

**TOWN OF HOLLAND, SHEBOYGAN COUNTY, WISCONSIN
ORDINANCE NO. 2026-Draft(E)**

**AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 330
OF THE CODE OF THE TOWN OF HOLLAND, SHEBOYGAN COUNTY, WISCONSIN**

BE IT ORDAINED by the Town Board of the Town of Holland, Sheboygan County, Wisconsin, that the following provisions of the Zoning Ordinance for the Town of Holland, Sheboygan County, Wisconsin, (hereinafter the "Zoning Ordinance") are hereby amended, created and/or repealed as follows:

Section 1. That portion of § 330-9 Definitions of the Zoning Ordinance defining "HOTEL" is hereby amended to read as follows.

HOTEL

A place where sleeping accommodations are offered for pay to transients, in 5 or more rooms, and all related rooms, buildings and areas. See Wis. Adm. Code ATCP §72.03. A facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms, and recreation facilities.

Section 2. That portion of § 330-9 Definitions of the Zoning Ordinance defining "MOTEL" is hereby amended to read as follows.

MOTEL

A hotel that furnishes on-premise parking for motor vehicles of guests as part of the room charge, without extra cost, and that is identified as a "motel" rather than a "hotel" at the request of the operator. See Wis. Adm. Code ATCP §72.03. A series of attached, semi-attached, or detached sleeping units for the accommodation of transient guests.

Section 3. That portion of § 330-9 Definitions of the Zoning Ordinance defining "SHORT-TERM RENTAL" is hereby created to read as follows.

SHORT-TERM RENTAL

A residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days. See Wis. Stats., § 66.0615(1).

Section 4. That portion of § 330-9 Definitions of the Zoning Ordinance defining "UNNECESSARY HARDSHIP" is hereby amended to read as follows.

UNNECESSARY HARDSHIP

For an area variance, unnecessary hardship ~~results exists~~ when strict compliance with this chapter would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with this chapter ~~be~~ unnecessarily burdensome. For a use variance, unnecessary hardship exists when strict compliance with this chapter would leave the property owner with no reasonable use of the property in the absence of a variance.

Section 5. § 330-22.B(1)(c)[2][a][i] of the Zoning Ordinance, relating to permitted accessory uses in A-1, is hereby repealed.

~~[i] Commercial kitchens.~~

Section 6. § 330-22.B(1)(c)[3][a] of the Zoning Ordinance, relating to permitted accessory uses in A-1, is hereby created to read as follows.

[a] Such activities or operations include but are not limited to the following:

[i] Commercial kitchens.

Section 7. § 330-22.B(1)(c)[2][a][iv] of the Zoning Ordinance, relating to permitted accessory uses in A-1, is hereby amended to read as follows.

[iv] Retail sales if 90% or greater of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands. Roadside stands, not to exceed one per tract.

Section 8. § 330-22.B(2)(d) of the Zoning Ordinance, relating to conditional uses in A-1, is hereby amended to read as follows.

~~(d) Agriculture-related uses. An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, commercial type facility for processing agricultural wastes, or veterinarian services that primarily service livestock.~~

[1] Agricultural equipment dealership.

[2] Agricultural supplies provider facility.

[3] Commercial-type facility for processing agricultural wastes.

[4] Facility for storing or processing agricultural products.

[5] Retail sales if less than 90% of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands.

[6] Veterinarian services that primarily service livestock.

Section 9. § 330-22.B(2)(f)[2] of the Zoning Ordinance, relating to conditional uses in A-1, is hereby created to read as follows.

[2] Solar energy systems with a generation capability greater than 30 kW (kilowatts) and less than 100 MW (megawatts), which convert solar energy into electrical energy. The additional standard conditions and application requirements for a solar energy system conditional use permit as set forth in § 330-56.11 shall apply.

Section 10. § 330-22.B(2)(j) of the Zoning Ordinance, relating to conditional uses in A-1, is hereby repealed.

~~(j) Solar energy systems with a generation capability greater than 30 kW (kilowatts) and less than 100 MW (megawatts), which convert solar energy into electrical energy. The additional standard conditions and application requirements for a solar energy system conditional use permit as set forth in § 330-56.11 shall apply.~~

Section 11. § 330-22.3.B(1)(c)[2][a][i] of the Zoning Ordinance, relating to permitted accessory uses in A-1-D, is hereby repealed.

~~[i] Commercial kitchens.~~

Section 12. § 330-22.3.B(1)(c)[3][a] of the Zoning Ordinance, relating to permitted accessory uses in A-1-D, is hereby created to read as follows.

[a] Such activities or operations include but are not limited to the following:

[i] Commercial kitchens.

Section 13. § 330-22.3.B(1)(c)[2][a][iv] of the Zoning Ordinance, relating to permitted accessory uses in A-1-D, is hereby amended to read as follows.

[iv] Retail sales if 90% or greater of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands. Roadside stands, not to exceed one per tract.

Section 14. § 330-22.3.B(2)(d) of the Zoning Ordinance, relating to conditional uses in A-1-D, is hereby amended to read as follows.

~~(d) Agriculture-related uses. An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, commercial type facility for processing agricultural wastes, or veterinarian services that primarily service livestock.~~

[1] Agricultural equipment dealership.

[2] Agricultural supplies provider facility.

[3] Commercial-type facility for processing agricultural wastes.

[4] Facility for storing or processing agricultural products.

[5] Retail sales if less than 90% of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands.

[6] Veterinarian services that primarily service livestock.

Section 15. § 330-22.3.B(2)(f)[2] of the Zoning Ordinance, relating to conditional uses in A-1-D, is hereby created to read as follows.

[2] Solar energy systems with a generation capability greater than 30 kW (kilowatts) and less than 100 MW (megawatts), which convert solar energy into electrical energy. The additional standard conditions and application requirements for a solar energy system conditional use permit as set forth in § 330-56.11 shall apply.

Section 16. § 330-22.3.B(2)(j) of the Zoning Ordinance, relating to conditional uses in A-1-D, is hereby repealed.

~~(j) Solar energy systems with a generation capability greater than 30 kW (kilowatts) and less than 100 MW (megawatts), which convert solar energy into electrical energy. The additional standard conditions and application requirements for a solar energy system conditional use permit as set forth in § 330-56.11 shall apply.~~

Section 17. § 330-22.6.B(1)(c)[2][a][i] of the Zoning Ordinance, relating to permitted accessory uses in A-1-S, is hereby repealed.

~~[i] Commercial kitchens.~~

***** DRAFT - SUBJECT TO REVISION *****

Section 18. § 330-22.6.B(1)(c)[3][a] of the Zoning Ordinance, relating to permitted accessory uses in A-1-S, is hereby created to read as follows.

[a] Such activities or operations include but are not limited to the following:
[i] Commercial kitchens.

Section 19. § 330-22.6.B(1)(c)[2][a][iv] of the Zoning Ordinance, relating to permitted accessory uses in A-1-S, is hereby amended to read as follows.

[iv] Retail sales if 90% or greater of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands.~~Roadside stands, not to exceed one per tract.~~

Section 20. § 330-22.6.B(2)(d) of the Zoning Ordinance, relating to conditional uses in A-1-S, is hereby amended to read as follows.

~~(d) Agriculture-related uses. An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, commercial-type facility for processing agricultural wastes, or veterinarian services that primarily service livestock.~~

[1] Agricultural equipment dealership.
[2] Agricultural supplies provider facility.
[3] Commercial-type facility for processing agricultural wastes.
[4] Facility for storing or processing agricultural products.
[5] Retail sales if less than 90% of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands.
[6] Veterinarian services that primarily service livestock.

Section 21. § 330-22.6.B(2)(f)[1] of the Zoning Ordinance, relating to conditional uses in A-1-S, is hereby created to read as follows.

[1] Solar energy systems with a generation capability greater than 30 kW (kilowatts) and less than 100 MW (megawatts), which convert solar energy into electrical energy. The additional standard conditions and application requirements for a solar energy system conditional use permit as set forth in § 330-56.11 shall apply.

Section 22. § 330-22.6.B(2)(j) of the Zoning Ordinance, relating to conditional uses in A-1-S, is hereby repealed.

~~(j) Solar energy systems with a generation capability greater than 30 kW (kilowatts) and less than 100 MW (megawatts), which convert solar energy into electrical energy. The additional standard conditions and application requirements for a solar energy system conditional use permit as set forth in § 330-56.11 shall apply.~~

Section 23. § 330-23.B(1)(d)[1][a] of the Zoning Ordinance, relating to permitted accessory uses in A-2, is hereby repealed.

~~[a] Commercial kitchens.~~

Section 24. § 330-23.B(1)(e)[1] of the Zoning Ordinance, relating to permitted accessory uses

in A-2, is hereby created to read as follows.

[1] Such activities or operations include but are not limited to the following:

[a] Commercial kitchens.

Section 25. § 330-23.B(1)(d)[1][d] of the Zoning Ordinance, relating to permitted accessory uses in A-2, is hereby amended to read as follows.

[d] Retail sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands. Roadside stands, not to exceed one per tract.

Section 26. § 330-24.B(1)(e)[1][a] of the Zoning Ordinance, relating to permitted accessory uses in A-3, is hereby repealed.

~~[a] Commercial kitchens.~~

Section 27. § 330-24.B(1)(f)[1] of the Zoning Ordinance, relating to permitted accessory uses in A-3, is hereby created to read as follows.

[1] Such activities or operations include but are not limited to the following:

[a] Commercial kitchens.

Section 28. § 330-24.B(1)(e)[1][d] of the Zoning Ordinance, relating to permitted accessory uses in A-3, is hereby amended to read as follows.

[d] Retail sales if 90% or greater of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands. Roadside stands, not to exceed one per tract.

Section 29. § 330-24.B(2)(a) of the Zoning Ordinance, relating to conditional uses in A-3, is hereby amended to read as follows.

~~(a) Agriculture-related uses. An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, commercial type facility for processing agricultural wastes, or veterinarian services that primarily service livestock.~~

[1] Agricultural equipment dealership.

[2] Agricultural supplies provider facility.

[3] Commercial-type facility for processing agricultural wastes.

[4] Facility for storing or processing agricultural products.

[5] Retail sales if less than 90% of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands.

Section 30. § 330-26.B(1)(d)[1][a] of the Zoning Ordinance, relating to permitted accessory uses in A-5, is hereby repealed.

~~[a] Commercial kitchens.~~

Section 31. § 330-26.B(1)(e)[1] of the Zoning Ordinance, relating to permitted accessory uses

in A-5, is hereby created to read as follows.

[1] Such activities or operations include but are not limited to the following:

[a] Commercial kitchens.

Section 32. § 330-26.B(1)(d)[1][d] of the Zoning Ordinance, relating to permitted accessory uses in A-5, is hereby amended to read as follows.

[d] Retail sales if 90% or greater of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands. Roadside stands, not to exceed one per tract.

Section 33. § 330-26.B(2)(f) of the Zoning Ordinance, relating to conditional uses in A-5, is hereby amended to read as follows.

~~(f) Agriculture-related uses. An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, commercial-type facility for processing agricultural wastes, or veterinarian services that primarily service livestock.~~

[1] Agricultural equipment dealership.

[2] Agricultural supplies provider facility.

[3] Commercial-type facility for processing agricultural wastes.

[4] Facility for storing or processing agricultural products.

[5] Retail sales if less than 90% of annual revenue is due to sales of farm products raised by the business owner on agricultural land owned or rented by the business owner, including sales at roadside stands.

Section 34. § 330-60 of the Zoning Ordinance, relating to nonconforming uses of structures and lots, is hereby amended to read as follows.

§ 330-60 Changes and substitutions.

Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure. Once a nonconforming use or structure has been changed to become a more restrictive nonconforming use or structure, the original use or structure shall lose its status as a legal nonconforming use. Once the Board of Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Board of Appeals.

Section 35. This Ordinance shall become effective upon passage and posting.

Adopted this ____ day of _____, 2026.

TOWN OF HOLLAND

David Huenink, Town Chair

Kelly Caswell, Town Supervisor

Doug Hamilton, Town Supervisor

Benjamin Morrison, Town Supervisor

Brody Stapel, Town Supervisor

ATTEST:

Janelle Kaiser, Town Clerk

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