

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

**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Town of Holland, Sheboygan County, Wisconsin, (hereinafter the "Zoning Ordinance") are hereby amended, created and/or repealed as follows: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. § 330-96.B of the Zoning Ordinance, relating to Board of Appeals powers and duties, is hereby amended to read as follows.

B. Permits. The Board of Appeals may reverse, affirm wholly or partly, or modify the requirements appealed from and may issue or direct the issuance of a building permit, special exception or conditional use permit.

Section 2. § 330-99.A(6) of the Zoning Ordinance, relating to Board of Appeals authorized variances, is hereby created to read as follows.

(6) To vary the allowed use of a property when strict compliance with this chapter would leave the property owner with no reasonable use of the property, as it is currently zoned, in the absence of a use variance.

Section 3. § 330-99.B(1) of the Zoning Ordinance, relating to Board of Appeals standards for variances, is hereby amended to read as follows.

(1) Preservation of intent. No variance may be granted that is not consistent with the purpose and intent of the regulations for the zoning district in which the development is located. No use variance may have the effect of permitting a use in any zoning district, that is not a stated permitted use, accessory use, or conditional use in that particular zoning district, unless there is no reasonable use of the property, as it is currently zoned, in the absence of a use variance.

Section 4. § 330-100 of the Zoning Ordinance, relating to Board of Appeals decision, conditions, and expiration of permit or variance, is hereby amended to read as follows.

§ 330-100 Decision; conditions; expiration of permit or variance ~~or permit~~.

The Board of Appeals shall decide all ~~appeals and~~ applications for variances or appeals within 30 days after the final hearing and shall transmit a signed copy of the Board's decision to the appellant or applicant. The minutes of all Board of Appeals meetings shall be provided to the Town Board, the Town Building Inspector, the Town Zoning Administrator, and the Town Plan Commission ~~and the Town Building Inspector~~.

A. The Board of Appeals may place conditions upon any building permit, special exception or conditional use permit ordered or authorized. The Board may also impose such conditions, safeguards, and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards set out in this article to reduce or minimize any potentially injurious effect of such variance upon other property in the neighborhood and to carry out the general purpose and intent of this chapter.

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

B. ~~Any building permit, special exception, conditional use permit or variances, substitutions or permits~~ granted by the Board of Appeals shall expire ~~within~~ six months after the date of issuance unless substantial work has ~~been~~ commenced pursuant to such grant, ~~unless or~~ an extension is expressly granted by the Board of Appeals at the applicant's written request in advance of the expiration.

Section 5. 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