

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Monday, January 12, 2026 at 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 January 9, 2026.
4. Roll call:
 - a. Members Present: Town Chairman David Huenink, Town Supervisors Douglas Hamilton, Kelly Caswell, Brody Stapel, and Gordon Seegert III.
 - b. Members Absent: None.
 - c. Others Present: Town Clerk-Treasurer and Zoning Administrator Janelle Kaiser and Assessor Brian Willoughby of Associated Appraisal.
 - d. Members of the public that signed in: Phil Marr, Gretchen Petraske, Scott Davis, William Banner, David Valenti, Jane Dederling, Jeff Ray, John Dallman, Barb Dallman, and Dan Madsen.
5. Adopt agenda as official order of business:
Motion by Hamilton, seconded by Seegert, to adopt the agenda for the January 12, 2026 board meeting as presented; the motion carried by unanimous voice vote.
6. Minutes of previous meetings addressed for approval:
Motion by Hamilton, seconded by Seegert, to approve the minutes from the December 8, 2026 board meeting as modified to add "35" before the word "town" to item 19b., line 3; 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:
 - a. Scott Davis reported an incident of someone driving an ATV on the beach at the end of Town Line Road. He suggested that barricades be added to that area to prevent this in the future. Scott also reported that a short-term rental property located in the Town of Wilson was rented to a commercial yoga outfit from Milwaukee for a

- retreat.
- b. Phil Marr read a written statement to the board. He inquired about the status of a letter from the Holland Town Board to the Wisconsin Public Service Commission regarding ATC's proposed Ozaukee County Distribution Interconnection Project and said there have been several months with no update. Comments need to be submitted by February 6, 2026 and other municipalities have submitted comments. He spoke in support of the Town sending the letter to the Wisconsin Public Service Commission. Phil spoke in opposition of Ordinance 2026-Draft(A).
 - c. Town Assessor Brian Willoughby of Associated Appraisal was present to introduce himself to the Town Board. He spoke of three assessor errors that pertain to the 2025 assessment roll that will be corrected and presented related letters to the Town Board and Clerk/Treasurer.
 - d. David Valenti requested that a list of questions that were previously sent to the Town Board by email be included in the minutes. The questions are as follows:
 - i. What is a specific example of ambiguity or confusion that this provision has created for the Town or its residents?
 - ii. Despite repeated requests for an answer, please tell us how this amendment benefits the residents.
 - iii. This language has been in the zoning ordinance for the past 50 years. Why is the Town Board repealing this authority now? To many in our community, the timing of this action looks vindictive. The change was initiated immediately after the Board of Appeals disagreed with the Town's position regarding the AO property.
 - iv. If this ordinance passes, is it correct that the only issues to be brought before the Board of Appeals are grievances against the Building Inspector and Zoning Administrator and requests for a variance?
 - v. If this amendment passes, what is the course of action for residents who wish to challenge administrative zoning decisions by the Town Board or Plan Commission? The Brandt case authorizes such appeals.
 - vi. If this ordinance was in effect when neighbors challenged the use of the AO property, would BOZA have been the appropriate board to consider their petition?
 - vii. If the Town improperly limits the rights of citizens to appeal to BOZA, does the Town expose itself to legal liability? Who would cover the costs of additional litigation?
 - e. Scott Davis suggested that the Town Board adopt the state statutes that address the powers of the Board of Appeals.
 - f. Barb Dallman seconded David Valenti's comments. She inquired about how gutting the power of the Board of Appeals benefits the Town.
9. Financial/Treasurer's report:
Motion by Caswell, seconded by Stapel, to approve the December 2025 financial/treasurer's report as presented; the motion carried by unanimous voice vote.

10. Approval of vouchers:

Motion by Stapel, seconded by Hamilton, to approve the January 12, 2026 voucher listing as modified to add per diem payments to Holland Town Board members that reported attendance at one or more eligible meetings since the December 2025 board meeting; the motion carried by unanimous voice vote.

11. Accounts receivable:

None.

12. Plan Commission recommendations:

- a. Repeal "Section 2." of Ordinance 2025-06 and adopt Ordinance 2026-Draft(A), both to amend Holland Town Code Chapter 330 – Zoning:

Motion by Hamilton to repeal "Section 2." of Ordinance 2025-06 and reject Ordinance 2026-Draft(A); the motion failed for lack of a second. Chair Huenink asked if there was second to the motion three times.

Motion by Stapel, seconded by Caswell, to delay any action on this topic until the Town Chairman has reported back with a legal opinion from Town Attorney; the motion carried by unanimous roll call vote.

Gordon Seegert III: Yes; David Huenink: Yes; Douglas Hamilton: Yes; Kelly Caswell: Yes; Brody Stapel: Yes.

Supervisor Stapel recommended that Chair Huenink contact a second attorney for a legal opinion.

13. Review Joint Development Agreement with Onion River Solar, LLC:

Town Board members will independently review the Joint Development Agreement and report back at the next meeting.

14. Review Town Emergency Operations Plan:

The public safety committee will meet to review the plan at a later date.

15. Wisconsin Towns Association District Meetings:

Town Board members were provided dates of the WTA's 2026 district meetings and should inform Clerk-Treasurer Kaiser if they would like to attend. Chair Huenink will attend the meeting in Manitowoc on February 28, 2026.

16. Ongoing Issues:

- a. 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 January 12, 2026 board meeting packet.

- b. Possible ordinance violation at W3070 Hoitink Road:

No new information to report.

- c. School bus accessibility at end of Foster Road:

Temporary no parking signs have been installed at the end of Foster Road until a

potential permanent no parking area can be established for safe school bus turnarounds. Supervisor Seegert will follow up on whether permanent signage has been ordered.

- d. Signage, barricades, and conduct at walk-in access to Lake Michigan locations:
Supervisor Stapel will contact CompSite Surveying to request that a survey of the Lake Michigan walk-in access areas at Stokdyk Ingelse Road, Van Ess Road, and Foster Road be performed. A survey of the walk-in access area at Dewitt Road is already complete.
- e. Potential high-voltage electric transmission lines:
Chair Huenink will submit a letter to the Wisconsin Public Service Commission regarding ATC's proposed Ozaukee County Distribution Interconnection (DIC) Project prior to the upcoming deadline. He will also attend an environmental impact scoping session being held in Port Washington related to the proposed project.

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

- a. Administration and Finance:
None.
- b. Parks and Property:
None.
- c. Public Safety:
None.
- d. Onion River Solar Joint Development Agreement (JDA) Committee:
None.
- e. Roads:
Nate Voskuil submitted a resignation notice to the Town Board in December. His last official day of full time work was January 2, 2026. He is filling in part time during the vacancy period and will work with his future replacement to help with the transition.
 - i. Review and update job position description for Director of Public Works and Property:
The Town Board reviewed the current job description for the Town of Holland Director of Public Works and Property and reached consensus that Nate Voskuil should be consulted about any possible additions or changes to the description before it is finalized. The Town Board may further review the description at a future meeting.
 - ii. Recruitment for vacant Director of Public Works and Property Position:
The Town Board reviewed a job advertisement for the position. The Town Board may further review the advertisement at a future meeting.
 - iii. Utility right-of-way occupancy and excavation permitting process:
No new information to report.

f. Clerk-Treasurer:
None.

g. Chair:
None.

18. Public input:

- a. David Valenti asked who would be running for the Town Board this Spring. *Gordon Seegert III, Douglas Hamilton, and Benjamin H Morrison will be on the ballot.* David said that the question isn't whether the board has the authority to adopt Ordinance 2026-Draft(A), though the board should consider more than whether it would be legal to adopt that language. He inquired about the practical effect on residents if a party is aggrieved and said that the Town Board and Plan Commission can act in an administrative capacity. He hopes the board will refer to his questions he submitted when they issue their opinion.
- b. Phil Marr thanked Doug for his attempt to rectify his prior decision. Phil said that Doug had specific questions regarding the ordinance proposed in October and was shot down, which was not fair to him or his constituents. Phil spoke in favor of splitting up the actions under agenda item 12a.
- c. Dan Madsen requested that each of David Valenti's questions be discussed by the Town Board in an open forum.
- d. Barb Dallman asked that the Town website be updated regarding information about ATC's proposed Ozaukee DIC Project. *Information will be posted on the town website under "Resources."*

19. Correspondence:

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

20. Adjourn:

Motion by Stapel, seconded by Seegert, to adjourn the meeting at 8:13pm; the motion carried by unanimous voice vote.

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