

TOWN OF HOLLAND PLAN COMMISSION
OFFICIAL PROCEEDINGS OF THE MONTHLY MEETING
W3005 County Road G, Cedar Grove, WI 53013
Wednesday, September 9, 2026 7:30pm

1. Call to order:
Plan Commission Chair David Huenink called the meeting to order at 7:30pm.
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. A public hearing notice was posted at the Holland Town Hall and on the Town's website on August 12, 2026, and was printed in the Lakeshore Weekly and The Sounder on August 20, 2026. The agenda for this meeting was posted at the Holland Town Hall and on the Town's website on September 2, 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, Brody Stapel, David Mueller, Bryan Kaiser, Jack Stokdyk, and Craig Droppers – Alternate.
Absentee(s): None.
Signed-In Attendees: William Bannier, Phil Marr, Brad Peterson, Paul Meeusen, and Stephanie Meeusen.
Other Attendees: Janelle Kaiser, Plan Commission Clerk and Zoning Administrator, and Tom Huenink, Town Building Inspector.
6. Adopt agenda as official order of business:
Motion by David Mueller, seconded by Roy Teunissen, to adopt the agenda for the September 9, 2026 Plan Commission meeting as presented; the motion carried by unanimous voice vote.
7. Plan Commission procedures and opportunities for improvement:
Plan Commission application form revision, elimination of kennel license application form, and commercial kennel conditional use permit template and license document:
Motion by Jack Stokdyk, seconded by Roy Teunissen, to approve the Plan Commission application form as presented, to approve elimination of the separate kennel license application form, and to approve the commercial conditional use permit template and license document templates as presented; the motion carried by unanimous voice vote.
8. Review/approve minutes of previous meeting(s):
Motion by David Mueller, seconded by Bryan Kaiser, to approve the minutes from the August 3, 2026 Plan Commission meeting as presented; the motion carried by unanimous voice vote.
9. Information for Plan Commission from Town Board:
Chair Huenink reported that the Holland Town Board accepted the recommendation of the Holland Plan Commission and approved the minor land division request by Alison Bossler at W1341 Town Line Road as shown on the certified survey map submitted with the application at

their August 10, 2026 meeting.

10. Building inspector items:

- a. Review building permits report:
The Plan Commission reviewed the August 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:
 - i. Building permit at N2388 County Road KW:
Clerk Kaiser informed the property owner of their requirement to obtain after-the-fact building permits for a newly constructed accessory building. The property owner mailed permit applications to the Town. Tom Huenink is working with the property owners on after-the-fact permitting.

11. Public requests for guidance on potential land use proposals:

- a. Proposed minor land division and rezoning at parcel 59006064490 and rezoning at parcel 59006064510 on Hoitink Road:
David and Rita Lammers have proposed a minor land division and rezonings at parcels 59006064490 (39.644 acres, zoned A-1) and 59006064510 (19.00 acres, zoned A-1) on Hoitink Road. The proposal is to divide 8.35 acres from parcel 59006064490 and rezone it from A-1 to A-PR and rezone parcel 59006064510 from A-1 to A-1-S. The Plan Commission acknowledged that the property owners may submit an application for a minor land division and rezonings.
- b. Proposed rezoning and conditional use permit at parcel 59006076223 on Hawe Road (23.00 acres, zoned A-3):
Paul Meeusen has proposed rezoning of 7.17 acres from A-3 to B-1 and 15.83 acres from A-3 to A-5 at parcel 59006076223, as well as a conditional use permit to operate a business specializing in outdoor environments, fences, decks, pergolas, and helical piles. Paul reported a conversation with the state building inspector, who said that his department would inspect the proposed structure for the business operation but would not require bathrooms or emergency exit lighting at this time. The Plan Commission noted that the acreage amount for lot 2 on the draft plat of survey submitted needs to be corrected to 15.83, and that the proposed driveway should have a wide spot, about 25 feet long, about halfway up the driveway where emergency vehicles can pull over and pass. It was recommended that the property owners consult with the Cedar Grove Fire Department about how the driveway should be configured for emergency service vehicles. The Plan Commission acknowledged that the area east of Interstate 43 is designated as a transitional area in the Town's comprehensive plan and that the property owners may submit an application for rezonings and a business conditional use permit.

Janelle Kaiser was contacted about a possible conditional use permit application at N2363 Cardinal Lane (~0.67 acres, zoned R-1). The property owner would like to construct an accessory building which would cause an exceedance of the maximum allowed square footprint of accessory buildings of 900 square feet on the premises. There is an existing 588-square foot accessory building and the proposed carport would be 528 square feet, though the drawing received by the Town appears to show the structure measuring at 576 square feet. It should also be clarified whether the proposed new building will be attached to the existing building. The Plan Commission acknowledged that the property owner has already received shoreland zoning

approval, that the buildings on the adjacent property to the north do not appear close to the lot line in the area of the proposed building, and that the property owner may submit an application for a conditional use permit.

12. Public input:

None.

13. Public hearing for:

Request by Bradley Peterson for a commercial kennel license and conditional use permit to operate a commercial dog kennel at W3940 County Road D:

Chair Huenink called the public hearing for the request by Bradley Peterson to order at 8:21pm.

The request is for a commercial dog kennel license and conditional use permit to operate a commercial dog kennel at W3940 County Road D (parcel 59006060702, zoned A-5, 12.99 acres).

Chair Huenink asked for public comment three times. There were no comments from the public.

Motion by Jack Stokdyk, seconded by David Mueller, to close the public hearing for Bradley Peterson at 8:24pm; the motion carried by unanimous voice vote.

14. Request by Bradley Peterson for a commercial kennel license and conditional use permit to operate a commercial dog kennel at W3940 County Road D:

Motion by Jack Stokdyk, seconded by David Mueller, to approve the conditional use permit and commercial kennel license request as submitted by Bradley Peterson, to include the Town's standard conditions for a commercial kennel conditional use permit, and onsite and operational permit conditions as follows:

- **The hours of operation for visitors shall be by appointment only,**
- **The maximum number of employees on the Premises shall normally not exceed two full-time employees and two part-time employees or contracted professionals except during shift changes,**
- **The maximum number of vehicles and trailers combined used solely for the commercial kennel and stored outside of any accessory structure on the Premises shall not exceed five,**
- **Any additional exterior luminaries added shall have a total cutoff angle of not more than forty-five (45°),**
- **The maximum number of dogs allowed to be housed on the property is sixteen,**
- **The maximum number of dog litters allowed per year on the property is four,**
- **Sufficient off-road parking spaces shall be provided for the maximum number of employee and customer vehicles expected on-site simultaneously,**
- **Vehicles, equipment, and materials shall be stored in a neat and orderly fashion, and**
- **The commercial kennel may utilize the existing accessory buildings on the Premises as shown on the site plan submitted with the application.**

The motion carried by unanimous roll call vote. Roy Teunissen: Yes; Matt Teunissen: Yes; Jack Stokdyk: Yes; David Mueller: Yes; Bryan Kaiser: Yes; David Huenink: Yes; Brody Stapel: Yes.

15. Use of properties at N1762 Nuestro Drive and W2136 State Highway 32:

Possible business use of the property at N1762 Nuestro Drive (2.68 acres, zoned R-1) has been brought to the Town's attention. It is located at the southwest end of Nuestro Drive, which is a private road. The Town has received a report of frequent wood chipping, brush burning, and

retail sales of mulch. The Plan Commission directed Clerk Kaiser to send a letter to the property owner to inquire about current use of the property.

Possible business use of the property at W2136 State Highway 32 (0.42 acres, zoned R-1) has been brought to the Town's attention. A landscaping business is advertised by a sign on the subject parcel. A portion of the adjacent parcel to the west, zoned A-5, has been observed as being used for sales of firewood, plants, and rocks, as well as burning. The Plan Commission directed Clerk Kaiser to send a letter to the landscaping business and the property owner to inquire about current use of the property.

16. Ongoing issues:

- a. Applications being processed:
Nothing to report at this time.
- b. 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.
- c. Farmland preservation zoning ordinance recertification application update:
Motion by David Mueller, seconded by Roy Teunissen, to recommend that the Town Board submit the application for Farmland Preservation Zoning Ordinance Recertification to the State of Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) as presented; the motion carried by unanimous voice vote.

17. Public input:

- a. Jack Stokdyk commented that the conditional use permit at N905 Sauk Trail Road requires a stop line pavement marking be applied to the road approach on the premises. This was to be completed on or before September 3, 2025. The Plan Commission directed Clerk Kaiser to send a letter to the property owner to require compliance with this permit condition within 30 days.
- b. Craig Droppers commented that he has observed a large number cars parked and tires stored on the property at N2040 State Highway 32. He also observed that there has been an increased number of electric scooters and bikes being operated in the area. Other local municipalities are said to be drafting related ordinances that the Town may be able to work off of.
- c. David Mueller inquired about a previous report of a number of unlicensed vehicles observed at N106 TerMaat Road.

18. Review/approve attendance records for previous meeting:

Motion by David Mueller, seconded by Matt Teunissen, to approve the attendance records as presented; the motion carried by unanimous voice vote.

19. Adjourn:

Motion by Jack Stokdyk, seconded by David Mueller, to adjourn at 9:20pm; the motion carried by unanimous voice vote.

Respectfully Submitted,
Janelle Kaiser, Plan Commission Clerk
Town of Holland, Sheboygan County, Wisconsin