

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Wednesday, November 5, 2025
Immediately Following Special Meeting of Town Electors

1. Call to order:
Town Chair David Huenink called to order the Board of Supervisors monthly meeting at 6:32pm.
2. 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 October 31, 2025.
3. Roll call:
 - a. Members Present: Town Chairman David Huenink, Town Supervisors Douglas Hamilton, Kelly Caswell, Gordon Seegert III, and Brody Stapel.
 - b. Members Absent: None.
 - c. Others Present: Town Clerk-Treasurer and Zoning Administrator Janelle Kaiser.
 - d. Members of the public that signed in: Jack Stokdyk, Jeff Freund, Ann Bachrach, Greg Bachrach, Craig Droppers, Corey Polster, and William Bannier.
4. Adopt agenda as official order of business:
Motion by Hamilton, seconded by Stapel, to adopt the agenda for the November 5, 2025 board meeting as modified to address agenda item 11 prior to agenda item 7; the motion carried by unanimous voice vote.
5. Minutes of previous meetings addressed for approval:
Motion by Stapel, seconded by Caswell, to approve the minutes from the October 8, 2025 board meeting as presented; the motion carried by unanimous voice vote.
6. Record retention certification:
Clerk-Treasurer Janelle Kaiser certified that everything is up to date.
7. Public Input:
 - a. Chair Huenink provided a follow-up item from a prior meeting.
Supervisor Hamilton previously inquired about the appeal process available if a resident has an issue with something regulated by the Town, for example, if the Plan Commission issues a conditional use permit that allows a business to be open during certain times and the neighbor doesn't like that condition. Chair Huenink provided that all conditional use permits require a public hearing, during which is the best time to raise concerns; however, there is a process available for concerns raised at a later date. A Town complaint form could be submitted to the Town Board. That

- complaint form should state why the complainant is concerned with the business' operating hours, such as excessive noise or light. The Town has ordinances to regulate public nuisances. If the business is in violation of a Town ordinance, the Town can act on that ordinance violation. Also all Town of Holland conditional use permits require that permit holders comply with requirements of local, county, state, and other applicable regulations. If the permit holder does not come into compliance with local ordinances, the Plan Commission has the authority to revoke a conditional use permit using the process as regulated by Town ordinance.
- b. Craig Droppers asked whether it is the Town's responsibility to provide broadband services to everyone in the Town, as the Town is setting aside money for this purpose. Chair Huenink replied that it not a requirement, but the Town Board has gone on record stating that internet access for all is important, and that every residence and business in the Town should have internet access. The Town has received federal grant funding for broadband service improvements for some areas of the Town, but not all areas. The Town is setting aside money for the purpose of providing broadband service improvements to the remaining residences and businesses throughout the Town that are not covered by the areas for which federal funds were received.
 - c. Ann Bachrach commented that the public has asked the "why" about the Town Board's support of American Orthodontics. The public has asked numerous times about the "why" to it all. There is no current legal situation that would prevent this discussion. Chair Huenink replied that he addressed this question, as well as others, at a previous board meeting. Clerk/Treasurer Kaiser provided that these questions and answers were documented in the September 8, 2025 meeting minutes, which are posted on the Town's website.
 - d. Jeff Freund said that he uses Starlink for internet service and that it is awesome. A great alternative to Spectrum.
8. Financial/Treasurer's report:
Motion by Caswell, seconded by Hamilton, to approve the October 2025 financial/treasurer's report as presented; the motion carried by unanimous voice vote.
 9. Approval of vouchers:
Motion by Seegert, seconded by Caswell, to approve the November 5, 2025 voucher listing as modified to add an invoice from the Town of Sherman for 50% of 2025 Clerk/Treasurer training expenses, as well as per diem payments to Holland Town Board members that reported attendance at one or more eligible meetings since the October 8, 2025 board meeting; the motion carried by unanimous voice vote.
 10. Accounts receivable:
Nothing to report at this time.
 11. Information exchange with Sheboygan County Sheriff's Department:
Deputy Smith of the Sheboygan County Sheriff's Department was present to exchange information with the Town Board and the public. Deputy Smith spoke of speeding on

County Road D near Knepprath Road. Corey Polster reported that vehicles are traveling too fast on County Road A South between County Road GW and County Road KW. Craig Droppers commented that increased public awareness for passing farm equipment on the road is needed, specifically in a double yellow line area. Chair Huenink said that increased enforcement of Amsterdam Park boar launch stickers will likely be needed next year.

12. Plan Commission recommendations:

- a. Request by Jeffrey Freund of Freund Family Farm LLC for minor land divisions, rezonings, and conditional use permit plan of operations at parcels 59006076491 and 59006076220:

The Town Board discussed the request and asked Jeff if he would be willing to add signage for pedestrians to his parking plan, whereas guests on the property would be crossing Cole Road when walking to and from the parking area and the event venue. Jeff said that he put some speed bumps in on his section of Cole Road recently, and that he would consider installing a more permanent speed bump to slow down traffic near the parking area. Jeff noted that traffic on the road in the evening is minimal, as it is a private road. There will be a walkway from the parking area to the cabins so that cabin guests do not have to walk along Cole Road to access them. The cabins are likely to be used seasonally from April to November.

Motion by Stapel, seconded by Caswell, to accept the recommendation of the Holland Plan Commission and approve the request by Jeffrey Freund to divide 2.00 acres from parcel 5900607649, divide 7.43 acres from parcel 59006076220 and rezone those 7.43 acres to R-1, and rezone 10.27 acres of parcel 59006076220 from A-3 to A-T, and to approve the conditional use permit plan of operations as presented, to include allowance of an additional 3,600 square feet of interior accessory building space, contingent upon:

- i. **Approval and execution of a boundary line adjustment by Sheboygan County to merge 10.27 acres from parcel 59006076220 to parcel 59006076491,**
- ii. **Approval of the certified survey maps for both minor land divisions by the Village of Cedar Grove,**
- iii. **Approval and execution of the certified survey maps for both minor land divisions by Sheboygan County.**

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

13. ADOPT THE 2026 TOWN BUDGET TO INCLUDE THE FINAL 2025 TAX LEVY (WIS. STATS. 60.40(4)):

Motion by Stapel, seconded by Caswell, to adopt the 2026 Town of Holland budget with one modification as discussed during the budget hearing to move \$1,000.00 from the "Broadband Services Improvement" account under "Development" to the "Office Supplies and Expense" account under "General Government" for QuickBooks expenses, with a total budget amount of \$1,762,035.45, to include the 2025 tax levy to be collected in 2026 of \$803,695.00 as approved by the Town electors; the motion carried by unanimous roll

call vote.

14. Nyhof Custom Gutter & Aluminum, Inc. Snow Removal Service Agreement.

Motion by Stapel, seconded by Hamilton, to approve the Nyhof Customer Gutter & Aluminum, Inc. Snow Removal Service Agreement as presented; the motion carried by unanimous voice vote.

15. Ongoing Issues:

a. Possible ordinance violation at W3070 Hoitink Road.

Chair Huenink reported that he has consulted with the Town Attorney; a cease-and-desist letter will be sent to the property owner to address business activities being conducted on the property without a valid conditional use permit. The letter will also address existing debris pile(s) on the property.

b. Complaint received from property owner of W1262 Stokdyk Ingelse Rd related to accessory building downspouts at W1266 Stokdyk Ingelse Rd:

Clerk-Treasurer Kaiser sent a letter to the property owners of W1266 Stokdyk Ingelse Road on October 15, 2025 regarding a complaint received by the Town. The complaint reported noncompliance with a special condition set by the Board of Appeals on August 27, 2015 that rainwater runoff from an accessory building with a reduced setback must remain on the subject property. The Town Board acknowledged that action has been taken to correct the noncompliance; the property owners provided photos showing that downspouts have been directed away from the property to the east. Clerk/Treasurer Kaiser will send a letter to the complainant and to the property owners of N1266 Stokdyk Ingelse Road to confirm that action has been taken to resolve the complaint.

c. School bus accessibility at end of Foster Road:

The Town Board acknowledged that establishment of a permanent no parking area would require an amendment to the Town's parking ordinance, which may be considered by the Town Board at a future meeting.

d. Building permit at N2230 Foster Road South:

Town Building Inspector Tom Huenink recently conducted an inspection of the construction being performed on the property. While work to correct the non-conformance has not yet been completed, the Town sent a letter on September 17, 2025 to inform the property owners that the dwelling's setback from the property line shall not become more non-conforming than it was prior to the start of construction.

e. Signage, barricades, and conduct at walk-in access to Lake Michigan locations.

The Town previously requested that the Sheboygan County surveyor conduct survey work at the Foster Road, Stokdyk-Ingelse Road, and Van Ess Road Lake Michigan walk-in access easement areas. To expedite the work, the Town Board reached consensus that a local surveyor should be asked to complete the surveys needed.

f. Potential high-voltage electric transmission lines:

Chair Huenink has begun drafting a letter to be submitted to the Wisconsin Public Service Commission with regard to American Transmission Company's proposed Ozaukee County Distribution Interconnection Project. The letter shall explain the potential impact to the Town of Holland if the yellow (east) route is chosen and recommend that the blue (west) route is the route to choose.

g. 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 November 5, 2025 board meeting packet. A certified letter was sent to the property owners of N1099 Cole Road on September 15, 2025, which informed them of their requirement to obtain a short-term rental license based on information observed within the Town's short-term rental licensing software. As of the November 5, 2025 meeting, the certified mailing was returned to sender. Clerk-Treasurer Kaiser sent another letter dated October 13, 2025, via first class mail with a new deadline to obtain a license by November 4, 2025. An application for a short-term rental license at N1099 Cole Road has not been received to date. The Town Board directed Chair Huenink to contact the Town attorney to request that a letter be sent to the property owners regarding noncompliance with the Town's short-term rental ordinance.

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

a. Administration and Finance:

None.

b. Parks and Property:

i. Letter to residents of Park Square subdivision:

Motion by Hamilton, seconded by Seegert, to authorize Clerk-Treasurer Kaiser to send the letter to residents of the Park Square subdivision as presented; the motion carried by unanimous voice vote.

c. Public Safety:

A reported detailing Sheboygan County Sheriff's Department contract work for September was included in the packet.

d. Roads:

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

None.

ii. 2026-2027 LRIP Application:

The Town is eligible for local road improvement funding (LRIP) in the upcoming cycle. Chair Huenink and Director of Public Works and Property Nate Voskuil attended a meeting at the Sheboygan County Highway Department facility in Plymouth on October 17, 2025. An application for 2026-

2027 LRIP funding has been submitted for work on Tamarack Lane; the award amount is expected to be \$23,200.

The Lakeshore ATV-UTV Club has provided a map created by the Sheboygan County Planning and Conservation Department for the Town's ATV-UTV route. Chair Huenink contacted Sheboygan County to make four minor corrections to the map. The revised map has been posted on the Town's website and has been sent to the Lakeshore ATV-UTV Club.

Supervisor Seegert reported that a new culvert has been installed on Hoftiezer Road. The concrete end walls are curing and work to backfill the area needs to be completed, with an estimated time frame to reopen the road during the week of November 17, 2025.

Chair Huenink reported that the Sheboygan County Highway Department drives 2,200 miles when they perform one pass of snow plowing during a snow event throughout the county.

e. Onion River Solar Joint Development Agreement (JDA) Committee:

i. Committee member appointment:

Motion by Huenink, seconded by Stapel, to appoint Gordie Seegert to the Onion River Solar Joint Development Agreement Committee for the remainder of his current term of office; the motion carried by unanimous voice vote.

f. Clerk-Treasurer:

Clerk-Treasurer Kaiser will be out of the office on November 26, 2025. The Town office will be closed.

g. Chair:

None.

17. Public input:

Jack Stokdyk commented that the Town Board should make more use of the audio visual system in the meeting room.

18. Correspondence:

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

19. Adjourn:

Motion by Stapel, seconded by Hamilton, to adjourn the meeting at 8:14pm; the motion carried by unanimous voice vote.

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