

TOWN OF HOLLAND BOARD OF SUPERVISORS
OFFICIAL PROCEEDINGS OF THE SPECIAL MEETING
HOLLAND TOWN HALL, W3005 COUNTY ROAD G, CEDAR GROVE, WI 53013
Thursday, April 2, 2026
Immediately following the Special Plan Commission Meeting

1. Call to order:

Town Chair David Huenink called the special meeting to order at 9:32pm.

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 townofholland.com on March 25, 2026.

3. Roll call:

- a. Members Present: Town Chairman David Huenink, Town Supervisors Kelly Caswell, Douglas Hamilton, Gordon Seegert III, and Brody Stapel.
- b. Members Absent: None.
- c. Others Present: Town Clerk-Treasurer and Zoning Administrator Janelle Kaiser, Board of Appeals (BOA) Chair John Dumez, and Plan Commission members Matt Teunissen, Roy Teunissen, Jack Stokdyk, David Mueller, and Craig Droppers – Alternate.
- d. Members of the public that signed in: Phil Marr, Megan Holbrook, Gloria Teunissen, William Banner, Walter Ellis, Diane Ellis, Deb Essenburg, David Valenti, Annemarie Valenti, Joseph Bernstein, Gretchen Petraske, Scott Davis, Nicola Davis, Whitney Viglietti, Stefano Viglietti, Leigh Hoftiezer, Jane Dederling, Jeffrey Ray, Joseph Maniaci, Julie DuMez, John Dallman, Barb Dallman, Brian Stuart, Diane Stuart, Dylan Huhn, Jim Guarino, Angela Guarino, Sara Cherny, and Scott Siemon.

4. Adopt agenda as official order of business:

Motion by Stapel, seconded by Hamilton, to adopt the agenda for the April 2, 2026 special board meeting as presented; the motion carried by unanimous voice vote.

5. Public Input:

- a. David Valenti thanked the board for clarifying that the BOA has authority to hear appeals of Plan Commission or Town Board decisions made in an administrative capacity. David also presented a handout that provided information about where "practical difficulty" is and is not referenced in state statute as it relates to the BOA.
- b. John DuMez asked for clarification on where the Town received information that state statutes require that use variances shall be a power of the BOA.
- c. Leigh Hoftiezer asked for clarification on use variances.
- d. Scott Siemon commented that some municipalities direct code interpretation to governing bodies where there is an opportunity for public hearings or comments rather than delegating that authority to an administrative official. Code interpretation should be in a public forum to create transparency.

- e. Phil Marr inquired about any new information related to ATC's proposed Ozaukee Distribution Interconnection Project. There was some discussion of soil borings in road rights-of-way that may be related to the project.
6. Repeal "Section 2." of Ordinance 2025-06 and adopt Ordinance 2026-Draft(A), to amend Holland Town Code Chapter 330 – Zoning:
Motion by Stapel, seconded by Caswell, to accept the recommendation of the Holland Plan Commission and not repeal "Section 2." of Ordinance 2025-06, An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin, and not adopt, to reject, Ordinance 2026-Draft(A), An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin; the motion carried by unanimous roll call vote. Douglas Hamilton: Yes; Kelly Caswell: Yes; David Huenink: Yes; Gordon Seegert: Yes; Brody Stapel: Yes.
7. Ordinance 2026-Draft(C) to amend Holland Town Code Chapter 330 – Zoning:
Motion by Stapel, seconded by Caswell, to accept the recommendation of the Holland Plan Commission and adopt Ordinance 2026-Draft(C), An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin to include language about conditional use permits and special exceptions as presented; the motion carried by unanimous roll call vote.
 Let these minutes show that Ordinance 2026-Draft(C) became Town of Holland Ordinance 2026-02, An Ordinance Amending Provisions of Chapter 330 of the Code of the Town of Holland, Sheboygan County, Wisconsin, upon adoption.
Motion by Seegert, seconded by Hamilton, to make the three legal opinions obtained by the Town related to this topic available to the public as open records; the motion carried by unanimous voice vote.
 Let these minutes show that the three legal opinions were received from the following law firms: Antoine, Hoeft, & Eberhardt (dated February 17, 2026), Municipal Law and Litigation Group (dated February 11, 2026), and Hopp, Neumann, Humke (dated February 27, 2026).
8. Motion to convene in closed session pursuant to §19.85(1)(c), Wis. Stats., for the purpose of considering employment, promotion, compensation or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility, specifically to discuss filling the vacant Director of Public Works and Property job position and related compensation and benefits:
Motion by Hamilton, seconded by Stapel, to enter into closed session at 10:20pm; the motion carried by unanimous roll call vote.
9. Reconvene into open session to take action relating to closed session deliberations, if any:
Motion by Hamilton, seconded by Seegert, to reconvene into open session at 10:29pm; the motion carried by unanimous roll call vote.
10. Adjourn:
Motion by Hamilton, seconded by Caswell, to adjourn the meeting at 10:30pm; the motion carried by unanimous voice vote.

Submitted by Janelle Kaiser, Clerk-Treasurer, Town of Holland, Sheboygan County, Wisconsin