetings for a while and requested that the citizens be given as much information as possible about a proposed ordinance so that we are informed citizens working with the Town Board. The impression I get at times that we as citizens can't possibly understand the ordinances; clearly, that's not our job, but we need to understand it enough to work with you. When we think something isn't right, we need a means to express that, and that being circuit court doesn't make a lot of sense to me. Seeing the BOA as one of the most democratic processes that I have witnessed in a long time, well mediated, and thinking that we don't want that as part of our community anymore doesn't make a lot of sense to me. There needs to be a respect for the professionals who are interpreting the ordinances and the citizens who are living with these ordinances. Some of these actions feel like the citizens don't know, can't know, and aren't smart enough. There are business owners, medical professions, there's all kinds of people living in the Town of Holland who are fully capable of partnering on ordinances that are good for the Town of Holland and are away from motions that feel like animosity or that cut us short from our voice.
- w. Chair Huenink said that the Town began posted draft ordinances on its website about a year ago prior to meetings where they are being considered for adoption.
- x. Cheryl Baldwin said that it is about intent. How does the ordinance change improve the Town of Holland and the functioning of the Town government, as well as the life of the citizens. I think we can do better that what we've done since I've started attending these meetings.
- y. Amy Scott said that it is interesting that the Town stopped providing red line versions of draft ordinances and asked that the Town provide what the ordinance is now and what the proposed changes are for proposed ordinances in the future.
- z. Chair Huenink said that the current version of the Town's ordinances are available on the Town's website, as well as any proposed draft ordinances. The Town used to post red line versions, however, there was confusion expressed by citizens in the past about the red line versions, so the Town began posting clean versions of the proposed ordinance without the red line markings. The Town would need to consider the best way to present the ordinance as it is today and how it is proposed to be amended without causing confusion.
- aa. Bill Rose explained that using red line or similar versions is a common practice in business. Are you going to do something? There has got to be a way here to do this.

9. Financial/Treasurer's report:

Motion by Caswell, seconded by Hamilton, to approve the July 2025 financial/treasurer's report as presented during the August 11, 2025 board meeting; the motion carried by unanimous voice vote.

10. Approval of vouchers:

Motion by Caswell, seconded by Hamilton, to approve the August 11, 2025 voucher listing as modified during the August 11, 2025 board meeting to add per diem payments to Holland Town Board members that reported attendance at one or more eligible meetings

since the July 14, 2025 board meeting. The motion carried by unanimous voice vote.

11. Accounts receivable:

None.

12. Plan Commission recommendations:

a. Request by Mary Prinsen for a minor land division and rezonings at parcel 59006067368 on County Road KW:

Motion by Caswell, seconded by Hamilton, to accept the recommendation of the Plan Commission and approve the request by Mary Prinsen for a minor land division and rezonings of parcel 59006067368 on County Road KW to create two separate parcels consisting of 3.03 acres and 24.22 acres as shown on the certified survey map submitted with the application, and to rezone the proposed 3.03-acre parcel from A-1 to A-1-S and the proposed 24.22-acre parcel from A-1 to A-PR, contingent upon Village of Cedar Grove approval of the certified survey map, and upon that certified survey map being approved and executed by Sheboygan County.

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

b. Request by Mark DeMaster for a major land division at parcel 59006076382 on Hawe Road:

Motion by Hamilton, seconded by Caswell, to accept the recommendation of the Plan Commission and approve the request by Mark DeMaster for a major land division parcel 59006076382 on Hawe Road to create three separate parcels, each consisting of 5.227 acres as shown on the draft map submitted with the application, contingent upon:

- i. Receipt of a signed and recordable certified survey map that matches the draft map submitted with the application to include required language per Holland Town Code Chapter 220-15F.
- ii. Receipt of a full legal description for the existing parcel or proposed resultant parcels.
- iii. Village of Oostburg approval of the certified survey map, and upon that certified survey map being approved and executed by Sheboygan County.

The motion carried by unanimous roll call vote.

c. Request by Jeremy Jensema for a minor land division at N2211 Frontage Road:

Chair Huenink explained that a minor change was made to the certified survey map that was approved at the July 14, 2025 board meeting, which affected only the resultant 2.66-acre parcel. The survey was amended to adjust the property line for the parcel to the section line rather than the center line of the road.

Motion by Caswell, seconded by Hamilton, to approve the amended certified survey map as presented at the August 11, 2025 board meeting. The motion carried by unanimous roll call vote.

d. Ordinance 2025-Draft(E) to Amend Holland Town Code Chapter 330 – Zoning:

No action taken.

13. Ordinance 2025-Draft(F) to Amend Holland Town Code Chapter 252 – Parks and Recreation Areas:

No action taken.

14. Fireworks permit application by Heather and Travis DeRuyter at N753 Six Mile Road:

Motion by Hamilton, seconded by Caswell, to approve and issue a fireworks permit for Travis and Heather DeRuyter to display Class C fireworks on August 30, 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. Short-term rental license management contract with Granicus:

Motion by Caswell, seconded by Hamilton, to authorize Clerk-Treasurer Janelle Kaiser to renew the existing agreement as presented at the August 11, 2025 board meeting; the motion carried by unanimous voice vote.

16. Town Board Supervisor vacancy and future appointment:

No action taken.

17. Open Book and Board of Review Dates:

The 2025 Open Book will take place at the Holland Town Hall on September 16, 2025 9:00am to 3:00pm. The first 2-hour meeting of the Board of Review will take place on October 8, 2025 from 4:30pm to 6:30pm.

18. Ongoing Issues:

a. 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:

No new information to report.

b. Road right-of-way obstructions on Ebbers Road:

No new information to report.

c. Possible ordinance violation at W3070 Hoytink Road.

Chair Huenink reported that he recently followed up with the Town Attorney about a letter to be sent to the property owner at W3070 Hoytink Road with regard to ordinance violations on the property. Despite the conditional use permit being terminated, business activity still appears to be occurring on the property. The debris pile remains, and the Town has received a report that additional debris is being piled in a different location.

- d. Signage, barricades, and conduct at walk-in access to Lake Michigan locations.
No new information to report. 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 sometime in the future.
- e. Town code update for ordinances pending codification with General Code:
No new information to report. No action taken.
- f. 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 August 11, 2025 board meeting packet.

19. Committee, Clerk-Treasurer, & Chair Items:

- a. Administration and Finance:
Nothing to report at this time.
- b. Parks and Property:
Nothing to report at this time.
- c. Public Safety:
A report detailing contract time provided by the Sheboygan County Sheriff's Department in July 2025 was provided to the Town Board in the August 11, 2025 meeting packet.
 - i. Oostburg Fire Partners new agreement:
Chair Huenink reported that all municipal parties have approved the Oostburg Fire Partners new agreement, which will take effect on October 1, 2025.
 - ii. Oostburg Emergency Medical Responders agreement:
A draft Oostburg Emergency Medical Responders agreement was included in the August 11, 2025 meeting packet for review.
 - iii. Oostburg Fire Department new fire truck purchase:
Motion by Caswell, seconded by Hamilton, to approve a new fire truck purchase from Spencer Fire Equipment with the Town of Holland's expense not to exceed \$325,500 and a new pickup truck purchase with the Town of Holland's expense not to exceed \$18,000, as proposed by the Oostburg Fire Department; the motion carried by unanimous roll call vote.
- d. Onion River Solar Joint Development Agreement (JDA) Committee:
Supervisor Caswell reported that noxious weed control and vegetation management at the Onion River Solar Utility looks good. He visited several locations prior to the meeting.
Chair Huenink reported a conversation with members of the team at Alliant that manage the utility's operations. They said that they had been working with Town of Holland Weed Commissioner Mike Kuffel on noxious weed control earlier in the

year.

e. Roads:

i. Utility right-of-way occupancy and excavation permitting process:

No new information to report.

Supervisor Hamilton gave an update on the status of a culvert replacement project on Hoftiezer Road, which is currently on hold due to required Wisconsin Department of Natural Resources permitting following drain tile discoveries made during the project. The road is currently impassable where the culvert was once located and will be until the project is able to resume.

f. Clerk-Treasurer:

Meeting Dates:

i. A Board of Review meeting to adjourn will take place at the Holland Town Hall on September 8, 2025 at 6:00pm.

ii. An Administrative Committee meeting to begin work on the Town's 2026 budget will take place at the Holland Town Hall on September 15, 2025 at 6:30pm.

iii. Clerk/Treasurer training:

The Town Board reached consensus to authorize Clerk/Treasurer Janelle Kaiser to attend the 2025 Wisconsin Towns Association Annual Convention in October 2025. The cost of the training will be within the Town's 2025 budget for Clerk/Treasurer training and will be split equally with the Town of Sherman.

g. Chair:

Chair Huenink reported that the September 2025 Plan Commission meeting has been rescheduled to Wednesday, September 3, 2025, due to the Labor Day holiday, The November Town Board meeting is expected to be rescheduled to Wednesday, November 5, 2025, with the public budget hearing held prior to the November board meeting to begin that evening at 6:00pm.

20. Status of appeal to circuit court of the Holland Board of Appeals (BOA) decision regarding N2047 Pine Beach Road South:

Chair Huenink presented the following status:

The circuit court hearing was on Thursday, July 17, 2025; the judge ruled that the BOA made errors in their determination but affirmed their decision that AO's proposed use of N2047 Pine Beach Road South is not allowed in R-1 for other reasons she determined. AO has 45 days to appeal. It is understood that the deadline for AO to appeal is Monday, September 8, 2025.

21. Public Input:

a. Craig Droppers said is great that the solar farm is being well mowed, but he hopes that the Town catches up on mowing Town road rights-of-way because the weeds will go to seed soon and they are behind. He encouraged the Town to speed that up.

- Craig inquired whether the Town of Wilson dropped out of the Oostburg Fire Partners.
- b. Chair Huenink confirmed that the Town of Wilson has withdrawn from the Oostburg Fire Partners. A termination agreement has been approved by all municipal parties, which officially terminates Wilson's involvement on September 30, 2025.
 - c. Dave Valenti asked Chair Huenink to reiterate what he said about the status of appeal to circuit court of the BOA decision regarding N2047 Pine Beach Road South.
 - d. Chair Huenink said that the BOA made errors in how they made the determination, but the court affirmed the outcome. The decision of the BOA that the proposed use did not conform to R-1 was affirmed by the judge, but the judge came to the same end result for different reasons than the BOA.
 - e. Dave Valenti asked for any insight into the errors that the BOA made.
 - f. Chair Huenink said that one of the things that was pointed out in one of the legal briefs was that the Town Code has the word designed or used as being a residence. The word that mattered was "or." It might have been different if the Town Code said designed "and" used. Chair Huenink said that the court transcript will reflect exactly what was said during the hearing.
 - g. John Dallman appreciates the summer hours at the Town Recycling Center. He reported that there appears to be some maintenance issues with the operation of the equipment at the recycling center. He inquired about whether there is a routine maintenance contract for the equipment there.
 - h. Supervisor Hamilton said that the Town's oldest trash compactor is rusted out. The Town is working on getting quotes to repair or replace it. An issue with the switch on one of the other compactors that occurred recently was due to the operator not pulling on it hard enough. Supervisor Hamilton will check on whether Harter's performs routine maintenance on the compactors, if it is required.
 - i. John Dallman inquired about how to contact the Town's Weed Commissioner regarding Japanese Knotweed on a neighboring property.
 - j. Supervisor Hamilton replied that Japanese Knotweed is a noxious weed per the Town's ordinance. The Town is working with Glacierland Resource and Conservation Development to treat Japanese Knotweed throughout the Town, but Glacierland does need permission from private property owners to enter the property and treat it. John Dallman will send Supervisor Hamilton the address of the property where Japanese Knotweed has been observed.
 - k. Amy Scott overheard someone at the dump say that recycling is not really recycled and inquired about whether there is any truth to that.
 - l. Chair Huenink said that there are two compactors at the dump currently; when one breaks, we only have one place to put stuff. In that case, garbage and recycling go into the same place. It is not intentional if recycling does not get recycled.
 - m. Amy Scott said there should be signs or a notice indicating that recycling may not actually be recycled at the Town Recycling Center if the compactor breaks down. People should know that it may not be recycled.
 - n. Supervisor Caswell said that the attendant directs people where to place items at the Town Recycling Center.

- o. Scott Siemon said if the equipment is restored to good working order in the future, the chance of this happening will be much less.
- p. Chair Huenink said that sometimes the compactors fill up, regardless of their functionality.
- q. Barbara Dallman inquired about fees for recycling electronics; the Town Board directed Barb to the fee schedule on the Town's website.
- r. Bill Rose inquired about whether fireworks permit application indicate a time for the use of fireworks.
- s. Chair Huenink replied that the fireworks permit application asks for a date of use and class of fireworks that may be purchased.
- t. Bill Rose said that a couple months ago, a resident came in and said that the stuff they put in with the solar and seed with the ditches is biodegradable mesh. A MSDS sheet for this material should be reviewed for any future developments.
- u. Chair Huenink said that the mesh that was used is biodegradable but takes some time to break down. It was not installed in front of properties where there is a residence and the property owner is likely to mow all the way out to the road, as opposed to the Town or Sheboygan County mowing the right-of-way. The person who mowed over some of the material was mowing in the right-of-way beyond the frontage of the existing residence.
- v. Craig Droppers said that Sheboygan County uses the same material and he thinks that it will be a real mess when the roads get mowed along State Road 32. It's going to wrap up and get caught in the mower.

22. Correspondence:

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

23. Adjourn:

Motion by Caswell, seconded by Hamilton, to adjourn the meeting at 8:17pm; the motion carried by unanimous voice vote.

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