

TOWN OF HOLLAND PLAN COMMISSION  
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING  
W3005 County Road G, Cedar Grove, WI 53013  
Monday, November 3, 2025 7:30pm

1. Call to order:  
Plan Commission Chair David Huenink called the meeting to order at 7:30pm.
2. Pledge of Allegiance:  
Chair David Huenink led the attendees in the Pledge of Allegiance.
3. Certify that the requirements of the Wisconsin Open Meetings law have been met:  
Plan Commission Clerk Janelle Kaiser certified that the requirements of the Wisconsin Open Meeting Law had been met. A public hearing notice was posted at the Holland Town Hall and on the Town's website on October 17, 2025, and was printed in the Lakeshore Weekly and The Sounder on October 23, 2025. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on October 27, 2025.
4. Record retention certification:  
Plan Commission Clerk Janelle Kaiser stated record retention is up to date.
5. Roll call:  
Attendees: Chair David Huenink, Matt Teunissen, Roy Teunissen, Jack Stokdyk, Brody Stapel, David Mueller, Bryan Kaiser, and Craig Droppers – Alternate.  
Absentee(s): Tom Huenink, Town Building Inspector.  
Signed-In Attendees: Jeff Freund, Trevor Mentink, William Bannier, Scott Davis, Ken MacKenzie, Judy MacKenzie, John Cook, Fred Ogreenc, Doug Hamilton, Tony Gentine, Barbara Dillon, Tom Dillon, Grant Barthel, and Janet Barthel.  
Other Attendees: Janelle Kaiser, Plan Commission Clerk and Zoning Administrator.
6. Adopt agenda as official order of business:  
**Motion by Jack Stokdyk, seconded by Roy Teunissen, to adopt the agenda for the November 3, 2025 Plan Commission meeting as presented;** the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:  
Nothing to report at this time.
8. Review/approve minutes of previous meeting(s):  
**Motion by David Mueller, seconded by Roy Teunissen, to approve the minutes from the October 6, 2025 Plan Commission meeting as presented during the November 3, 2025 Plan Commission meeting;** the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
  - a. Request by Paul Birenbaum for rezonings at parcels 59006067810 and 59006067600:  
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Plan Commission at their October 8, 2025 meeting and approved the request by Paul Birenbaum, contingent upon completion of a boundary line adjustment to merge 15.762 acres of parcel 59006067810 to parcel 59006067840, receipt of a certified survey map matching the draft map submitted with the application, and upon that certified survey map being approved and executed by Sheboygan County.

- b. Request by Bruce Birenbaum for a minor land division and rezonings at parcels 59006067750 and 59006067701:  
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Plan Commission at their October 8, 2025 meeting and approved the request by Bruce Birenbaum, contingent upon 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, receipt of a full legal description for the existing parcel or proposed resultant parcels, and approval and execution of the certified survey map by Sheboygan County.
- c. Ordinance 2025-06 to Amend Holland Town Code Chapter 330 – Zoning:  
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Plan Commission at their October 8, 2025 meeting and adopted Ordinance 2025-06, previously referred to as Ordinance 2025-Draft(E), with one modification to repeal Holland Town Code Section 330-96A.(4) instead of modifying it. Chair Huenink noted that many hours of research, as well as consultation with municipal attorneys, was completed prior to the ordinance’s adoption.

#### 10. Building inspector items:

- a. Review building permits report:  
The Plan Commission reviewed the October 2025 building inspection report submitted by Building Inspector Tom Huenink.
- b. Discuss any building permit request if the Building Inspector asks for guidance:  
None.
- c. Discuss follow-up items:
  - i. Possible construction without a building permit at W4272 County Rd G:  
Clerk Kaiser sent a letter to the property owner on October 15, 2025, as directed by the Plan Commission. The property owner obtained electrical and plumbing permits following receipt of that letter.
  - ii. Possible construction without a building permit at W2399 Walvoord Rd:  
Town Building Inspector Tom Huenink contacted the property owner regarding possible construction without a permit, as directed by the Plan Commission. The property owner obtained a building permit to remodel an existing building, to be used as a hobby workshop; the permit types included general construction and replacement (windows, doors, roofing, siding), plumbing, electrical, and HVAC. At this time, there is no indication that the building is intended for use as a residence. The Plan Commission acknowledged that Tom Huenink will conduct on-site inspections related to the permits.

#### 11. Public input:

- a. Trevor Menitnk of N2274 State Highway 32 (parcel 59006060661, 5.00 acres, zoned A-5) was present to discuss a possible land merger and rezonings. Trevor would like to merge approximately 4.00 acres of adjacent parcel 59006060660 (33.50 acres, zoned A-1) to parcel 59006060661. The Plan Commission acknowledged that if Trevor wishes to merge the 4.00 acres, he could apply to rezone those acres from A-1 to A-1-S, and to rezone 16.00 acres from A-1 to A-PR somewhere on the A-1 tract. The proposed resultant 9.00-acre parcel would result in split zoning of A-5 and A-1-S. Alternatively, Trevor could request a minor land division to split off the 4.00 acres, creating a separate parcel; under

this option, the same rezoning requests would be applicable, though the resultant parcels would not be able to be divided for a period of 10 years.

- b. Scott Davis inquired about where to find recent Plan Commission agendas and meeting minutes on the Town website. The Plan Commission provided direction on where to find these items. Scott requested copies of the court reporter transcripts from the December 4, 2024 and December 18, 2024 Board of Appeals meetings. Clerk/Treasurer Kaiser will email him copies of those documents.

12. Public hearings for:

- a. Request by John Cook of Piriformis LLC for a conditional use permit (CUP) at parcels 59006069980 and 59006070010:  
Chair Huenink called the public hearing for the request by John Cook to order at 7:53pm. The subject properties are located at N392 Sauk Trail Road at parcel 59006070010 (24.86 acres, zoned A-3) and at Sauk Trail Road, parcel 59006069980 (15.05 acres, zoned A-3). The request is to construct an accessory building over 3,000 square feet. Chair Huenink asked for public comments three times. There were no comments.  
**Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing at 7:55pm;** the motion carried by unanimous voice vote.
- b. Request by Jeffrey Freund of Freund Family Farm LLC for minor land divisions, rezonings, and an amendment to an existing CUP:  
Chair Huenink called the public hearing for the request by Jeffrey Freund to order at 7:55pm. The subject properties are located at W1841 Cole Road (parcel 59006076491, 9.60 acres, zoned A-T and A-5) and W1820 Cole Road (parcel 59006076220, 40.49 acres, zoned A-3). The request is to divide 2.00 acres from parcel 59006076491, divide 7.43 acres from parcel 59006076220 and rezone those 7.43 acres to R-1, rezone 10.27 acres of parcel 59006076220 from A-3 to A-T, and amend the existing CUP for parcel 59006076491.
  - i. The Plan Commission acknowledged receipt of written comments from Andy Gronik of W1761 Milford Track Lane in advance of the public hearing.
  - ii. Jeffrey Freund read a written statement, which detailed his plans to mitigate neighbor concerns about trespassing, noise, and fire risk as it relates to the agritourism business. He noted that the request to amend the existing CUP includes a proposal to construct six cabins, and that the cabins would typically be used seasonally from April through November.
  - iii. Ken MacKenzie acknowledged that he shares a property line with Jeffrey Freund and that he has been a good neighbor. He expressed concerns about trespassing, noise, and fire risk, and acknowledged that most of those concerns have been addressed by the property owner this evening. Ken requested that the Town's Agricultural Tourism (A-T) ordinance be amended to add a line item for quiet hours under the section that allows cabins as a conditional use, whereas the ordinance currently states that the hours of operation of cabins are unlimited.
  - iv. Grant Barthel seconded Ken MacKenzie's comments regarding Ken's requested A-T ordinance amendment. Grant inquired about whether Jeffrey would need to obtain a short-term rental license for the cabins and expressed concern about tracking down guests of the cabin if there are trespassing issues, to which Chair Huenink replied that the A-T ordinance requires that the property owner/operator/manager must be available to address any issues that arise with the cabins. Grant inquired about whether the cabins would be used to house

construction workers for an upcoming project expected to occur in Port Washington, to which Jeffrey replied that they would not.

Chair Huenink asked for additional public comments three times. There were no further comments.

**Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing at 8:13pm; the motion carried by unanimous voice vote.**

13. Request by John Cook of Piriformis LLC for a conditional use permit (CUP) at parcels 59006069980 and 59006070010:

Chair Huenink explained that the proposed accessory building, of which the planned uses include storage of tractors, field implements, cars, boats, and for a woodshop, would be at least 5,220 square feet per building plans. He asked John Cook whether the proposed building would be accessed by a driveway on existing parcel 59006069980, to which John replied that it would.

**Motion by David Mueller, seconded by Jack Stokdyk, to approve the request by John Cook for a conditional use permit to construct an accessory building greater than 3,000 square feet, but not to exceed 5,400 square feet, contingent upon approval and execution of a boundary line adjustment by Sheboygan County to merge existing parcels 59006069980 and 59006070010.**

The motion carried by unanimous roll call vote.

Jack Stokdyk: Yes; Matthew Teunissen: Yes; Roy Teunissen: Yes; Brody Stapel: Yes; David Huenink: Yes; Bryan Kaiser: Yes; David Mueller: Yes.

14. Request by Jeffrey Freund of Freund Family Farm LLC for minor land divisions, rezonings, and an amendment to an existing CUP:

The Plan Commission discussed traffic visibility for the parking area as shown on the proposed CUP site plan where it intersects with Cole Road. Jeff Freund provided that the parking area would be located approximately 25 feet from Cole Road, leaving room for landscaping as planned. The Plan Commission acknowledged that the certified survey map submitted for the proposed minor land division of W1841 includes a surveyor error that needs to be corrected.

**Motion by Bryan Kaiser, seconded by David Mueller, to recommend that the Holland Town Board 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, contingent upon:**

- a. **Receipt of a signed and recordable certified survey map for parcel 59006076491 that matches the draft map submitted with the application to include required language per Holland Town Code Chapter 220-15F,**
- b. **Receipt of a full legal description for all existing parcels or proposed resultant parcels, to include the proposed 17.88-acre A-T parcel,**
- c. **Approval and execution of a boundary line adjustment by Sheboygan County to merge 10.27 acres from parcel 59006076220 to parcel 59006076491,**
- d. **Approval of the certified survey maps for both minor land divisions by the Village of Cedar Grove,**
- e. **Approval and execution of the certified survey maps for both minor land divisions by Sheboygan County,**

**and to approve the request by Jeffrey Freund for an amendment to an existing conditional use permit, to include the existing conditional use permit conditions and to add both general and site conditions for the construction and operation of cabins,**

**contingent upon Holland Town Board approval of the minor land divisions and rezonings as presented, and upon approval and execution of a boundary line adjustment by Sheboygan County to merge 10.27 acres from parcel 59006076220 to parcel 59006076491.**

The motion carried by unanimous roll call vote.

*Let these minutes show that the conditional use permit would cover the proposed 17.88-acre A-T parcel.*

15. Ongoing issues:

- a. Applications being processed:  
Nothing to report at this time.
- b. Discussion of possible future amendments to Holland Town Code Chapter 330 – Zoning including, but not limited to, conditional zoning and options for its implementation:  
Nothing to report at this time.

16. Public input:

- a. Craig Droppers inquired about whether ordinance violation enforcement actions have been taken for the property 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 CUP. The letter will also address existing debris pile(s) on the property.
- b. William Bannier inquired about whether the Town posts a list of ongoing Town road projects on its website. Chair Huenink replied that the Town does not post this information but could consider doing so. William also inquired about the status of an upcoming widening and betterment project on Stokdyk Ingelse Road. Chair Huenink said that the project is scheduled for 2026, however, this schedule is dependent upon WE Energies obtaining required permits from the WI-DNR.
- c. Jack Stokdyk asked:
  - i. Whether Jon Voskuil or Kevin Claerbaut, who both operate business in the Town, have received state approval for their properties as it relates to commercial building code. Chair Huenink replied that those property owners have completed Town permitting requirements and would work directly with the state as it relates to commercial building code compliance.
  - ii. Whether Jeremy Jensema has submitted updated photos of the burn enclosure at N2211 Frontage Road. Chair Huenink replied that he has not. Clerk Kaiser will follow up to request that information.
  - iii. Whether the Plan Commission should follow up with the property owner of N905 Sauk Trail Road, whereas a recent CUP amendment required them to paint a stop line on the road approach of the business for traffic exiting the parking lot. Chair Huenink said that he would follow up with the property owner.

17. Review/approve attendance records for previous meeting:

**Motion by David Mueller, seconded by Roy Teunissen, to approve the attendance records as presented;** the motion carried by unanimous voice vote.

18. Adjourn:

**Motion by Jack Stokdyk, seconded by Roy Teunissen, to adjourn at 9:08pm;** the motion carried by unanimous voice vote.