

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Monday, February 2, 2026 7:30pm

1. Call to order:
Plan Commission Chair David Huenink called the meeting to order at 7:33pm.
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. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on January 28, 2026.
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 (arrived at 7:54pm), David Mueller, Bryan Kaiser, and Craig Droppers – Alternate.
Absentee(s): Tom Huenink, Town Building Inspector.
Signed-In Attendees: Board of Appeals Chair John DuMez, William Banner, Phil Marr, Ken MacKenzie, Judy MacKenzie, David Valenti, Scott Siemon, Scott Davis, Ann Grittinger, Jane Dederling, Jeffrey Ray, Dan Madsen, Supervisor Doug Hamilton, John Dallman, Larry Britton, and Judy Britton.
Other Attendees: Janelle Kaiser, Plan Commission Clerk and Zoning Administrator.
6. Adopt agenda as official order of business:
Motion by David Mueller, seconded by Jack Stokdyk, to adopt the agenda for the February 2, 2026 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 January 7, 2026 Plan Commission meeting as presented during the February 2, 2026 Plan Commission meeting; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
Chair Huenink reported that the Holland Town Board made a motion to delay any action on repealing "Section 2." of Ordinance 2025-06 and adopting Ordinance 2026-Draft(A) to amend Holland Town Code Chapter 330 – Zoning until the Town Chairman has reported back with a legal opinion from Town Attorney at their January 12, 2026 meeting.
10. Building inspector items:
 - a. Review building permits report:
The Plan Commission reviewed the January 2026 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:
None.

11. Public input:

- a. Possible conditional use permit at W3830 County Road K:
None. The persons previously interested in a possible conditional use permit no longer wish to pursue the permit.
- b. Ken MacKenzie commented that the Town should amend its zoning ordinance to include quiet hours for tents, cabins, and yurts within the agricultural tourism zoning district.
- c. David Valenti commented on Ordinance 2026-Draft(A). The Town Board delayed action and asked for two legal opinions. If there is intent to discuss the legal opinion(s) in this meeting, there should be some public comment following presentation of the attorney's conclusions.
- d. Scott Siemon spoke in opposition of Ordinance 2026-Draft(A) and in opposition of forcing citizens to go to court as their only means of appealing a decision.
- e. Phil Marr commented that it would be prudent to separate the two possible actions under agenda item 12.
- f. Julie Kuether inquired about what is wrong with the way the Board of Appeals (BOA) is set up and why the Town is proposing to change it.
- g. John DuMez commented that the BOA meets infrequently and is not a group that is well-versed on the subject at hand. He spoke in opposition of Ordinance 2026-Draft(A). It is a good thing that the BOA hears cases for the first time at BOA meetings in an unbiased manner.

12. Recommendation to Town Board to repeal "Section 2." of Ordinance 2025-06 and adopt Ordinance 2026-Draft(A), both to amend Holland Town Code Chapter 330 – Zoning:
No action taken.

Chair Huenink provided responses to a letter dated January 4, 2026, received from David Valenti. He also presented information related to this agenda item that included references to Wisconsin State Statutes, Town code sections, and relevant case law. Chair Huenink reported a conversation with the Town Attorney but has not yet received a written legal opinion.

At this time, the Plan Commission reached consensus to allow an additional public input period.

- a. David Valenti commented that a Town Board can make administrative decisions and that a BOA should be able to hear cases to appeal those decisions. Town Code 330-96A.(1) currently limits the BOA's ability to hear those appeals.
- b. Larry Britton commented that the Plan Commission should stay on any decision until a legal opinion is received by the Town. The proposed ordinance is gutting the power of the BOA.
- c. Phil Marr seconded David Valenti's comments. He requested that 330-96A.(1) be changed to "Town Administrators" instead of "Town Building Inspector" and "Town Zoning Administrator".
- d. Julie Kuether requested that a second legal opinion be obtained from an independent attorney other than the Town's attorney.
- e. Annemarie Valenti inquired whether the Town is requesting a legal opinion from the same attorney that provided the previous legal opinion about the proposed use of N2047 Pine Beach Road South. Brody Stapel's request for a second legal opinion is important to

determine whether Ordinance 2026-Draft(A) would take away the ability to apply to the BOA in a situation similar to the American Orthodontics case.

It is still unknown who is responsible for verifying use of property.

- f. John DuMez commented that the BOA could convene with an attorney to discuss Ordinance 2026-Draft(A). He spoke in opposition of the draft ordinance.
- g. Scott Siemon commented that local appeals as opposed to court-based appeals opens up the appeal process to more people. What serves the public best? The intent of the state statute related to BOA is to cover administrative actions.
- h. David Valenti commented that the BOA statute says administrative official, not building inspector or zoning administrator.
- i. Larry Britton seconded John DuMez' above comment and said that every person has a right to see the Town attorney's legal opinion.

The Plan Commission decided to take no action, therefore their previous recommendation to the Town Board to delay taking any action until the Town receives legal guidance stands.

13. Town initiated rezonings at:

a. N1246 State Road 32:

The Plan Commission previously reached consensus that the Town Board should initiate a rezoning of N1246 State Road 32 from P-2 to R-1 at no cost to the property owner.

b. Public park areas within the Town:

Chair Huenink suggested that the most appropriate zoning district for Amsterdam Park (zoned R-1), Park Square Park (zoned P-2), and the Town historical marker (zoned P-2) would be P-1. The Plan Commission reached consensus that the Town Board should initiate a rezoning of these properties.

14. Ongoing issues:

a. Applications being processed:

Nothing to report at this time.

b. Use of property at N666 County Road LL, zoned B-1, and related zoning considerations:

A letter inquiring about the current use of the property was sent on January 20, 2026. As of February 2, a response has not been received from the property owner.

c. 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.

15. Public input:

a. Bill Bannier asked about the environmental scoping sessions scheduled by the Wisconsin Public Service Commission related to ATC's proposed Ozaukee County DIC Project. A related letter should have been sent by the Town earlier.

Following this comment, there was discussion of the proposed project.

b. Annemarie Valenti encouraged that comments be submitted to the WI-PSC related to the Ozaukee County DIC Project by February 6, 2026.

16. Review/approve attendance records for previous meeting:

Motion by David Mueller, seconded by Roy Teunissen, to approve the attendance records as modified to correct the June 2026 meeting date from June 8 to June 1; the motion carried by unanimous voice vote.

17. Adjourn:

Motion by Jack Stokdyk, seconded by David Mueller, to adjourn at 9:17pm; the motion carried by unanimous voice vote.