

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Monday, February 9, 2026 at 6:30pm

1. Call to order:
Town Chair David Huenink called to order the Board of Supervisors monthly meeting at 6:31pm.
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 February 4, 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.
 - d. Members of the public that signed in: Phil Marr, William Bannier, Gretchen Petraske, Pete Lotz, Walt Ellis, Ann Bachrach, Scott Davis, Larry Britton, Judy Britton, David Valenti, Annemarie Valenti, John Dallman, Jane Dederling, Dan Madson, and Dana Mueller.
5. Adopt agenda as official order of business:
Motion by Caswell, seconded by Hamilton, to adopt the agenda for the February 9, 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 January 22, 2026 board meeting as presented, and to approve the minutes from the January 12, 2026 board meeting as modified to add "Supervisor Stapel recommended that Chair Huenink contact a second attorney for a legal opinion" at the end of 12a.; 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. Pete Lotz commented on a trailer fire that occurred on Dulmes Road in November 2025. Pete owns the trailer involved in the incident and received an invoice from the

- Town for \$8,812.70 related to road damage as a result of the fire, which occurred because the trailer's brakes locked up. He addressed the board regarding the condition of Dulmes Road prior to the fire and the current condition of the road, saying that the condition is not great and that there are cracks across the whole road. Pete inquired whether an alternative approach could be taken to fix the road enough to hold it together until the road is reconstructed and said that he understands the Town would be billed for the county highway department's time to clean up the area where the incident occurred.
- b. Phil Marr commented on the trailer fire. Some of the road damage occurred as a result of the nearby solar utility's construction and some could have occurred as a result of the fire's cleanup efforts. Phil said that Pete shouldn't be responsible for the cost of the damages if the road is scheduled to be redone in the next year or two anyway.
 - c. Scott Davis asked what year Dulmes Road was last resurfaced.
 - d. Larry Britton asked if the fire compromised the structural integrity of the road or if the damages were cosmetic.
The Town Board informed Larry that the strength of the asphalt would have been compromised by the fire and that the Town received an estimate from the Sheboygan County Highway Department for damages related to the fire.
 - e. Jane Dederling spoke of information that should be included in future public hearing notices issued by the Town, to include use of a proposed development or structure. The Town's building permit application could ask for the proposed use of any structure, addition, or remodel, regardless of use category.
 - f. Jim Testroote commented that the Town Board should not act on anonymous, unsigned complaints and referenced agenda item 16., Anonymous letter received regarding N1066 Sauk Trail Road.
 - g. Annemarie Valenti read a written statement prepared by Scott Siemon related to Draft Ordinance 2026-Draft(A). Scott's comments included advocacy for the Town to take care in protecting the rights of individuals to appeal actions locally as an option available beyond taking an appeal to the court system. Scott contended that if the Town's goal is to pursue a legal opinion regarding the draft ordinance as to what the absolute minimum that the Town must do according to state law, then the Town Board may be missing some main points. He asked the Town Board to consider whether comprehensive appeal rights of Town administrative actions is what best serves the Town and whether they should be asking legal counsel how best to word the Town code to achieve this.
 - h. Phil Marr read a written statement. He thanked those who submitted comments to the Wisconsin Public Service Commission (WI-PSC) regarding ATC's proposed Ozaukee County Distribution Interconnection Project and requested that the October and November 2025 Town Board meeting minutes be amended to read that no attempt has been made by Chair Huenink to draft a related letter to the WI-PSC. Phil commented that the letter submitted to the WI-PSC by Chair Huenink on February 3, 2026, did not include statistics as suggested by other board members at a prior meeting.
 - i. Diane Holstrom-Meisser commented that the garbage can at the Town's historical

marker is tacky. Diane asked that a vision committee be created for the purpose of long-range planning and to help the Town Board see and hear what the community could be. Diane commented that usage of a building is what determines whether it is commercial according to Wisconsin Department of Safety and Professional Services.

9. Financial/Treasurer's report:

Motion by Seegert, seconded by Caswell, to approve the January 2026

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 February 9, 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 January 2026 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:

No action taken. The Town Board reached consensus to take no action until two separate written legal opinions are received related to the proposed ordinance change.

Supervisor Hamilton read a written statement into the record.

"I believe that 330-96A.(4) allows Board of Appeals (BOA) to interpret ordinances at the local level and should be reinstated. I agree with David Huenink that paragraph A.(4) is confusing. I think that's because it is one long run-on sentence defining two roles of the BOA. Each of the two roles can be identified as separate subparagraphs. I suggest the following wording:

330-96A.(4) Interpretations: After the Town Plan Commission has made a review and recommendation, the Board of Appeals may hear and decide appeals:

- a) Where it is alleged there is an error made by a Town governing body, board, commission, committee, agency, officer or employee of the Town in regards to any interpretation of the zoning regulations, or
- b) To hear appeals of the location of the boundaries of the zoning districts.

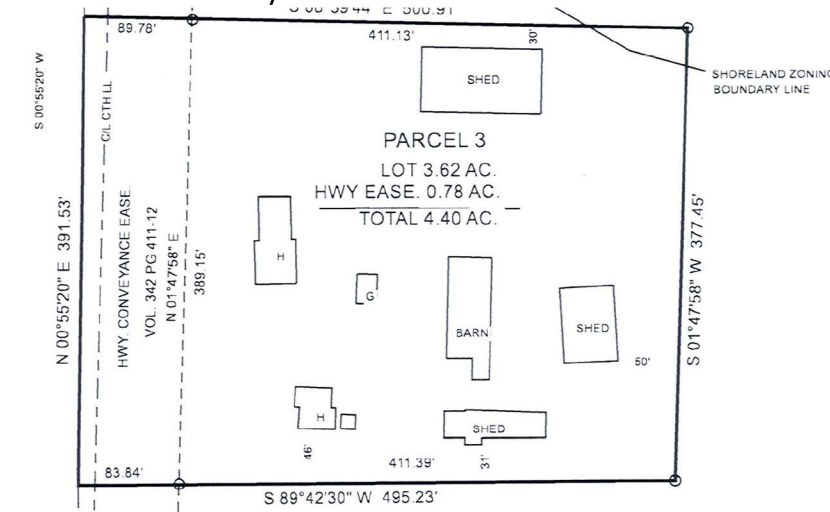
Note that administrative decisions can be made by more than the Zoning Administrator or Building inspector, e.g., Plan Commission and Town Board. I would like the Plan Commission to recommend that language to this Board for approval."

- b. Application fee waiver for Town-initiated rezoning at N1246 State Road 32 and rezonings and conditional use permit at public park areas within the Town:
Motion by Seegert, seconded by Caswell, to waive the application fee for Town-initiated rezonings at N1246 State Road 32 and public park areas within the Town; the motion carried by unanimous roll call vote. Kelly Caswell: Yes; Douglas Hamilton: Yes; David Huenink: Yes; Gordon Seegert III: Yes; Brody Stapel: Yes.

- 13. Ordinance 2026-Draft(B) to Amend Holland Town Code Chapter 318 Vehicles and Traffic:
Motion by Seegert, seconded by Hamilton, to adopt Town of Holland Ordinance 2026-01, An Ordinance Amending and/or Creating Provisions of Chapter 318 of the Code of the Town of Holland, Sheboygan County, Wisconsin; the motion carried by unanimous roll call vote.

- 14. Clarification of previous request by Ryan DeMaster for rezoning at N233 County Road LL due to survey error:
Motion by Stapel, seconded by Seegert, to clarify approval of a previous request by Ryan DeMaster for a rezoning of 4.4 acres, instead of the original 3.62 acres, from A-1 to A-1-S at N233 County Road LL (parcel 59006070223), labeled "parcel 3" on the below map; the motion carried by unanimous roll call vote.

This clarification is due to a surveyor error on the original plat of survey where the highway easement for County Road LL was not included.



- 15. Letter received from property owner of N597 Marine Drive related to property assessment:
Motion by Stapel, seconded by Caswell, to authorize Clerk-Treasurer Kaiser to send a letter to the property owner of N597 Marine Drive as presented during the February 9, 2026 board meeting in response to a letter received from the property owner dated January 13, 2026; the motion carried by unanimous voice vote.

- 16. Anonymous letter received regarding N1066 Sauk Trail Road:
 No action taken. Whereas the letter received was anonymous, with no name, address, or other contact information provided, the Town Board reached consensus to take no action.

17. Audit engagement letter from Corson, Peterson, & Hamann S.C.:

Motion by Stapel, seconded by Caswell, to accept the audit engagement letter and confirmation of services from Corson, Peterson, and Hamman for the 2025 audit, and to authorize Chair Huenink and Clerk-Treasurer Kaiser to sign on behalf of the Town; the motion carried by unanimous voice vote.

18. Letter of Engagement for using an alternate law firm to review and give guidance on amending Town Code:

Motion by Caswell, seconded by Stapel, to authorize Chair Huenink and Clerk-Treasurer Kaiser to sign a letter of engagement on behalf of the Town with Municipal Law & Litigation Group for the purpose of reviewing and giving guidance on Town Code, if needed. The agreement may be valid through no later than March 31, 2026. The motion carried by unanimous roll call vote.

19. 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 February 9, 2026 board meeting packet.

b. Possible ordinance violation at W3070 Hoitink Road:

Chair Huenink reported that the Town's attorney is working on drafting a letter.

c. School bus accessibility at end of Foster Road:

Temporary no parking signs are currently in place at the end of Foster Road. Whereas related Ordinance 2026-01 was adopted, permanent signage will be ordered.

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

Supervisor Stapel contacted 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.

e. Potential high-voltage electric transmission lines:

Chair Huenink submitted letter to the Wisconsin Public Service Commission regarding ATC's proposed Ozaukee County Distribution Interconnection (DIC) Project on February 3, 2026. A copy of the letter is posted on the Town's website under "Resources."

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

The Town Board reached consensus that the Joint Development Agreement does not require any revisions at this time. This item will be removed from the agenda until further notice.

g. Review Town Emergency Operations Plan:

The public safety committee will meet to review the plan on February 10, 2026.

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

a. Administration and Finance:

None.

b. Parks and Property:

Supervisor Hamilton reported that tree clearing on behalf of the Northern Ozaukee Farm Drainage District is being performed by the Tree Bros. on County Road RR between Palmer Road and County Road KW.

c. Public Safety:

Supervisor Caswell reported that the Oostburg Fire Partners met in January. The Oostburg Fire Department and the Oostburg Emergency Medical Responders (OEMR) had a budget surplus in 2025 which will be applied to the 2026 budgets. OEMR responded to every call they received in 2025, which is an improvement from 2024 when three calls were not responded to.

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

None.

e. Roads:

i. Recruitment for vacant Director of Public Works and Property Position:

Supervisor Seegert reported that the Town has received three applications for the open position to date. The Town Board Transportation Committee will meet to review applications received and to discuss setting up interviews for any potential candidates.

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

No new information to report.

The Town Board Transportation Committee will meet to discuss a trailer fire that occurred on Dulmes Road in November 2025 as well as the current condition and betterment schedule for the road. The owner of the truck, Pete Lotz, was sent an invoice from the Town for the cost of the damages to the road and related highway department response on the evening of the incident. Pete was present to share related information and photos with the Town Board.

f. Clerk-Treasurer:

None.

g. Chair:

Chair Huenink reported that the Wisconsin Towns Association's Annual Road School will be held from April 27-29, 2026. The registration deadline is April 3, 2026.

21. Public input:

- a. Larry Britton commented that the Holland Board of Appeals Chair, John DuMez, requested a second legal opinion regarding Ordinance 2026-Draft(A) at the February 2, 2026 Plan Commission meeting. He specifically requested a neutral attorney write the opinion, such as Mike Bauer of Hopp, Neumann, and Humke, rather than one of the attorneys that was hired to represent the Town Board in the American Orthodontics case, such as Municipal Law and Litigation Group. It would be inappropriate for the Town Board to use Municipal Law and Litigation Group for the second opinion.
- b. David Valenti commented that Chair Huenink is the only person that feels there a sense of urgency regarding Ordinance 2026-Draft(A). David re-iterated Larry Britton's comments and said that it would be a conflict of interest to obtain a legal opinion with regard to this matter from Municipal Law and Litigation Group.
- c. Diane Holstrom-Meisser inquired about having a tree moved on her property. The tree is planned to be removed as part of the future Stokdyk Ingelse Road betterment project. It is unknown when that project will begin at this time, whereas the start date will depend on WE Energies receipt of permit approvals from the Wisconsin Department of Natural Resources.
Diane was informed by the Town Board that the Town does not own tree relocation equipment, and that any attempt to move the tree to another location would be the responsibility of the property owner.
- d. Jane Dederling commented that they had been working with WE Energies on burying power lines along Foster Road, but that this has been put on an indefinite hold by WE Energies.
Jane was informed by the Town Board that the delay is likely due to the project schedule delays related to the Stokdyk Ingelse Road project mentioned above.
- e. Ann Bachrach commented that the Town Board should reconsider signing an engagement letter with Municipal Law and Litigation Group.
- f. David Valenti seconded Ann Bachrach's comments.
- g. Phil Marr commented that he heard some farm experienced milk production reduction issues related to stray voltage years ago.
Phil was informed that was the Arentsen farm and an isolator was installed to create a local ground at the property.
- h. Jim Testroote commented that complaints submitted to the Town should be shredded if they are not signed.

22. Correspondence:

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

23. Adjourn:

Motion by Hamilton, seconded by Caswell, to adjourn the meeting at 8:53pm; the motion carried by unanimous voice vote.

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