Town of Holland, Brown County
1293 Holland Road, Greenleaf, WI 54126

Planning Commission
August 26, 2026

MINUTES

The Town of Holland Planning Commission met on August 26, 2026 at 1293 Holland Road, Greenleaf, at 1:05 pm.

Members present were Zone Administrator John Sundelius, Attorney Matt Parmentier, Chair Tom Vande Wettering, Clerk Gloria Kennedy and Commission members Andy Vanderloop, Tony Vande Hey, Doug Verbeten, Jerry Gehrt and Marty Huss.

Minutes from the July 15 Planning Commission meeting were approved by motion from Marty Huss, and seconded by Tony Vanderloop. Passed 6-0.

Neal Schmidt Application
John Sundelius gave background information regarding the application from Neal Schmidt, HL-213-5, County D to rezone 14.357 acres, currently with two zonings, R-1/AG-FP to I-1. The Comprehensive Plan shows this property to be within the I-1 district of the Comprehensive Plan. Matt Parmentiers gave handouts of the Farmland Preservation map of Brown County, and the Future Land Use maps of the town, as well as questions to consider when rezoning. Discussion followed on how this request fits into the land use indicated on the plan. Mr. Schmidt reported that they would be doing light machine manufacturing, sales, offices, production and distribution on this property.

Andy Vanderloop made a motion to recommend to the Town Board to accept the application from Neal Schmidt, to rezone 14.357 acres of HL-213-5 from R-1/AG-FP to I-1. Marty Huss seconded the motion. Motion passed and carried, 6-0.

A public hearing will be held for this on October 7 at 6:15 pm, and the Town Board will have it on their agenda on October 7 for their meeting starting at 6:30 pm.

Triple J Application
John Sundelius gave background on the application from Steve Reis who has asked to rezone parcels HL-693, 694, 695, and 696 on Man Cal Road, (160 acres) from AG-FP to A-R, and the Conditional Use Application to provide conditions so that Triple J can continue to operate with corrected zoning. John also explained documents from 2004 which indicated that the owner at that time also attempted to rezone this property. No further documentation was found that this was acted upon, but a building permit was issued at that time.

Matt Parmentier explained that the current zoning is Farmland Preservation, and that, because of several things occurring over time, the business is not operating within the FP designations. The town has concluded that it was not grandfathered in. It was also pointed out that throughout the period, the business has expanded. He gave a handout showing a timeline of events occurring with this property, and indicated that our task is to try to get this into compliance.

Things that have to happen for current operation to continue:

a. Rezone land out of FP. Then Re-Zone it as A-R. which would allow Conditional Uses to be applied
b. Or, change the Ordinance to create a new zoning designation

Options that could occur when acting on applications:

Approve rezoning
Deny rezoning
Approve with listed conditions

He then gave a handout outlining the 8 Standards for Conditional Uses. He said the Planning Commission would have to work through all 8 standards and apply the 4-point Criteria to each.

He also said that we could do an Informational Session first, i.e. hold Public Hearing together with Planning Commission, Town Board and interested parties, and THEN the Planning Commission could work through the process of the rezoning applications.

A Plan of Operation from the owner would be helpful, outlining the business activities, areas where each occur on the property, frequency of occurrence, level of activity during various seasons, typical hours of various activities, etc.

Some questions that came up:

a. Would this involve all 530 acres that is part of the Triple J property taken out of Farmland Preservation? Or just the 160 acres from the four parcels as requested on the application?
b. How will the remaining acres comply with FP?
c. Would DATCAP give some guidelines as to allowable uses in FP, and also regarding amount of acreage allowed to be removed from FP?

Matt Parmentier will arrange a meeting with DATCAP, Mr. Reis and his attorney, to gather information and attempt to reach a plan of action. After that the Planning Commission will meet once more.

Zoning Ordinance Updates

John Sundelius indicated the sample ordinance from Humboldt has been given to the Planning Commission to examine (three others were given in July, plus our own). He also indicated that he has found that the town is not a member of the Bay Lakes Council. He said that there are other firms to contact for help in updating our Zoning Ordinance.

He asked the Planning Commission to continue examining these ordinances to find what we like/do not like.

John Sundelius will contact Cedar Corporation and others to find out information on enlisting their companies to oversee the project.

We will discuss this and try to move forward with this next time we meet.

Meetings/Adjournment

All present indicated that afternoon meetings were preferable to evening meetings.
Doug Verbeten made a motion to adjourn. Second was given by Tony Vande Hey. Motion passed 6-0.

Minutes by Gloria Kennedy.