

## TOWN OF HOLLAND PLAN COMMISSION

April 1, 2026

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| <b>MEMBERS PRESENT</b> | Chair Mike Hoffman, Anita Jagodzinski, Doug Klenke, Ron Knapmiller, Bryan Nindorf, Jared Noffke, and Anne Paape |
| <b>STAFF PRESENT</b>   | John Frauenkron (Town Crew Supervisor), Marilyn Pedretti (Town Clerk)   |

### CALL TO ORDER

Chair Hoffman called the meeting to order at 6:30 p.m. Notices were properly posted.

### MINUTES

Motion by Nindorf/Noffke to approve the minutes from January 7, 2026. **MOTION** carried.

**CITIZENS' CONCERNS:** none.

### DRIVEWAY VARIANCE

Brian Pinnow, N7169 Bice Avenue, requested a driveway variance for Lot 1, Block 1 on Pedretti Street. Pinnow explained this was discussed previously (with Lot 2) to allow for the driveway to move to the southern portion of the parcel (due to topography). Discussion followed. Motion by Klenke/Paape to recommend approval of the driveway variance for Lot 1, Block 1 on Pedretti Street. **MOTION** carried.

### COUNCIL BAY SCOUTS LAND

James Westpfahl, N7343 Hidden Prairie Road, requested input concerning land use possibilities of three parcels (parcel 8-858-0, 8-912-0 and 8-914-0) currently owned by the Council Bay Scouts. He proposed swapping the land use category of "environmental/recreation" on the northern parcel (8-858-0) with "large lot residential" as designated on the middle parcel (8-912-0). He explained the middle parcel is undevelopable due to the topography and that the northern lot would lend to 3-4 large lots coming off Council Bay Road and the southern lot would have a combination of 22 acres commercial and the remaining acreage 4-5 large residential lots.

Joe Kress, Kress Real Estate Solutions, 319 Main Street, reported he had conversations with Dillon Constant and Jenny Morris at the County and they would follow the Comprehensive Plan and Map and defer to the Town for any changes. Kress noted that with 1/3 of the 102 acres too steep to develop, flipping the categories between the two northern parcels gives the land value and conforms to the rural character.

Discussion followed. Paape noted the Comprehensive Plan and Map amendments are only accepted in December and the process takes several months. She also noted there is no guarantee as the County can disagree with the Town. Klenke asked about their proposed commercial portion. Westpfahl indicated the southern lot would have 4 homes on the north side and possibly 4 commercial lots along County Road T/Highway 53. He noted they would restrict tree removal to keep the rural feel. Knapmiller suggested they contact the Wisconsin Department of Transportation concerning the future construction of a 4-lane highway.

Pat Dannenberg, Council Bay Scouting of America, 2600 Quarry Road, spoke of having good neighbors next to their boy scout camp and that the proposed uses are a good match. He noted the 3 parcels are not suitable for scouting activities. He spoke of their financial strains and that the sale of this land will help alleviate the stress.

Westpfahl understood the Commission could not vote tonight but asked for indication of whether an amendment would be a hard no or possible. It was the consensus that there is potential to amend the Comprehensive Plan.

**5-YEAR ROAD PLAN**

Members reviewed the 5-Year Road Plan. John Frauenkron, Town Crew Supervisor, suggested several roads should be moved up on the reconstruction plan. Discussion followed. No recommendations were ready.

**ANNOUNCEMENTS:**

Hoffman presented a certificate of appreciation to Jared Noffke for his 6 years of service on the Plan Commission and Stormwater Utility Commission.

**ADJOURNMENT:** Motion by Noffke/Nindorf to adjourn. **MOTION** carried. Meeting adjourned at 7:20 p.m.

Respectfully submitted,  
Marilyn Pedretti, Town Clerk