

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
March 14th, 2024, 6:00 pm
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Discussion and possible action on 2-15-2024 planning and zoning commission minutes
3. Public Hearing on Preliminary Plat "Terrace Manor"
4. Close Public Hearing
5. Discussion and Possible action on Preliminary Plat for Terrace Manor Subdivision
6. Discussion and Possible action on Industrial Park Variance for Great Lakes Equine
7. Discussion and Possible action on Industrial Park Variance for WGB
8. Discussion and Possible action on Industrial Park Variance for Mil Cor LLC
9. Discussion and Possible action on Industrial Park Variance for Tom Cin Metals
10. Discussion on Comprehensive Plan update Draft 2
11. Any other topics for future discussion
12. Adjourn

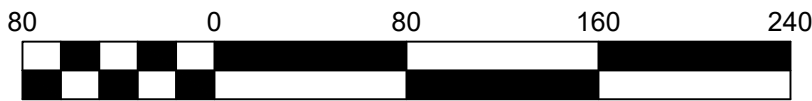
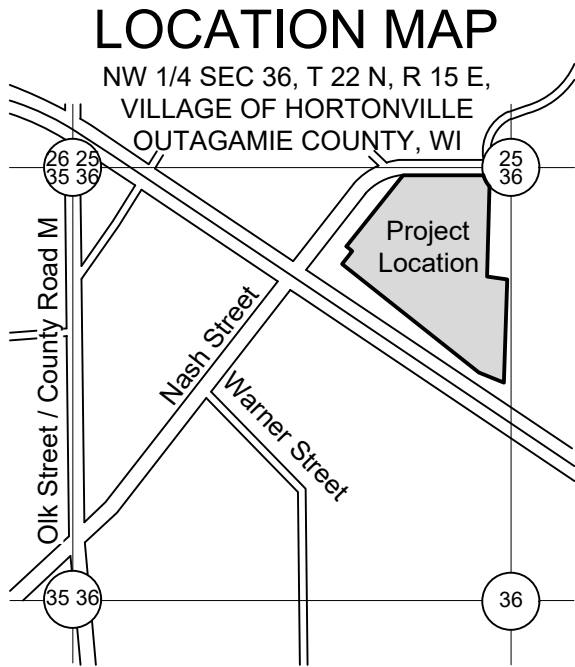
"Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administration Office at 779-6011 with as much advance notice as possible."

Posted: February 7, 2024

Nathan Treadwell,
Administrator

Preliminary Plat of
Terrace Manor

Part of Lot 3 Certified Survey Map 4385 being located in part of the Northeast 1/4 of the Northwest 1/4 of Section 36,
Township 22 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin



Bearings are referenced to the North line of the
Northwest 1/4, Section 36, T22N, R15E,
assumed to bear N89°14'12\"W, base on the
Outagamie County Coordinate System.

Horizontal Control

Grandview Road Subdivision- Village of Hortonville
Monday, February 12, 2024

Davel Engineering and Environmental
Horizontal Control (per Outagamie County Coordinate System)

Point Number	Northing	Easting	Description
500	592544.88	769548.16	CPT MAG
501	592261.11	769357.00	CPT HUB
502	591972.30	769161.10	IP1 DOT
503	591674.75	769553.99	CPT HUB
504	591949.18	769872.60	CPT HUB

SUPPLEMENTARY DATA

Total Area = 758,552 SF 17.4140 acres
R/W Area = 100,069 SF 2.2973 acres
Net Lot Area = 443,426 SF 10.1796 acres

(3.14 Lots/Acre)
Number of Lots = 32 and 1 outlet
Average lot size = 13,857 SF

Typical lot dimension = 80'x 160'

Lineal feet of street = 1,341 LF

Proposed zoning = R-1

Approving Authorities

Village of Hortonville

Objecting Authorities

Department of Administration

Outagamie County Zoning Commission

NOTES

- Utility and Drainage Easements will be shown on Final Plat

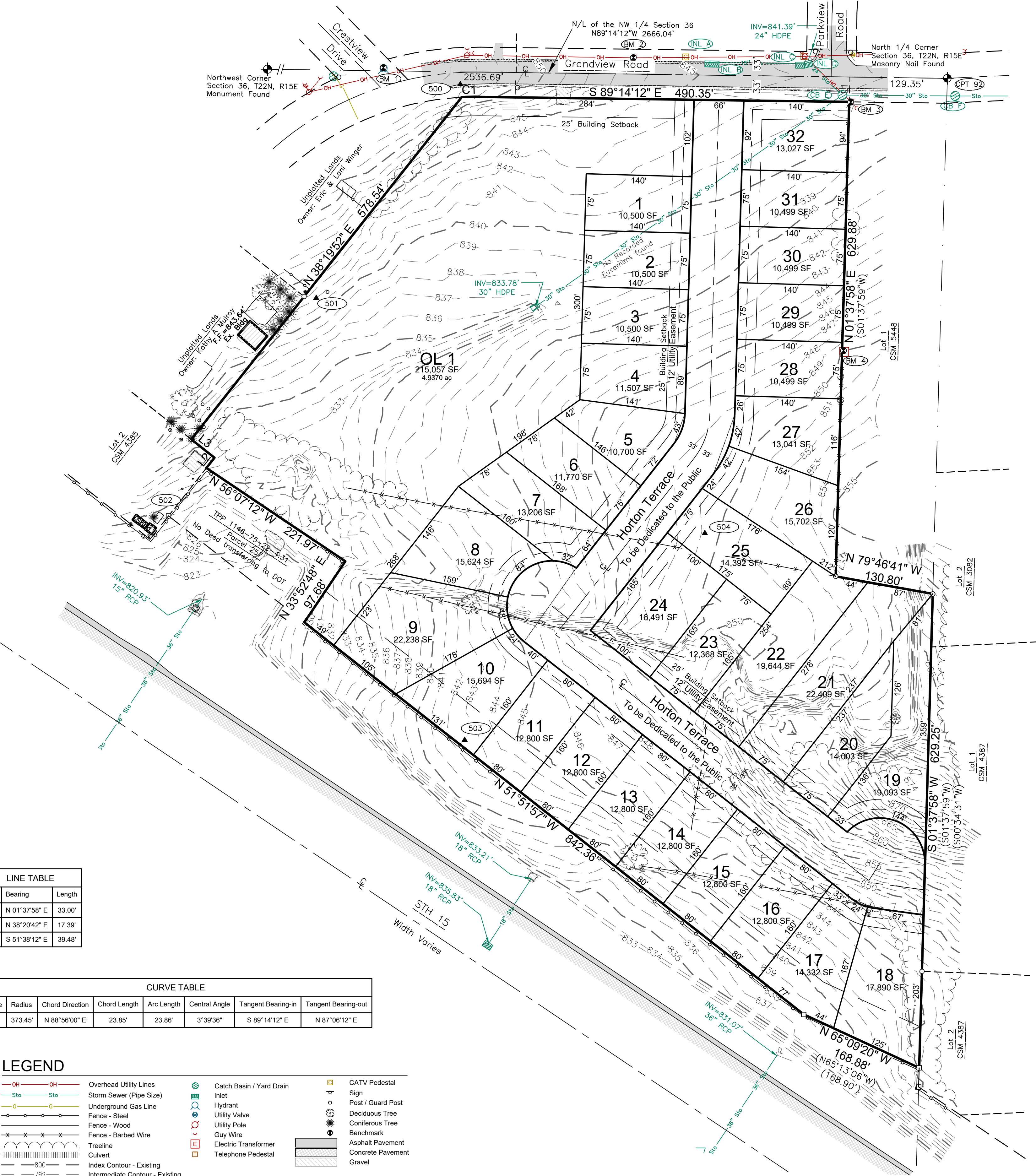
BENCHMARKS (NAVD88)

BM 0	NGS Monument Designation 4W/51 PID DE7465 Elev 800.39
BM 1	Fire Hydrant, Tag Bolt N R/W Grandview Road. Elev 858.44
BM 2	Nail in South Side of Power Pole ±331' E of BM 1 Elev 847.39
BM 3	Nail in West Side of Power Pole S R/W Grandview Road. Elev 842.81
BM4	NW Cor. Of Concrete Pad ±331' S of BM 3 Elev 850.02

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a
correct representation of all existing land divisions and features,
and that I have complied with the preliminary plat requirements for
the Village of Hortonville.

James R. Sehloff, P.L.S. No. S-2692 Date



LINE TABLE

Line	Bearing	Length
L1	N 01°37'58\"E	33.00'
L2	N 38°20'42\"E	17.39'
L3	S 51°38'12\"E	39.48'

CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	373.45'	N 88°56'00\"E	23.85'	23.86'	3°39'36\"	S 89°14'12\"E	N 87°06'12\"E

LEGEND

OH	Overhead Utility Lines	Catch Basin / Yard Drain	CATV Pedestal
Sto	Storm Sewer (Pipe Size)	Inlet	Sign
G	Underground Gas Line	Hydrant	Post / Guard Post
F	Fence - Steel	Utility Valve	Deciduous Tree
F	Fence - Wood	Utility Pole	Coniferous Tree
F	Fence - Barbed Wire	Guy Wire	Benchmark
T	Treeline	Electric Transformer	Asphalt Pavement
C	Culvert	Telephone Pedestal	Concrete Pavement
I	Index Contour - Existing		Gravel
I	Intermediate Contour - Existing		

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

Nathan Treadwell – Village Administrator

Industrial Park Variance Request Memo:

- All industrial park properties that had no asphalt or concrete were given the attached letter stating that they are out of compliance with the Covenants.
- A citizen came to me asking about issues with the Industrial Park businesses not following the covenants. After looking at this issue I found that they were right, so I sent a letter to the businesses in question. The Complaint was around not having parking lots hard surfaced (asphalt or concrete). The letter informed each business of the issue that needs to be addressed according to the covenants. The Letter also informed the business that if they want, they can petition the Planning and Zoning and Village Board for a Variance of the Covenants.
- The Following five properties were informed of the issue.
 - Phase 1
 - WGB Properties
 - DNK Real Estate LLC
 - Tom Olk Leasing LLC
 - Phase 2
 - North Loop Real Estate Holdings LLC
 - Mil-Cor aka “Algrim Explosives”
- Each of the five property owners called or met with me and they were all informed of their right to ask for a variance from the Planning and Village Board.
- Some of the businesses have claimed to me that the cost of asphaltting their parking lots was too much of a cost to them, some have claimed that they had no idea of the covenants, some have claimed that why is this an issue now they were not told about this prior.
- Covenant Violations in 1996.
 - Gardan was forced to put in parking lots.
 - BG Durite was forced to put in parking lots.
 - Carl’s Custom Cabinets were forced to surface their parking lots.

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

North Loop Real Estate Holdings LLC
651 Industrial Park Ave
Hortonville WI 54944

COPY

To the owners of North Loop Real Estate Holdings,

It has come to our attention that your Property Located at (651 Industrial Park Ave) is not in compliance with the Covenants that were established when the Village created the Industrial Park. Attached to this letter is a copy of the covenants, with the main concern being:

Development Covenants Section H

- **PARKING:** All employee and visitor parking shall be provided on-site. Parking shall not be permitted on any public street or access drive. Property owners shall provide parking as required by the Village Zoning Ordinance. Parking areas shall be located at least twenty (20) feet from each parcel line abutting a public street and ten (10) feet from any other parcel line. All parking areas and driveways shall be hard surface paved, dust-free and properly marked. All paving must be completed within fifteen (15) months of building completion.

If you encounter difficulties addressing these matters, please contact me to discuss the possibility of applying for a variance of these covenants, as outlined below:

Development Covenants Variances

- The Village is authorized to grant variances from any provision of this Declaration where such variations will assist in carrying out the intent and spirit of this Declaration and where strict application of the provision would result in a particular hardship to the person seeking a variance.

Feel free to reach out if you have any questions or concerns. You can contact me on my Village phone at 920-538-6709.

Nathan Treadwell
Village Administrator



greatlakesequine

WELLNESS CENTER INC

Nathan Treadwell

Village of Hortonville Administrator

531 N Nash St

Hortonville, WI. 54944

Dear Nathan,

As the owner of the property at 651 Industrial Park Avenue, I am writing to ask for a variance regarding Development Covenants section H, Parking. Our parking area and driveways are currently gravel and we would like them to remain as such.

We are a unique business in the industrial park and are not traditionally industrial but more agriculturally professional. As one of the early property owners in the park, we have been here since 2008, we have come to rely on the gravel footing for a number of reasons. As a horse hospital, our patients' health and safety are our primary concern. As we have as many as 20 to 30 horses in and out of our facility daily, the safety of loading and unloading would be the first concern. Many of these horses are injured or compromised in some way and having them unloaded onto a slippery surface can be quite dangerous. Some of our patients are unsteady and falling onto a paved surface could be life threatening. Secondly, the parking area is used for movement and performance evaluations. Horses cannot jog or run on concrete or blacktop. Those surfaces are not only too slippery but the concussion to the joints can be as harmful as some of the disease processes themselves. A proper evaluation of a horse's movement is essential to our performance horse clients and could negatively affect our ability to give them accurate evaluations. Horses who are staying at our hospital for rehabilitation of sport horse injuries are often walked around the building as part of their slow return to exercise. Additionally, during the spring and summer, we have mares and foals in the hospital. New foals are terribly reluctant to move on surfaces without traction. When these surfaces become wet, it is even more of a problem. Essentially on rainy or icy days, we would have to turn away compromised patients due to safety concerns. The gravel actually provides a significant amount of traction even with icy conditions. Occasionally horses urinate and defecate in the parking lot and the gravel prevents any runoff into the ditches. The gravel also provides safe passage across the driveway to the paddocks for turn out of patients that need to get outside for mental and physical health.



greatlakesequine
WELLNESS CENTER INC

I hope the town can see how it is necessary for us to maintain a gravel driveway and grant a variance. As the new owner of the property, since December 2018, I was unaware of the covenant and while ignorance is not my defense, not having that disclosed by the seller or the town, makes this requirement contrary to horse safety and financially taxing to correct.

Please contact me at 920-779-4444 with any questions.

Sincerely,

Robert Blohowiak

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

Nathan Treadwell – Village Administrator

Industrial Park Variance Request Memo:

- **North Loop Real Estate Holdings LLC** – this plan set has a partial parking lot in the plan designs and currently has nothing.
 - I'm guessing one of the reasons this was approved this way was because of the horses here.
 - There is an addendum to this purchase of property as well and that has some requirements for variances but does not address the Asphalt.
 - Below is the parcel as it sits today.



**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
OCTOBER 14, 2008 MEETING MINUTES**

President Roger Retzlaff called the meeting to order at 6:30 p.m. in the lower level of the Community Hall at 312 W. Main St., Hortonville, Wisconsin.

Members present: Trustee Louis McKellar, Joan Dockter, Warren Mueller, Lloyd Ziegler, and Ed Heyes.

Members absent: Richard Gruenewald (excused), Craig Dreier, and Kenneth Gassner.

Officials present: Administrator J. Everett Mitchell, Clerk-Treasurer Lynne Mischker, and Attorney Robert Sorenson. Engineer Ron Wolf entered the meeting at 6:35 p.m.

Approval of September 9, 2008 Meeting Minutes

Motion made by Mr. McKellar and seconded by Mr. Heyes to approve the September 9, 2008 meeting minutes. Voice vote: 6 ayes, 0 nays, motion carried.

Industrial Park Site and Landscape Plans, Great Lakes Equine Wellness Center, Industrial Park Drive

Ralph Blohowiak of Great Lakes Equine Wellness Center and Chuck Woodke of Walters Bldgs. were present.

Mr. Mitchell reported that the building would be situated on four (4) acres and is approximately 10,000 square feet.

Mr. Blohowiak stated that horses will only be on site for care and will not be boarded.

Mr. Mitchell reported that Director of Public Works Ron Austreng has no concerns with the plans as presented.

Mr. Wolf stated that no topo plans were included so he didn't know if any drainage problems would be caused but he did not feel there would be a problem as the Village has a drainage ditch just to the south.

Mrs. Dockter asked how the manure would be handled.

Mr. Blohowiak responded that a tech would pick up the manure. There would be fifteen (15) employees to start.

Motion made by Mr. McKellar and seconded by Mr. Heyes to recommend approval to the Village Board. Voice vote: 6 ayes, 0 nays, motion carried.

Request for Temporary Lighted Sign at Corner of John St. and N. Olk St. (CTY M), Grand View Golf Club Inc., 135 John St.

Mr. Mitchell distributed pictures of the proposed site, read a letter from Grand View Golf Club manager Roy Hintz requesting the sign, and read the relevant part of the sign code. The sign would be up from November through March.

Mr. Hintz reported that the temporary lighted sign would be used for now and they would like to get the permanent sign lit in the future.

A Golf Club board member present stated that underground electric service would be put in and they also want to use that service for the permanent sign.

Mr. Hintz stated that the sign would operate on a timer and be lit during the hours the bar would be open. The homeowner where the sign would be placed has given permission for the second sign.

Mr. McKellar asked if there are any other R-1 Single Family Residential District areas that have similar signs?

ADDENDUM "A"

This Addendum is attached to a Vacant Land Offer to Purchase (the "Offer"), dated August 21, 2008, executed by Ralph Blohowiak, ("Buyer"), and by Village of Hortonville (Seller), for the purchase of real estate described herein in new industrial park, Village of Hortonville, Outagamie County, Wisconsin. Except as specifically modified by the terms of this Addendum, the terms of the Offer to Purchase shall remain in full force and effect. If any provision of this Addendum conflicts with or contradicts any provision in the Offer, then the provision in this Addendum shall control the interpretation of the Offer and Addendum together as a single instrument. The Offer is amended as follows:

1. The parcel to be purchased is bounded on the north by County Road TT, on the west by the lands described in Document No. 1370994, and on the east by Industrial Park Avenue. The parcel is four (4) acres in size. A copy of the certified survey map is attached hereto and incorporated herein. The initial survey expense, including the cost of recording the certified survey map, will be paid by the Seller.

2. Buyer has reviewed all of the restrictive covenants for this industrial park and agrees to be bound by the terms of such covenants, subject to the following two (2) variances. The covenants provide that the Buyer shall be obligated to construct principal structures at a minimum cost of \$125,000.00 per acre. The Village of Hortonville (Seller) shall allow permanent hospital and medical equipment which is subject to personal property taxes to count towards the minimum construction cost of \$500,000.00 (\$125,000.00 times 4 acres).

Secondly, the Buyer may maintain outdoor paddocks for the daytime use of horses which are temporarily on the Buyer's premises for surgical or medical purposes.

These two (2) variances are granted to the Buyer for the specific purpose of operating a veterinary clinic/hospital for horses. Upon termination of the clinic/hospital business, these two (2) variances shall lapse.

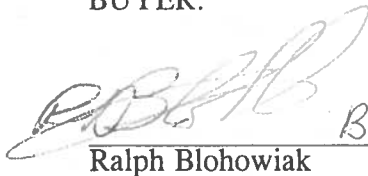
3. The Village of Hortonville reserves all landscape, drainage and utility easements over and across the property as shown on the master plan map for the industrial park.

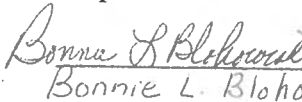
4. The Buyer shall pay the cost of any title insurance. Buyer shall also pay the transactional fees of \$450.00 to Sorenson Law Office together with any cost of recording the deed.

5. It is understood that all building plans must be approved by the Village of Hortonville, consistent with the restrictive covenants of the industrial park, except as amended herein. Construction shall be required within eighteen (18) months of purchase of land.

THE PARTIES ACKNOWLEDGE AND AGREE THAT THE TERMS OF THIS ADDENDUM ARE INCORPORATED AND MADE A PART OF THE OFFER TO PURCHASE TO WHICH IT IS ATTACHED.

BUYER:

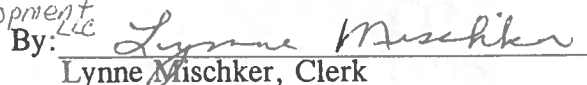

Ralph Blohowiak
Blohowiak Land + Development LLC


Bonnie L. Blohowiak
Bonnie L. Blohowiak Land + Development LLC

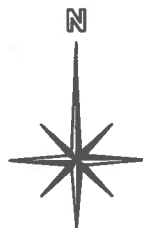
SELLER:

VILLAGE OF HORTONVILLE

By: 
Roger Retzlaff, President

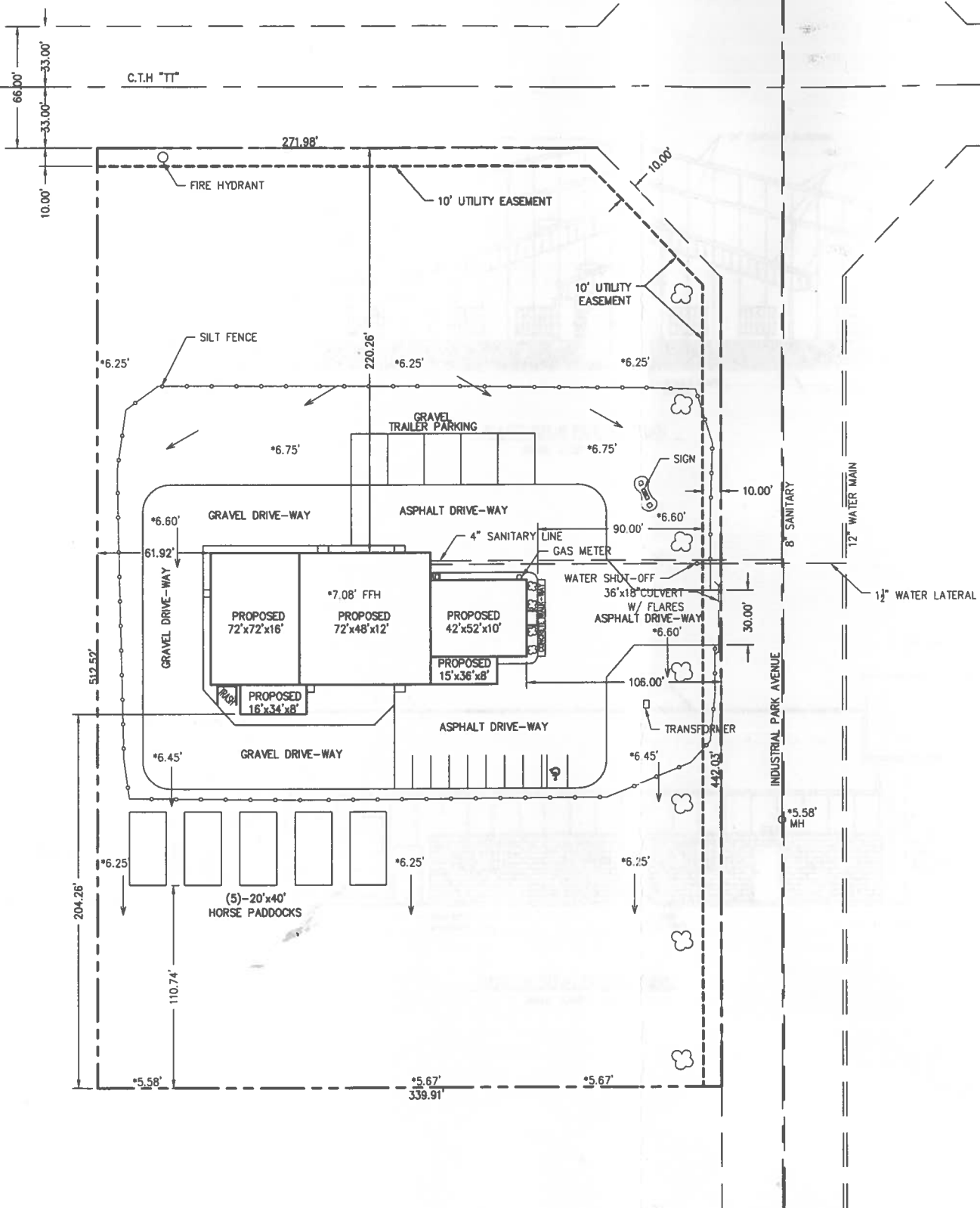
By: 
Lynne Mischker, Clerk

This instrument was drafted by:
Attorney Robert E. Sorenson
Hortonville, WI 54944
(920) 779-4301



PLOT PLAN

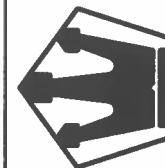
SCALE: 1" = 50'



NOTES

- △ RECESS CAN LIGHTING
- WALL PACK DOWN LIGHTING

** CONSTRUCTION SCHEDULE OCT 2008 UPON PLAN APPROVAL AND CONSTRUCTION PERMITS
** CONSTRUCTION COMPLETION MARCH 2009



Walters Buildings

Jack Walters & Sons, Corp.
P.O. Box 388, 6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com

Job No.: P95-1033
Checked By:
Approved By:
Sheet No.: 1 of 4

Drawn By: KAM
Date: 09/22/08
Revised By: KAM
Date Revised: 09/26/08

Owner: Great Lakes Equine Wellness Center
Project:
Location: Hortonville, WI
Dealer/Salesman: Chuck Woodke

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

Mil Cor LLC
1829 E Ravenswood Ct
Appleton WI 54913

COPY

To the owners of Mil Cor LLC,

It has come to our attention that your Property Located at (665 Commerce Dr) is not in compliance with the Covenants that were established when the Village created the Industrial Park. Attached to this letter is a copy of the covenants, with the main concern being:

Development Covenants Section H

- **PARKING:** All employee and visitor parking shall be provided on-site. Parking shall not be permitted on any public street or access drive. Property owners shall provide parking as required by the Village Zoning Ordinance. Parking areas shall be located at least twenty (20) feet from each parcel line abutting a public street and ten (10) feet from any other parcel line. All parking areas and driveways shall be hard surface paved, dust-free and properly marked. All paving must be completed within fifteen (15) months of building completion.

If you encounter difficulties addressing these matters, please contact me to discuss the possibility of applying for a variance of these covenants, as outlined below:

Development Covenants Variances

- The Village is authorized to grant variances from any provision of this Declaration where such variations will assist in carrying out the intent and spirit of this Declaration and where strict application of the provision would result in a particular hardship to the person seeking a variance.

Feel free to reach out if you have any questions or concerns. You can contact me on my Village phone at 920-538-6709.

Nathan Treadwell
Village Administrator

MiL CoR, LLC
1829 E Ravenswood Ct
Appleton, WI. 54913

February 19, 2024

Nathan Treadwell
Village Administrator
Hortonville, WI. 54944-0099

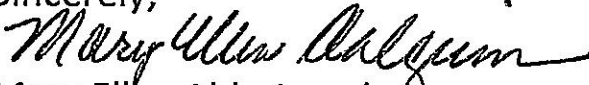
To Nathan Treadwell,

This letter is in response to your letter regarding paving all surfaces surrounding our shop located at 665 Commerce Dr. in phase 2 of the Hortonville Industrial Park.

In 2016 MiL-CoR LLC home to Ahlgrimm Explosives Co received approval and subsequently built our shop. At no point was it mentioned that all surfaces were required to be paved. We were approved and moved in fully Jan 1, 2018. We maintain our shop and yard in a meticulous fashion. We have built berms and planted evergreens surrounding our site. The equipment that we operate with such as drills on tracts, semi-trucks and Class B trucks are essential to our business. This equipment will destroy the pavement in a very short period of time not to mention the extreme financial burden it would place on our business. This financial burden could potentially threaten the viability of our company and of our locally hired employee's jobs.

MiL CoR, LLC is requesting a variance to this request of paving the surfaces due to the reasons stated above.

Sincerely,


Mary Ellen Ahlgrimm/owner

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

Nathan Treadwell – Village Administrator

- **Mil-Cor aka Algrim Explosives** – this plan set calls for concrete around the entrances to the building and asphalt surrounding the building.
 - On April 17th, 2016 the owners signed an agreement to purchase the property from the Village of Hortonville in that agreement there was an addendum signed by the owners saying they had reviewed the Covenants and understand they are bound by them.
 - Below is as it sits today.



ADDENDUM "A"

April 17 2016

This Addendum is attached to a Vacant Land Offer to Purchase (the "Offer"), dated March 25, 2016, executed by Mil-Cor, LLC, ("Buyer"), and by Village of Hortonville (Seller), for the purchase of Tax Parcel 021711 in the new Industrial Park, Village of Hortonville, Outagamie County, Wisconsin. Except as specifically modified by the terms of this Addendum, the terms of the Offer to Purchase shall remain in full force and effect. If any provision of this Addendum conflicts with or contradicts any provision in the Offer, then the provision in this Addendum shall control the interpretation of the Offer and Addendum together as a single instrument. The Offer is amended as follows:

1. A copy of the certified survey map of the property is attached hereto and incorporated herein.
2. Buyer has reviewed all of the restrictive covenants and guidelines for Phase II of the Hortonville Business and Industrial Park and agrees to be bound by the terms of such covenants.
3. The Village of Hortonville reserves all landscape, drainage and utility easements over and across the property as shown on the master plan map for the Park, which Buyer acknowledges having received and reviewed.
4. The Buyer shall pay transactional fees of Six Hundred Fifty Dollars (\$650.00) to Sorenson Law Office together with the cost of any title insurance and recording costs.
5. It is understood and agreed that any building plans must be approved by the Village of Hortonville, consistent with the restrictive covenants of the Park. Construction shall be required to commence within eighteen (18) months of the date of closing and be completed within thirty (30) months of the date of closing.

THE PARTIES ACKNOWLEDGE AND AGREE THAT THE TERMS OF THIS ADDENDUM ARE INCORPORATED AND MADE A PART OF THE OFFER TO PURCHASE TO WHICH IT IS ATTACHED.

BUYER:
MIL-COR, INC.

By: John Ahlgrimm
John Ahlgrimm, Manager

By: Mary Ellen Ahlgrimm
Mary Ellen Ahlgrimm, Assistant Manager

SELLER:
VILLAGE OF HORTONVILLE

By: Traci Martens
Traci Martens, President

By: Lynne Mischker
Lynne Mischker, Clerk

This instrument was drafted by:
Robert E. Sorenson
Attorney at Law
Hortonville, WI 54944
(920) 779-4301

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
JUNE 14, 2016 MEETING MINUTES**

President Traci Martens called the meeting to order at 6:34 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Dale Walker, Edward Heyes, Richard Gruenewald, Warren Mueller, Terry Ellenbecker, and Roger Retzlaff.

Members absent: Trustee Kelly Schleif was excused.

Officials/Staff present: Administrator Diane Wessel, Clerk-Treasurer Lynne Mischker, Building Inspector Paul Hanlon, and Attorney Robert Sorenson.

Others present: Julie Vanden Heuvel (Historic Preservation Committee), Tom Baron (East Central Wisconsin Regional Planning Commission), and Barry Hoff (prospective Planning & Zoning Commission member).

Site proposal for MilCor in TID #2

Wessel stated that the site plan meets zoning setbacks and the Industrial Park covenants. The building will house office space and a shop for vehicles. The purchasers will need to meet all the requirements in the covenants after the purchase.

Motion [Retzlaff/Heyes] to recommend approval to the Village Board. Unanimous voice vote, motion carried.

Downtown zoning district & ordinance – Tom Baron (East Central Wisconsin Regional Planning Commission - ECWRPC)

This project is part of a technical assistance project with ECWRPC. The project is looking at different zoning for the downtown as it is a unique area. The Historic Preservation Committee and the Planning & Zoning Commission would jointly establish district standards.

A task force of eight people made up of three Planning & Zoning Commission members, two or three Historic Preservation Committee members, and two to three business owners will be formed to establish draft standards.

Dale Walker, Terry Ellenbecker, and Richard Gruenewald will be the Planning & Zoning Commission members on the task force.

Approval of permits and plans that meet established standards

Wessel reported that the current approval processes are lengthy. If an application meets all the standards the applicant should be assured of approval. Definite standards would be put in place as well as an approval process.

Hanlon suggested a commercial site plan requirement check list and Planning & Zoning Commission approval of commercial site plans.

Signs

Wessel stated that changes need to be made to the Village sign ordinance after a recent US Supreme Court decision requiring content neutral ordinances and rules.

Regulation of billboards along Highway 15 and electronic message centers should be added to the ordinance.

Wessel will research content neutral ordinances for signs and for the additional regulations.

Wildwood PUD rezone

Wessel explained that the subdivision does not have an underlying zoning district as it was rezoned directly from agricultural to planned unit development (PUD). The underlying district would provide established standards for use and construction.

Rezoning the subdivision to single family would retain the current use.

Wessel asked the commission to recommend waiver of the \$300 application fee for the property owners and approve the Village to take the lead on the rezoning.

Motion [Retzlaff/Walker] to waive the \$300 application fee and have the Village take the lead on the rezoning. Voice vote: ayes (6), nays (0), abstained (1-Heyes), motion carried.

Rezoning request Z-1-16, A Agricultural to R2 Two Family Residential, Crest St. – Books Holdings property

Wessel reported that the applicant wants to rezone the property to R2 Two Family Residential and would build high end twindos to rent and build one to two single family spec homes and sell the other lots. A subdivision plat would be a separate process.

Motion [Heyes/Walker] to recommend the Village Board hold a public hearing and approve the rezoning. Unanimous voice vote, motion carried.

Ordinance revisions to consider

A. Permitted uses in Highway Commercial District

Wessel stated that a zoning district needs to list uses permitted by right per court cases. The intent of the district needs to be better defined so permitted and conditional uses can be listed.

Sorenson and Wessel will work on information to bring to the commission.

B. Subdivision & Platting

1. 18.03(3)(a) regarding Park Fees

Wessel explained that this portion of the ordinances is not allowed per State legislation without a study and plan in place.

Motion [Retzlaff/Heyes] to develop an ordinance amendment to strike Park Fees. Unanimous voice vote, motion carried.

2. 18.03(3) Land Suitability

Wessel explained that land division approval cannot be based on land suitability. Sorenson recommended that the village should strike this section.

Motion [Heyes/Ellenbecker] to develop an ordinance amendment to strike Land Suitability. Unanimous voice vote, motion carried.

C. Zoning

1. 17.13 Nonconforming uses, 50% assessed value rebuild rule

Wessel asked if the commission would like to look at allowing rebuilding of nonconforming structures in the same footprint and to the same dimensions.

2. 17.21(3)(c) Adult establishments

Wessel asked the commission to think about this use and the best district to allow them in. Wessel and Sorenson will look into this.

Theiss property zoning violation update

Wessel reported that there are multiple ordinance violations on this property and an inspection warrant was served on the property and the owner.

Wessel and Sorenson will send a letter containing compliance timelines.

Allowing chickens in the Village

Wessel told the commission that the Public Safety Committee is looking into ordinances on this subject.

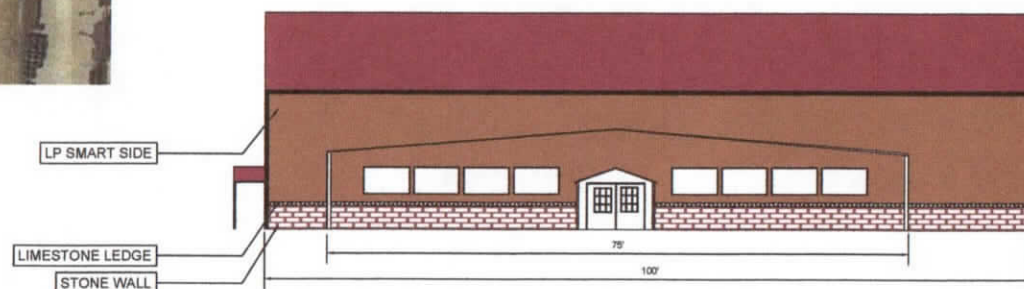
Adjourn

Motion [Gruenewald/Retzlaff] to adjourn. Unanimous voice vote, motion carried. The commission adjourned at 8:10 p.m.

Minutes submitted by Lynne Mischker, WCMC, Village Clerk-Treasurer



NORTH/SOUTH VIEW



EAST VIEW

PROJECT NO.	WS	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE		DRAWN BY	MA				
P.S.		CHECKED BY	BUT				
PLOT DATE 5/1/14 P:\989\project\municipal\transportation\land\parks\travels.doc							



**TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL**
400 Ice Harbor Drive Dubuque, IA 52001
82-3973 1-888-888-1214 Fax: 563-582-4020
Web Address: www.msa-pa.com

HORTONVILLE INDUSTRIAL PARK
HORTONVILLE WISCONSIN

SITE PLAN

FILE NO.	999
W-DEPT	A1

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

Tom Olk Leasing LLC
BOX 256
Hortonville, WI 54944

COPY

To the owners of Tom-Cin Metals,

It has come to our attention that your Property Located at (320 Industrial Park Ave) is not in compliance with the Covenants that were established when the Village created the Industrial Park. Enclosed in this correspondence is a copy of the covenants, with the primary concern highlighted below:

Development Covenants VI. PERFORMANCE STANDARDS Subsection (B) Parking

- There shall be no on street parking. Adequate off street parking shall be provided by the owner of each site:
 1. All employee parking will take place in the side or rear of lots. Customer/visitor parking may be permitted in front, up to a maximum of six (6) spaces, but not closer than twenty-five (25) feet from the property line.

All parking lots, walks and loading zones shall be permanently surfaced with either asphalt or concrete. At least three (3) percent of the total parking lot area shall be landscaped as specified in these Covenants. Corner lots may be exempted from some setback requirements provided that loading and maneuvering areas are screened from public view by careful building orientation and landscaping. All paving must be completed within 15 months.

If you encounter challenges addressing these matters, please contact me to discuss the possibility of applying for a variance of these covenants, as outlined below:

Development Covenants XI. Variances

- The Village of Hortonville reserves the right to grant variances to any or all of these restrictions as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of these restrictions will result in practical difficulty or unnecessary hardship or if in the judgment of the Board the development or lack of development of the Business Park makes such course of action necessary or advisable. A variance shall be granted by a duly adopted Resolution of the Village Board after recommendation and report by the Commission to the Board

Feel free to reach out if you have any questions or concerns. You can contact me on my Village phone at 920-538-6709.

Nathan Treadwell
Village Administrator



"Custom Steel Fabricators"

February 14, 2024

Village of Hortonville
Attention: Nathan Treadwell
531 N. Nash St.
Hortonville, WI 54944

Dear Nathan Treadwell,

This letter is in response to your notice of non-compliance of Development Covenants VI. PERFORMANCE STANDARDS Subsection B for Tom Olk Leasing LLC, Property Located at 320 Industrial Park Ave.

The non-compliance may relate to the southern portion of the lot. We would like to apply for a variance in this matter. Citing that the property has been this way for over 20 years, is well-maintained, has ample parking on the north side of the lot, and paving of the area will incur financial costs that far exceed the benefit of such a change.

Please consider our request and feel free to contact me with any questions you may have. I can be reached at 920-779-4277.

Sincerely,

Mike Olk
Tom -Cin Metals
PO Box 256
Hortonville, WI 54944

P.O. Box 256, 320 Industrial Park Ave., Hortonville, WI 54944
920-779-4277 • 1-800-343-3404 • Fax: 920-779-6980
www.tom-cinmetals.com

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

Nathan Treadwell – Village Administrator

Industrial Park Variance Request Memo:

- **Tom Olk Leasing LLC** – this property calls for asphalt only in the location that currently has it. The area behind the building which has an entrance on TT is not specifically called for.
 - I can only find one reference if this needs to be asphalt or not in the plan sets. In one Plan set it shows that loading area as being gravel. Plan set available in person too large to add in to packet.
 - In 1996 there was an issue with Exterior lighting, landscaping, and outdoor storage that needed to be addressed. At that time Tom-Cin Metals addressed those concerns and got their building in compliance, during this time period the village was getting on businesses that were not in compliance of the parking lots not being surfaced and force three others to get into compliance but there was not a notice for this property.
 - Below is how the property sits today



VILLAGE OF HORTONVILLE

118 North Mill Street • P.O. Box 268

Hortonville, WI 54944-0268

(414) 779-6011

June 3, 1996

Tom Olk
499 N. Crest St.
Hortonville, WI 54944

Dear Tom:

The following is the list of concerns we touched on last week. I will elaborate on some of these. Refer to the attached copy of the covenants where noted. You may wish to draft a brief statement regarding each concern in preparation for the Thursday meeting.

Remember, some of the area residents are more upset with their realtor than with you or us. Keep that in mind and try to maintain a calm disposition during the meeting. Look to President Gruenewald, the Board, myself or Attorney Sorenson for feedback during the meeting.

1. Final landscaping/trees on the berm: See VI. Performance Standards (B)(1), (E)(1) and (E)(2).

You have approximately until the end of March 1997 to finish your landscaping.

You explained to the Board that you would be planting trees on the berm (a few spruce trees then a gap of 20 feet, repeated) when you proposed your plan which the Board approved. This was your response to V.3. We did not receive your landscape plan.

2. No parking in setback areas: See VI. Performance Standards (A) Setbacks.

You were given Board permission to realign the berm and to construct a driveway around the east of your building for the convenience of semis maneuvering to your northeast loading dock. This did not relax the provisions for parking.

3. Exterior lighting: See V. Architectural Review 2.

We did not receive a final copy of your site plan. Your security lighting should not light beyond your property. The east lights could probably be shielded at a reasonable cost.

4. Outdoor storage: See VI. Performance Standards (F).

This is regarding pallets and products to be shipped out.

5. Temporary electric box: This is near the northeast corner of the parcel. When will this be removed?

6. Manhole and valve to be raised: We are getting figures on this.

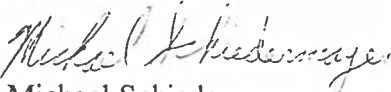
Other concerns raised by area residents in addition to those aforementioned:

1. Noise of production/noisy exhaust fans: When we were on site, I heard no evidence of excessive noise, however, late evening on a hot night during full production could prove to be noisier.
2. Runoff onto adjoining property: I saw no evidence of this.

Call me if you have questions regarding this.

Sincerely,

VILLAGE OF HORTONVILLE

✓ 
Michael Schiedermayer
Village Administrator

MS/lav

Enclosure

VILLAGE OF HORTONVILLE

118 North Mill Street • P.O. Box 268

Hortonville, WI 54944-0268

(414) 779-6011

June 3, 1996

Dear Property Owner:

The Village Trustees will be discussing the industrial park covenants at the Thursday, June 6, 1996 Committee of the Whole meeting. The meeting will begin at 6:00 P.M. at the Village Hall, 111 S. Nash St.

Approximately one half hour will be set aside to hear concerns from the residents in the immediate vicinity of Tom-Cin Metals and from the owner of Tom-Cin Metals.

If you have concerns regarding this issue which you would like to express or hear discussed, you are invited to attend this meeting.

Sincerely,

VILLAGE OF HORTONVILLE

✓ *Michael Schiedermayer*
Michael Schiedermayer
Village Administrator

MS/lav

0078 James Moeller (male)
W13300 City Trk TT

0079 Richard Gruenewald
216 S. Spruce

0080 Anthony Goika
217 S. Spruce

0804 Al Eoots
305 S. Spruce

0805 Viki Kettner
309 S. Spruce

0806 Robert Sater
313 S. Spruce

0807 Dean Domingo
311 S. Spruce

0808 Lue Thor
321 S. Spruce

VILLAGE OF HORTONVILLE

118 North Mill Street • P.O. Box 268

Hortonville, WI 54944-0268

(414) 779-6011

September 25, 1996

Tom Olk
Tom-Cin Metals Inc.
320 Industrial Park Ave.
Hortonville, WI 54944

Dear Tom:

During the Regular Board Meeting on Thursday, September 19, 1996, the Village Board discussed the Industrial Park Protective Covenants. The reason for the discussion was because the Board has been made aware of some violations of the covenants.

The following are violations which shall be cured within 30 days:

V. ARCHITECTURAL REVIEW

2. Exterior lighting shall be shielded so that light does not go beyond your property. This was approved at a recent meeting which you were in attendance and at which you had agreed to.

VI. PERFORMANCE STANDARDS

(F) Outdoor Storage and Display: Outdoor storage of any kind shall be visually screened from all streets and adjoining neighbors.

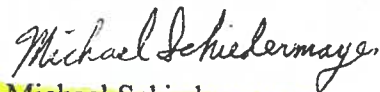
One other concern, which will not be a violation until late March, 1997, is landscaping. When you made your offer to purchase and presented your initial plan, you explained to the Board that you would landscape along the berm by planting 2 to 3 six foot spruce trees, then a gap of 20 feet, with this sequence continually repeated. Please take measures to ensure your landscaping is completed on time.

Call me if you have questions regarding this notice.

By the Board.

Sincerely,

VILLAGE OF HORTONVILLE



Michael Schiedermayer
Village Administrator

MS/lav

Enclosures

for the smooth transition between office and light manufacturing building space requirements.

The design of any accessory buildings shall be consistent with the design and materials proposed for the principal building(s).

V. ARCHITECTURAL REVIEW

Prior to initiating construction on any parcel in the Park, the owner shall submit plans and specifications for approval by the Village of Hortonville Economic Development Corporation. The plans and specifications must include the following elements:

1. Building plans and elevations.
2. A complete site plan depicting all setbacks, parking lots, loading docks, signs, refuse collection systems, general landscaping and circulation patterns, and all exterior lighting proposed for the site.
3. A landscaping plan accurately depicting the location, number, and type of plantings and/or berms proposed for the site.

Plans shall be evaluated considering the provisions of these covenants as well as the general welfare of the Business Park occupants and surrounding property owners.

VI. PERFORMANCE STANDARDS

The following minimum standards shall apply to all developments proposed within the Park:

(A) Setbacks

Front:	40 feet	*	Setback areas shall be landscaped except for drive-ways. No parking is allowed in setback areas.
Side:	20 feet	*	
Rear:	25 feet	*	

Minimum Lot Size	*	1/2 acre
------------------	---	----------

(B) Parking

There shall be no on street parking. Adequate off street parking shall be provided by the owner of each site:

- (1) All employee parking will take place in the side or rear of lots. Customer/visitor parking may be permitted in front, up to a maximum of six (6) spaces, but not closer than twenty-five (25) feet

5. Flashing and rotating signs are expressly prohibited.
6. Signs shall be restricted to advertising only the person, firm, or company operating the use conducted on the site or the products produced or sold therein.

(E) Landscaping

The following landscaping requirements shall be adhered to for all developments within the park.

1. All developed areas of any lot not used for building, parking, driveways, or storage, shall be landscaped with trees, shrubs, berms and planted ground covers. Areas of the site held or designated for expansion shall be planted with grass and maintained as specified herein. The Planning Commission shall determine the area of the site acceptable for expansion.
2. All landscaping shall be installed within 15 months of the commencement of business operations. *Dec. 95 - Mar. 97*
3. No land shall be developed and no use permitted that results in increased storm water run-off from any parcel and flooding or erosion on adjacent properties. Such run-off shall be properly channeled into a storm drain, water course, ponding area or other public facility.
4. All utilities shall be underground where feasible.

(F) Outdoor Storage and Display

No outside storage of any kind shall be permitted unless such storage material is visually screened from all streets and adjoining neighbors with a suitable fence at least six (6) feet in height. Screening shall be attractive in appearance and in keeping with the architectural quality of the main structure. Said storage shall be limited to the rear two-thirds (2/3) of the property, and within the building setback lines. No waste material or refuse may be dumped or permitted to remain on any part of the property outside of the building. Fences, walls or hedges may not extend forward of building setback lines.

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

WGB PROPERTIES
N1670 PRAIRIE VIEW DR
GREENVILLE, WI 54942

COPY

To the owners of WGB Properties,

It has come to our attention that your Property Located at (210 Industrial Park Ave) is not in compliance with the Covenants that were established when the Village created the Industrial Park. Enclosed in this correspondence is a copy of the covenants, with the primary concern highlighted below:

Development Covenants VI. PERFORMANCE STANDARDS Subsection (B) Parking

- There shall be no on street parking. Adequate off street parking shall be provided by the owner of each site:
 1. All employee parking will take place in the side or rear of lots. Customer/visitor parking may be permitted in front, up to a maximum of six (6) spaces, but not closer than twenty-five (25) feet from the property line.

All parking lots, walks and loading zones shall be permanently surfaced with either asphalt or concrete. At least three (3) percent of the total parking lot area shall be landscaped as specified in these Covenants. Corner lots may be exempted from some setback requirements provided that loading and maneuvering areas are screened from public view by careful building orientation and landscaping. All paving must be completed within 15 months.

If you encounter challenges addressing these matters, please contact me to discuss the possibility of applying for a variance of these covenants, as outlined below:

Development Covenants XI. Variances

- The Village of Hortonville reserves the right to grant variances to any or all of these restrictions as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of these restrictions will result in practical difficulty or unnecessary hardship or if in the judgment of the Board the development or lack of development of the Business Park makes such course of action necessary or advisable. A variance shall be granted by a duly adopted Resolution of the Village Board after recommendation and report by the Commission to the Board

Feel free to reach out if you have any questions or concerns. You can contact me on my Village phone at 920-538-6709.

Nathan Treadwell
Village Administrator

February 18, 2024

Nathan Treadwell

Hortonville Village Administrator

Dear Mr Treadwell,

My wife and I own the commercial building and property at 210 Industrial Park Avenue in Hortonville and recently received a letter from the Village of Hortonville regarding a covenant violation, specifically a lack of asphalt parking lot at our property.

At the time of purchasing this property in 2009 we were unaware of this covenant and we were never informed of it by anyone in Hortonville administration through the entire permitting and building process. The recent letter is the first time in 15 years we have received any communication from Hortonville regarding this. The building was completed in 2011 and it would have been much cheaper at that time to lay asphalt but we were never aware we were supposed to. At this point hard surfacing the property would be a large financial burden for us. We own it by ourselves and don't have any partners to share the exorbitant cost. Additionally, the parking surface is crushed asphalt which produces almost no dust and is properly maintained and graded. No one surrounding us, neither commercial or residential neighbors, have ever raised any concerns to us regarding dust or the appearance of the parking lot. At this time, the property is primarily used only six months of the year. The type of equipment kept outside would be very damaging to an asphalt surface and I would also be concerned about water runoff as it would not be absorbed into the ground any longer. I already have a large amount of water runoff from the property to the south of me.

We are asking for a variance to the asphalt covenant for the property at 210 Industrial Park Avenue in Hortonville. Any questions please call Gary at (920)585-1990.

Thank you,

Gary Bekx
Wendy Bekx

Gary and Wendy Bekx, WGB Properties

Greenville WI

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099

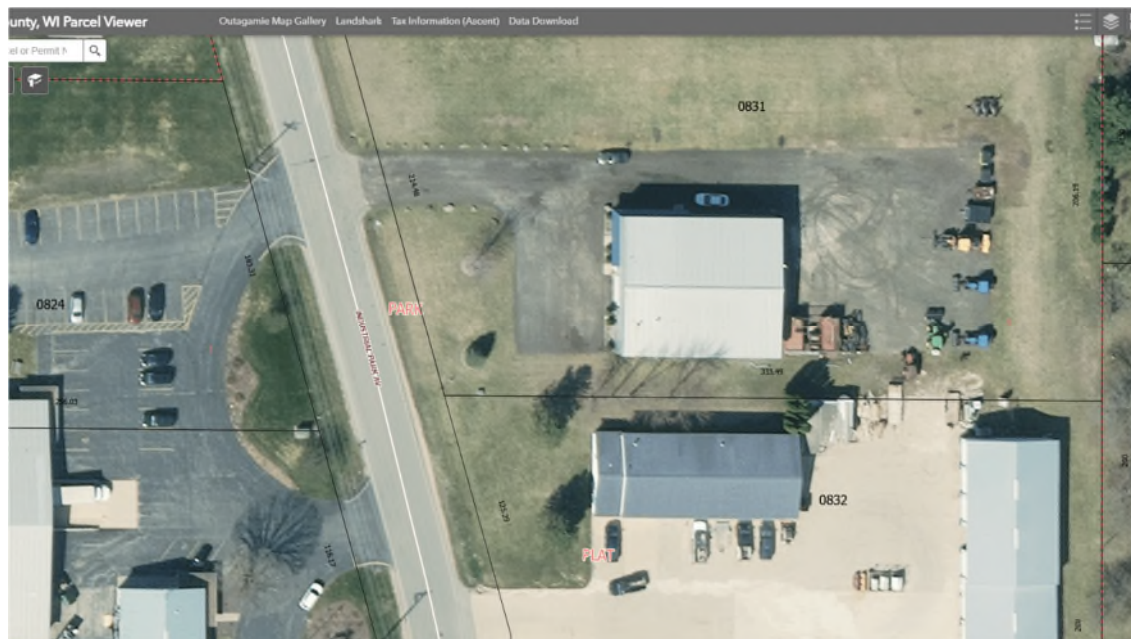


Phone: 920-779-6011
Fax: 920-779-6552
Cell: 920-538-6709
www.hortonvillewi.org

Nathan Treadwell – Village Administrator

Industrial Park Variance Request Memo:

- o **WGB Properties** – In 2010 the building plans were reviewed and approved by the board. The pictures below are what the area looks like today. I have attached to this memo a copy of the minutes from the planning and zoning meeting, and the original plans that were approved at that meeting.



**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
OCTOBER 12, 2010 MEETING MINUTES
APPROVED NOVEMBER 9, 2010**

President Roger Retzlaff called the meeting to order at 6:30 p.m. in the lower level of the Community Hall at 312 W. Main St., Hortonville, Wisconsin.

Members present: Joan Dockter, Edward Heyes, Kenneth Gassner, Richard Gruenewald, and Warren Mueller. Mark Olk entered the meeting at 6:41 p.m.

Members absent: Lloyd Ziegler was excused

Officials/Staff present: Clerk-Treasurer Lynne Mischker, Attorney Robert Sorenson, and Engineer Ron Wolf.

Approval of September 14, 2010 Meeting Minutes

MOTION: (Heyes, Gruenewald) to approve. **Voice vote (6-0), carried.**

Building Plan Review for Greenville Tractor Equipment Repair, 210 Industrial Park Ave.

Tim Krause and owner Gary Beks reported that the proposed 5,600 sq. ft. grey metal building will house a repair facility. There will be little waste oil or fuel storage on site.

Clerk-Treasurer Mischker reported that the plans are in compliance with the Business/Industrial Park covenants.

Engineer Wolf stated that there are no drainage or run-off problems on the plans.

When asked about tractors being parked outdoors Beks replied that there would occasionally be a tractor outside waiting for pick up by the owner.

MOTION: (Heyes, Gassner) to recommend approval of the plans to the Village Board.

Voice vote (6-0), carried.

Building Plan Review for Piping Systems Inc., 719 Industrial Park Ave.

Clerk-Treasurer Mischker reported that the proposed 50' by 100' storage building will be constructed within the currently fenced area of the property. The building would house customers' projects.

MOTION: (Dockter, Heyes) to recommend approval of the plans to the Village Board.

Voice vote (6-0), carried.

Adjourn

MOTION: (Gassner, Olk) to adjourn. **Voice vote (7-0), carried.** The meeting adjourned at 6:43 p.m.

Submitted by,

Lynne Mischker
Clerk-Treasurer

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

N89°45'10"W 333.49'

79'-8"

86'-2"

E

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

18'-0"

9'-0"

69'-8"

22'-4"

9'-4"

5'-0"

5'-2"

44'-0"

5'-0"

5'-2"

25'-0"

40'-0"

R=20'-0"

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

NEW BUILDING 5,600 GSF

(8) PARKING SPACES

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

79'-8"

N89°45'10"W 333.49'

86'-2"

E

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

18'-0"

9'-0"

69'-8"

22'-4"

9'-4"

5'-0"

5'-2"

44'-0"

5'-2"

40' FRONTYARD SETBACK R=20'-0"

(8) PARKING SPACES

NEW BUILDING 5,600 GSF

[illegible]

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

N89°45'10"W 333.49'

79'-8"

86'-2"

E

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

18'-0"

9'-0"

69'-8"

22'-4"

9'-4"

5'-0"

5'-2"

44'-0"

5'-0"

5'-2"

25'-0"

40'-0"

R=20'-0"

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

NEW BUILDING 5,600 GSF

(8) PARKING SPACES

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

N89°45'10"W 333.49'

79'-8"

86'-2"

E

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

18'-0"

9'-0"

69'-8"

22'-4"

9'-4"

5'-0"

5'-2"

44'-0"

5'-0"

5'-2"

25'-0"

40'-0"

R=20'-0"

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

NEW BUILDING 5,600 GSF

(8) PARKING SPACES

[illegible][illegible][illegible][illegible]

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

NEW BUILDING
5,600 GSF

(8) PARKING SPACES

68'-8"

22'-0"

9'-0"

18'-0"

40' FRONTYARD SETBACK

R=20'-0"

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

20'-2"

86'-2"

79'-8"

N89°45'10"W 333.49'

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

NEW BUILDING
5,600 GSF

(8) PARKING SPACES

68'-8"

22'-0"

9'-0"

18'-0"

40' FRONTYARD SETBACK

R=20'-0"

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

20'-2"

86'-2"

79'-8"

N89°45'10"W 333.49'

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

NEW BUILDING
5,600 GSF

(8) PARKING SPACES

68'-8"

22'-0"

9'-0"

18'-0"

40' FRONTYARD SETBACK

R=20'-0"

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

20'-2"

86'-2"

79'-8"

N89°45'10"W 333.49'

GROUND-MTD SIGNAGE BY OWNER

3" ASPHALT PAVING OVER 12" COMPACTED AGGREGATE BASE BY OWNER

GAS METER

5'-0"

44'-0"

30'-8"

5'-2"

25'-0"

40'-0"

R=20'-0"

27'-2"

22'-0"

5'-0"

15'-6"

20'-2"

20' SIDEYARD SETBACK

CONC STOOP, TYP (4) LOCATIONS

ELECTRIC METER

NEW BUILDING
5,600 GSF

(8) PARKING SPACES

68'-8"

22'-0"

9'-0"

18'-0"

40' FRONTYARD SETBACK

R=20'-0"

ADA PARKING SIGN, SEE DTL 2 (BY OWNER)

20'-2"

86'-2"

79'-8"

N89°45'10"W 333.49'

Utilities & Community Facilities Chapter

Introduction

The Utilities and Community Facilities chapter of the comprehensive plan focuses on ensuring the efficient provision of essential services and the development of necessary infrastructure to support the needs of the Village of Hortonville. It addresses a wide range of utilities and community facilities, including water supply, wastewater management, solid waste disposal, energy systems, telecommunications, and public facilities.

Issues and Opportunities

- Recreational activities have been constrained by the lack of weed harvesting and increase in algae blooms at Black Otter Lake. Wiouwash State Recreational Trail has a 22-mile gap between Hortonville and Split Rock. It does not connect to any other local trail in Hortonville.

Voices from the Community

- 36% of survey respondents are dissatisfied with the Broadband internet options.
- Investment in Public Safety and Parks and Recreation are ranked as their top priority for 29% and 21% of survey respondents, respectively.

Utilities & Community Facilities Goal #1

Ensure the maintenance and enhancement of utility infrastructure to meet the needs of both current and future residents and businesses. Emphasis will be placed on preserving the reliability of existing systems while also planning for necessary upgrades to accommodate future growth and expansion.

Strategies

1. Conduct regular inspections and maintenance of existing utility systems, including water, sewer, and stormwater management, to ensure their integrity and reliability.
2. Use asset management tools and maintain a five-year capital improvement plan to prioritize maintenance and replacement projects and minimize disruptions in service.
3. Discourage inefficient development
4. Continue sustaining high quality public safety services and facilities (police, fire, and EMS) in balance with budget constraints through regional partnerships with neighboring jurisdictions.
5. Encourage renewable energy production to reduce energy cost for residents. Promote incentives available through the Inflation Reduction Act, Rural Energy Alternatives Program, state tax credits and rebates.

Utilities & Community Facilities Goal #2

Enhance community wellbeing through access to excellent community facilities.

Strategies

6. Support partnerships with nearby municipalities and community organizations to provide parks, recreational facilities, public buildings, public spaces, and programming for use by all who wish to take part.
7. Encourage developers to dedicate community trails and paths in new developments that connect residents to amenities like schools, businesses, parks, and other community trails.
8. Continuously maintain and improve parks and recreational spaces, ensuring they remain safe, attractive, and accessible for leisure activities and community gatherings.
9. Provide necessary resources and funding to the Hortonville Public Library to ensure it can continue offering a wide range of educational materials, programs, and services to residents, fostering lifelong learning and community enrichment.

Snapshot Utilities & Community Facilities

Schools & Education

Public Schools

Hortonville Area School District: Hortonville Elementary School (Grades K-4), Hortonville Middle School (Grades 5-8), Fox West Academy (Grade 6-8 Charter School), Hortonville High School (Grades 9-12)

Parks & Recreation

Pocket Parks

Veterans Park

Amenities: Benches, Fishing Pier

Black Otter Park

Amenities: Kayak Launch, Kayak Rental Station, Benches, Grain Bin Gazebo

Memorial Square

Community Parks

Miller Park

Amenities: Ball diamond, playground area, picnic area, restrooms, sandbox, tennis, pickleball, basketball

Otto Miller Athletic Field

Amenities: Baseball Diamonds

Alonzo Park/Hortonville Lion's Club

Amenities: Splashpad, Playground, Sandbox, Open Air Shelter, Restrooms, Walking Trails

Special Use

Black Otter Fishing Pier

Amenities: Fishing

Black Otter Boat Launch

Amenities: fishing

School Park

Hortonville High School Fields

Amenities: Ball diamonds, football

Hortonville Middle School

Privately Owned Parks

Grandview Golf Course

Amenities: Golf

Commercial Club Park

Amenities: Shelter, Baseball Dimond, Playground, benches

Trails:

Wiouwash State Recreational Trail Access

Lakeview Ave., 19 mile trail, 5.5 acres within Village, major pedestrian and bicycle trail, extends from Black Otter Lake to Oshkosh. Future plans call for extensions in phases to the north (Wolf River) and east (Fox Cities)

Multi-model Trail along Main Street to be installed in 2025-2026

Unnamed Municipal Trail at the Municipal Service Center.

Public Safety, Health, & Welfare

Fire/EMS: Hortonville-Hortonia Fire Department

Police: Hortonville Police Department

Healthcare Facilities: General healthcare services are located in Greenville, which has Ascension and Aurora health centers.

Senior Care: Senior living facilities are located within the village at Brotoloc Group Homes and Care Partners Assisted Living facility, with additional centers to the Northwest in New London and to the Southeast towards Appleton

Utilities

Water: Hortonville Water Utility

Electric & Gas: We Energies

Refuse/Recycling Collection: Harter's is the Village's contracted trash collector. LRS is the contracted recycling collector.

Telecommunications: Cellular and mobile service is provided to residents throughout the Village by Verizon, AT&T, Visible, and Mint. Satellite high-speed internet can be obtained through HughesNet and Viasat, while traditional wired and wireless broadband internet access is available through TDS and Spectrum.

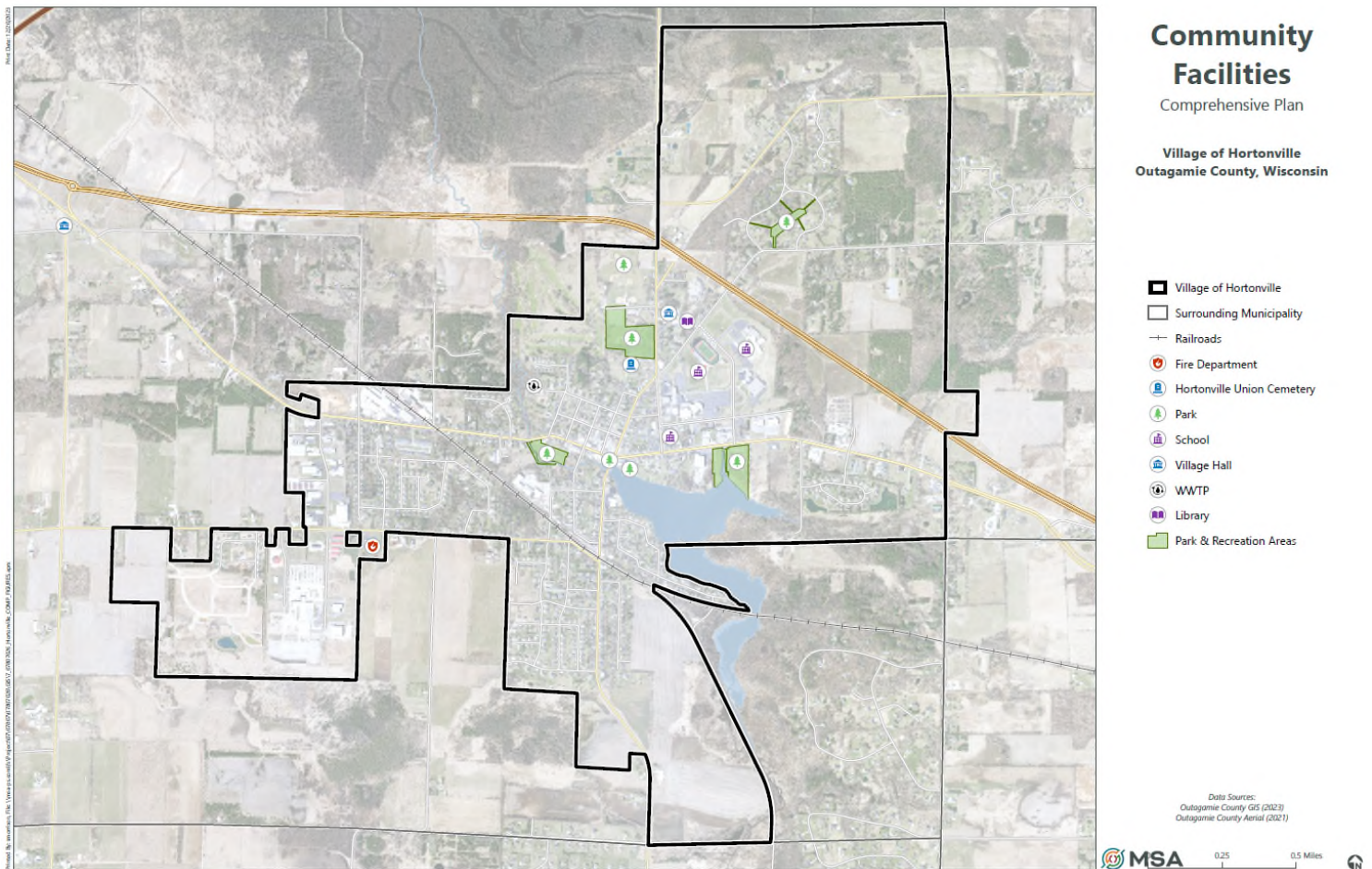
Wastewater: Hortonville Wastewater Treatment Plant collects, carries, and treats the wastewater within the Village.

Other Government Facilities

Hortonville Opera House: Historic opera house that is currently being leased until the Village has funds for updating.

Hortonville Public Library: The Hortonville Public Library seeks to meet the informational, technological, social, and entertainment needs of the Village of Hortonville and its surrounding communities.

Community Facilities Map



Intergovernmental Cooperation

Introduction

This chapter emphasizes the vital role of collaboration and partnership between the Village of Hortonville and other government entities. By fostering effective intergovernmental relationships with neighboring municipalities, county agencies, and state authorities, the Village aims to maximize resources, coordinate planning efforts, and pursue shared goals.

Issues and Opportunities

- Neighboring Jurisdictions – The Village already has developed partnerships and shared service agreements with several jurisdictions that ensure quality public services at a lower cost. Continuing cooperation and negotiation needed on these agreements.
- School District – It's anticipated that there will be growing enrollment each year for the school district. It will be important to continue collaboration between the Village and School District to plan for additional land and facilities to meet the needs of existing and future residents.
- Communication and Community Trust

Voices from the Community

- Residents are encouraged by the wonderful facilities that the School District provides and would like to see more support for school district staff.
- Work with Greenville staff to balance development needs between the two communities.
- Residents are calling for more promotion of community events, public participation opportunities, and Village information. Updates to website or communication methods may be considered to ensure greater access to community information.

Intergovernmental Cooperation Goal #1

Enhance coordination and collaboration with local, regional and statewide governmental organizations to promote Village interests.

Strategies

1. Enforce, abide by and maintain existing intergovernmental/cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.
2. Work closely with the Hortonville Area School District, Hortonville Opera House (Community Center), and other community stakeholders to foster communication, relationships, and knowledge about facility planning and other activities/efforts that impact Hortonville residents.
3. Work with other governmental entities (e.g. Outagamie County, ECWRPC, Wisconsin Department of Transportation, and Department of Natural Resources, etc.) to advance Village interests as identified in Village plans.
4. Schedule a working session with the School District, involving elected officials and key staff for the Village, Village of Greenville, and the School District, no less than annually to discuss issues of concern and opportunities for collaboration.
5. Village staff will reach out to representatives from adjacent jurisdiction to update the Village's Capital Improvement Plan and to coordinate projects as appropriate.

6. Coordinate with all adjoining jurisdictions during outdoor recreation planning to see complementary recreation investments where service areas overlap and encourage collaboration.
7. Work with neighboring jurisdictions to identify and resolve conflicts and inconsistencies between local plans, discuss intersecting community development goals, intergovernmental boundaries, and future cooperation on planning efforts.

Local Jurisdictions

Village of Hortonville

Village of Greenville

Town of Center

Town of Dale

Town of Ellington

Town of Grand Chute

Town of Hortonia

Town of Liberty

City of Appleton

County Jurisdictions

Outagamie County

Regional Jurisdiction

East Central Wisconsin Regional Planning Commission

School District

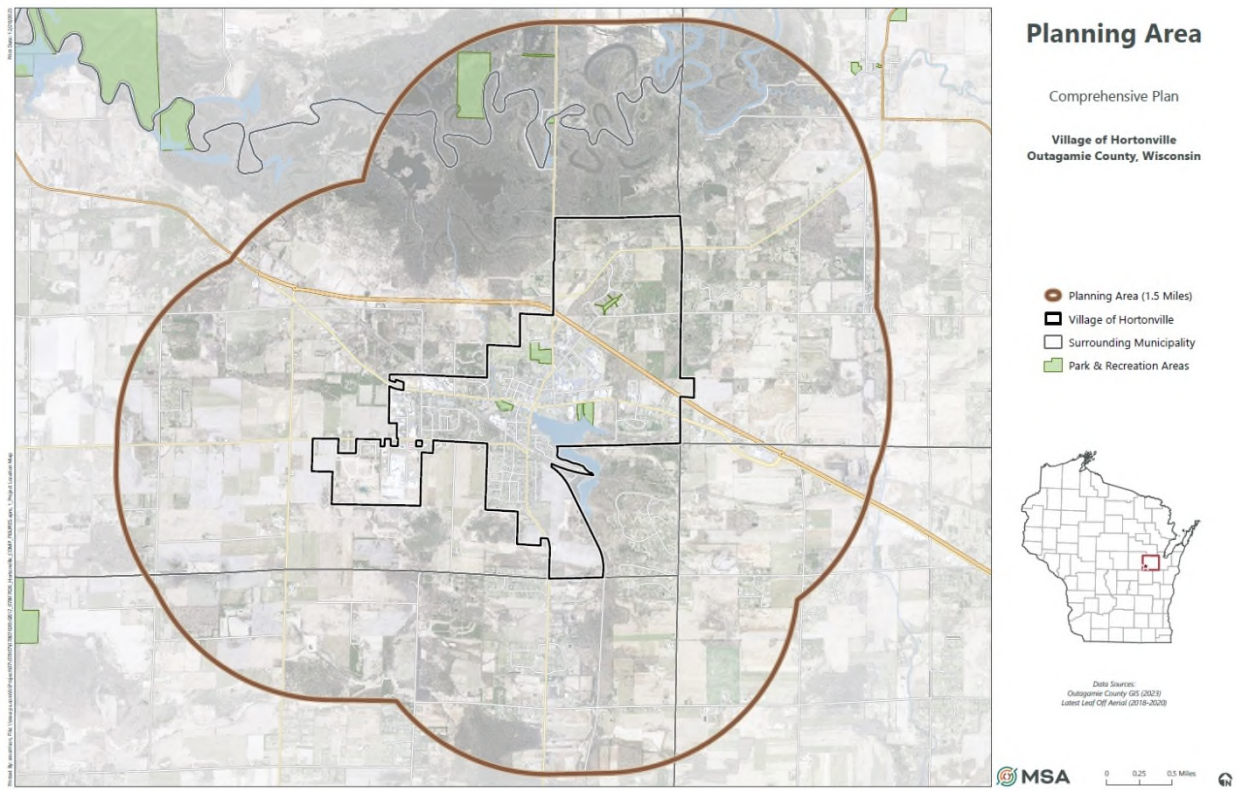
Hortonville Area School District

Cooperative Agreements

The Hortonville Area School District serves Village of Greenville, Town of Center, Town of Dale, Town of Ellington, Town of Grand Chute, Town of Hortonia, and Town of Liberty

Town of Hortonia, Town of Liberty, and Village of Hortonville shared Fire Department/EMS

Project Location Map



Land Use Chapter

Introduction

The Land Use chapter of the comprehensive plan outlines the Village of Hortonville vision for sustainable development and community well-being through effective land use planning. It aims to strike a balance between residential, commercial, industrial, and recreational land uses while preserving open spaces and protecting environmentally sensitive areas.

Issues and Opportunities

- Downtown Revitalization - The Downtown is the center of the community. Renewed investment is needed to improve aesthetic, business climate, and community feel.
- Balance Neighborhoods - The Village is seeking healthy, balanced neighborhoods that feature a mix of housing types and price points.
- Economic Volatility

Voices from the Community

- There is strong support through all the public engagement opportunities in development of amenities such as restaurants, retail stores, public spaces, event venues, and all types of housing.
- Planning for the Future: *"Keep each generation in mind. From kids to elderly, any renovations or additions to the community should be inclusive for all and add to quality of life."*
- A handful of redevelopment opportunities were identified by community members including the area of the old canning factory, Bethlehem Lutheran Church, area around Black Otter Lake, and the downtown.
-

Land Use Goal #1

Promote balanced neighborhoods throughout the Village.

Strategies

1. Provide a mix of housing types to accommodate every stage of life (see also Housing goals and strategies).
2. Use the Village review processes to encourage design for land use compatibility.
3. Develop and implement design standards to encourage efficient development patterns incorporating interconnected street patterns and limited use of cul-de-sac streets.
4. Encourage building and neighborhood design to enable passive solar heating and photovoltaic power generation.
5. Explore funding opportunities for housing development utilizing public/private partnerships, TIF funds, state and federal housing incentives.

Land Use Goal #2

Encourage development through effective collaboration and efficient development review.

Strategies

6. Promote successful development and property investment by fostering collaboration with property owners and developers, facilitating streamlined processes, and providing necessary

support and resources to ensure sustainable and beneficial outcomes for both the community and developers.

7. Continuously improve the development review process for new land uses to ensure compliance with design standards and safety for all modes of transportation. Streamline the process to enhance efficiency, effectiveness, and consistency in reviewing and approving new development proposals.
8. Provide up-to-date online application and guidance materials for residents and developers.
9. Conduct regular reviews and updates of the development review process, taking into account feedback from stakeholders, including developers, residents, and professionals involved in the planning and construction industry.
10. Identify areas for improvement, such as simplifying application procedures, reducing processing timeframes, and enhancing clarity in design standards and traffic safety requirements.
11. Complete full update of the zoning code and establish an interactive GIS database to track zoning districts and parcel information.

Land Use Goal #3

Create places that are vibrant, attractive, and unique, especially along the Village's Main Street Corridor and Downtown.

Strategies

12. Continue Village efforts toward strengthening and enhancing the downtown.
13. Implement streetscaping improvements, wayfinding signage, placemaking, and connectivity strategies from the Main Street redesign process make the downtown and commercial areas unique, memorable, and attractive.
14. Encourage the development of compact, carefully planned, mixed-use activity centers that include shopping, employment, housing, recreation, and community gathering opportunities.
15. Encourage infill development of vacant or underutilized lands or buildings, including at the site of the former canning factory on Lincoln Street.
16. Develop a marketing plan to aid in the recruitment of downtown businesses and visitors. Create additional programming of community activities for all ages that attract residents to events year-round.
17. Evaluate current zoning policies to ensure that traditional design concepts are promoted and observed with preservation of architecturally, historically, and culturally significant sites, buildings and structures in the Village.
18. Identify potential funding sources to assist with planning and implementing downtown improvements such as the Outagamie County Housing Production and Rehabilitation grant, TIF funds, Main Street Bounceback, CDI, or Vibrant Spaces Grants (WEDC), Housing Loan Programs (WHEDA), and public/private partnerships.

Land Use Goal #4

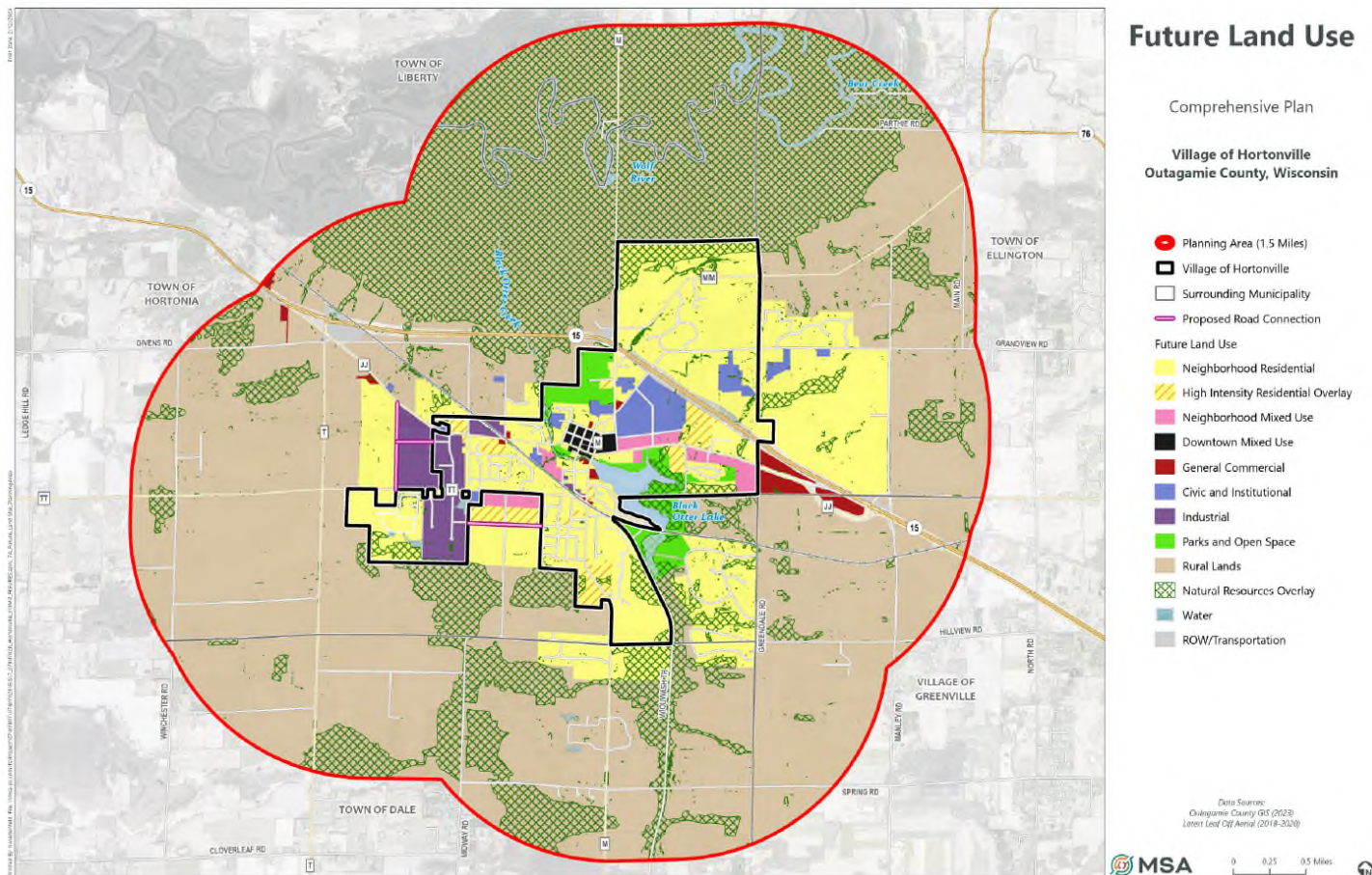
Ensure new development is consistent with community character and vision and protects natural and cultural resources.

Strategies

19. Adopt policies to ensure development of a good network of pedestrian routes between new neighborhoods and the existing Village amenities.
20. New development within the Village's jurisdiction should support the efficient use of public services and infrastructure.

21. Encourage development formats and building designs that support adaptive reuse as markets shift and demand changes.
22. Protect and respect natural resources and systems in all development decisions. Create landscaping and stormwater management guidelines for future development that ensure responsible consideration of natural resources.
23. Work cooperatively with the surrounding jurisdictions (Village of Greenville, Town of Dale, Town of Hortonville, and Town of Ellington) to adopt policies for future development at the fringe of the Village to protect future Village growth areas.

Future Land Use Map



Using the Future Land Use Map

The Future Land Use Map contains different land use categories that together illustrate the Village's land use vision. These categories, including explanation of the Village's intent, zoning, design and development strategies for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of Hortonville and its extraterritorial jurisdiction. This map and the associated policies forms the basis for land development decisions and are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities (herein described as “Statement of Intent & Typical Uses”). These classifications are not zoning districts they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that may be permitted within the future land use class classification. Parcels on the Future Land Use Map are identified by their primary intended uses; however, some of the parcels on the map have yet to be platted or subdivided. The Village recognizes that detailed site planning to identify precisely how larger unplatted parent parcels (herein referred to as “unplatted new development areas”) may be subdivided, zoned, and developed is outside of the scope of this plan. The Village may create neighborhood plans for these areas as part of future amendments to this Comprehensive Plan to further illustrate and guide development with-in these areas. The Village may also require that developers create neighborhood plans and parks for these areas prior to submitting requests for rezonings or preliminary plats.

Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of Hortonville Zoning Districts that are “consistent” within each future land use category (herein described as “Potentially Acceptable Zoning Districts”). The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are generally consistent with this plan.

Effect on Zoning

Land use and design policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

Best Practice Design Strategies

The Best Practice Design Strategies listed within each category are provided to help developers and Village officials make design decisions during the development process consistent with the intent of the future land use category and the general desire for high quality site and building design. These strategies may be used to help determine whether to approve rezoning, conditional use permit, site plan, or planned unit developments. The illustrations and photos are not an exhaustive list of best planning practice and do not constitute the whole means by which high quality site and building design can occur.

The identification of future land use categories and potentially acceptable zoning districts does not compel the Village to approve development or rezoning petitions consistent with the future land use category or map. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, its potential effect on Village transportation infrastructure, Village resources and ability to provide services to the site, and the phasing of development, before any development applications are approved. In addition, it is not anticipated that all areas suggested for future (re)development on the Future Land Use Map will develop or be rezoned for development immediately following adoption of this Comprehensive Plan. In some cases it may be years or decades before (re)development envisioned in the plan occurs due to market conditions, property owner intentions, and Village capability to serve new (re)development.

Amending the Future Land Use Map

It may, from time to time, be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See Implementation section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map.

Compatibility

The proposed amendment/development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods.

Natural Resources

The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands (1 or more acres, especially those consisting of heritage trees), which will be adversely affected by the proposed amendment/development. The proposed development will not result in undue water, air, light, noise pollution or soil erosion.

Transportation

The proposed amendment/development will not create a significant detriment to the condition of adjacent transportation facilities or cause significant safety concerns for motorists, bicyclists, or pedestrians.

Ability to Provide Services

The provision of public facilities and services will not place an unreasonable financial burden on the Village.

Public Need

- There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change.
- The proposed development is likely to have a positive social and fiscal impact on the Village.
- The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

Adherence to Other Portions of this Plan

The proposed amendment/development is consistent with the general vision for the Village, and the other goals, policies and actions of this plan.

Future Land Use Categories

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses (e.g. residential, commercial, industrial), and land use densities (i.e. dwelling units per net acre). All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

FLU Categories:

- Neighborhood Residential (NR)
- High-Intensity Residential Overlay (HIR)
- Neighborhood Mixed-Use (NMU)
- Downtown Mixed-Use (DMU)

- General Commercial (GC)
- Civic/Institutional (CI)
- Industrial (I)
- Parks & Open Space (POS)
- Rural Lands (RL)

Neighborhood Residential (NR)

Potentially Acceptable Zoning Districts: Residential Districts (R1 through R3) and Planned Unit Development (PD)

NR areas provide a mix of housing types, civic uses (e.g., place of worship, social service clubs, etc.), existing neighborhood commercial, and daycare facilities. Most of the area designated as **NR** is or will be used for single family homes, but a variety of other housing types are appropriate within this designation, including duplex, town home, and small multi-unit apartments/condos. Mixed use areas often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. The purpose of the **NR** designation is to achieve balanced neighborhoods while also ensuring compatibility between differing housing types and forms. The following policies include design guidelines to ensure compatibility:

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 3-10 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a detailed neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
 - a. Accessory dwelling units should be permitted in any single-family housing district.
 - b. Duplex units are appropriate for a neighborhood under the following conditions:
 - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
 - ii. In the middle of a block between single family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.
 - iii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case there should be some general consistency of form and style with other homes in the neighborhood, but also more flexibility in design as compared to sites surrounded by single family homes.
 - c. Townhomes or rowhouses with up to 4 contiguous units are appropriate in any neighborhood, as follows:
 - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
 - ii. When facing a public park or permanent green space.

- d. Small multi-unit buildings with up to 4 units per building or Cottage Cluster may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL the following apply:
 - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
 - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
 - iii. There must be off-street parking consistent with City ordinance and on-street parking adjacent to the lot to accommodate visitors.
 - iv. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.
- e. Larger multi-unit buildings exceeding 4 units or 10 units per net acre have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial areas to provide convenient, walkable access to shopping, restaurants, and other amenities. This plan identifies specific sites for such housing. Properties that are either already intensely developed, or are suitable for more intensive development, have been identified as High-Intensity Residential (HIR) Overlay on the Future Land Use Maps, and additional policies apply.

High Intensity Residential Overlay (HIR)

Potentially Acceptable Zoning Districts: Multiple-family Residence (R3) and Planned Unit Development (PD)

HIR Overlay identifies properties or areas in the Neighborhood Residential (*NR*) future land use areas that are suitable for higher-intensity residential development. The objective is to provide a mix of housing types to provide for balanced neighborhoods, while mitigating negative impacts to existing or planned low-intensity residential areas. For the purposes of this overlay, low-intensity residential includes single-family and duplex. In general, higher-intensity residential use consists of townhomes, cottage clusters, and small multi-unit buildings. It is closer to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to shopping, restaurants, and other amenities.

1. This classification is intended to function as an overlay district with Neighborhood Residential as the underlying future land use classification.
2. High-intensity residential development in the NR areas are expected to range 10-40 units per net acres (excluding streets, parks, outlots, etc.).
3. Intensive residential development will require special attention to the design where the use adjoins less intense residential development per the recommended Residential Compatibility Standards outlined below, or as required in the City's zoning ordinance (should the ordinance be amended to include standards). Standards identified in the zoning ordinance shall supersede those outlined below.

Compatibility Standards

A. Purpose. These standards provide a proper transition and compatibility between low-intensity residential development and more intense multi-unit residential and mixed-use development. For purposes of this section, low-intensity residential development shall mean single-family, duplex, and townhome / small multi-unit buildings (4 or less units).

B. Applicability. These residential compatibility standards shall apply to all new multi-unit residential and/or mixed-use development of three-stories or larger and/or any development requiring a Planned Development (PD) zoning approval located on land abutting or across a street or alley from low-intensity residential. These standards do not apply to development governed by an existing General Development Plan (GDP), but they may be considered if a GDP is amended, especially as they pertain to aspects of the development that are proposed for revision in the amendment.

C. Compatibility Standards. All development subject to this section shall comply with the following standards:

1. Use Intensity. In developments with multiple buildings/uses with varying intensities, the development shall locate buildings/uses with the least intense character (e.g., lower heights, fewer units, parks) nearest to the abutting low-intensity residential development.
2. Building Height. The height of the proposed structure(s) shall not exceed thirty-five (35) feet in height adjacent to a low-intensity lot for a distance of:
 - a. Fifty (50) feet of a single-family or duplex lot.
 - b. Twenty-Five (25) feet of any other low-intensity residential lot (i.e., structures with 3+ units).
3. Bulk and Mass. Primary facades abutting or across a street or alley from low-intensity residential development shall be in scale with that housing by employing the following strategies:
 - a. Varying the building plane setback, a minimum of two (2) feet at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot
 - a. width of 50 feet, the applicable facade shall vary its building plane, at a minimum, every 50 feet.
 - b. Providing a gable, dormer, or other change in roof plane at an interval equal or less than the average lot width of the applicable low-intensity residential uses. For example, if a block of single-family lots is across the street from the development with an average lot width of 50 feet, the applicable roofline shall vary, at a minimum, every 50 feet (measured at the roof eave).
4. Architectural Features. At least two (2) of the following categories of architectural features shall be incorporated into street-facing facades:
 - a. Porches or porticos
 - b. Balconies
 - c. Dormers
 - d. Gables
 - e. Bay Windows
 - f. Door and Window Ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.
5. Garages. Attached garages shall not face or open towards the street. If this is not attainable, garages shall be sufficiently screened and face the street with the highest intensity of adjacent uses (if on a corner lot).
6. Parking. Parking areas that are visible from the street and located in the building front lot setback shall provide buffering at a minimum height of thirty-six (36) inches above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.
7. Refuse Areas. Dumpsters shall be placed behind the building with opaque or semi-opaque screening (at a minimum, a chain link with fabric screening). If the refuse area cannot be placed

behind the building, a wood fence or wall, at least six (6) feet in height, shall be required. Additional landscaping around trash enclosures is encouraged.

Neighborhood Mixed Use (NMU)

Potentially Acceptable Zoning Districts: Residential Districts (R1 through R3), Planned Unit Development (PD), General Commercial (C1), and Conservancy (W)

NMU areas are intended to provide a unique mix of neighborhood commercial, medium- to higher-density residential, institutional and park uses. Areas identified as NMU often serve as a buffer between residential neighborhoods and higher intensity commercial, industrial, or transportation areas. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments. These parcels usually are located along or adjacent to a local arterial or collector street. The purpose of the **NMU** category is to provide flexibility in determining the most appropriate mix of complementary land uses near single-family neighborhoods.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically, residential densities in NMU areas will be 12-40 units per net acre (excluding streets, parks, outlots, etc.).
2. While both residential and nonresidential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. Nonresidential development within NMU areas should be service and retail to support surrounding residential use.
3. A building footprint should not be more than 15,000 square feet, except buildings providing a community use (e.g., library). When larger commercial uses are present, the building should still be designed with extra care to ensure compatibility with the surrounding neighborhood. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.
4. Uses requiring heavy semi-truck deliveries or those that would generate significant traffic, odor, or noise nuisances for surrounding properties, particularly during early mornings, evenings or weekends, should be prohibited.
5. New buildings in NMU areas are expected to be one to four stories in height with a preference towards multi-story buildings.
6. Gas stations are discouraged in NMU areas. If proposed, the development shall be designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area (e.g., placing gas canopy behind the building, substantially screening parking and paved areas, etc.).
7. Buildings in NMU areas should be oriented towards streets with minimal setback from the public sidewalks.
8. Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.
9. Outdoor storage of raw materials should be prohibited, and outdoor display of retail merchandise should be minimized.

Downtown Mixed Use (DMU)

Potentially Acceptable Zoning Districts: Multiple-family Residence District (R3), General Commercial (C1), Downtown (D), and Planned Unit Development (PD)

DMU category represents the entirety of Downtown Hortonville, and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses mostly in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing higher density and intensity of uses befitting the central commercial district. The core blocks fronting on the main street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with other relevant plans/documents.
2. Typically, residential densities in **DMU** areas will be 20-40 units per net acre (excluding streets, parks, outlots, etc.), and building heights ranging from two to eight stories tall.
3. **DMU** is best suited for mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues). Office users may locate on the street level; however, upper-level office use is preferred on the main street.
4. Continue to require the architecture of any new development in the downtown to be compatible in terms of architectural character and materials within the corresponding block face.
5. New drive-thru and gas station establishments may be allowed in such areas if designed to mitigate the typical auto-centric design, including placing the building close to the street with a public entrance from the public sidewalk and placing the majority of the parking and drive-thru lane facility along the back or side of the building.

General Commercial (GC)

Potentially Acceptable Zoning Districts: General Commercial (C1), Highway Commercial (C2), and Planned Unit Development (PD)

GC areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas include highway-oriented uses and "heavy" commercial uses with appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.).

1. Commercial areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While commercial areas tend to be auto-oriented, changes to commercial development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.

4. There is no limit on the size of establishments that may be constructed within a Commercial area, but all uses should be compatible with the density and scale of the surrounding development.
 - a. For example, areas along an arterial roadway or near a highway intersection are generally better suited for larger retail uses. Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

Civic & Institutional (CI)

Potentially Acceptable Zoning Districts: Public Institutional (PI)

Permitted or Conditional use in most of the Village's residential and commercial zoning districts.

CI areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

1. Larger uses should be located on or near an arterial or collector street and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger public & institutional areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the Village may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.

Industrial (I)

Potentially Acceptable Zoning Districts: Highway Commercial (C2), General Industrial (I2), Industrial District (I1), and Planned Unit Development District (PD)

I areas accommodate manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. The designation may also be used for landfills and gravel or mineral extraction activities. Industrial areas can include "nuisance" uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts. The Industrial designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses within the area. Compared to the BP designation, **I** areas generally have a relatively smaller workforce (for a given area), an emphasis on truck or rail traffic, and other characteristics such as outdoor work areas and outdoor equipment and materials storage.).

1. Areas may provide a variety of flexible sites for small, local, or startup businesses and sites for large regional or national businesses.
2. Architectural, site design, and landscaping features within **I** areas may be less extensive than in BP areas, though properties should be well-buffered and screened from adjacent land uses that may not be compatible and parking/storage areas should be screened from public streets.

Parks & Open Space (POS)

Potentially Acceptable Zoning Districts: Conservancy (W) and Groundwater Protection Overlay (GW), Village's natural resource protection zoning standards apply to most of these areas.

POS category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation.

1. These uses allowed uses in all other land use categories, regardless of whether the area is mapped as Parks and Open Space. As the Future Land Use Map is general in nature, smaller parks may be shown as an adjoining land use.
2. Parks often serve as important community gathering places and should be designed to have frontages on public streets that make them both visible and accessible by local residents.
3. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections.

Rural Lands (RL)

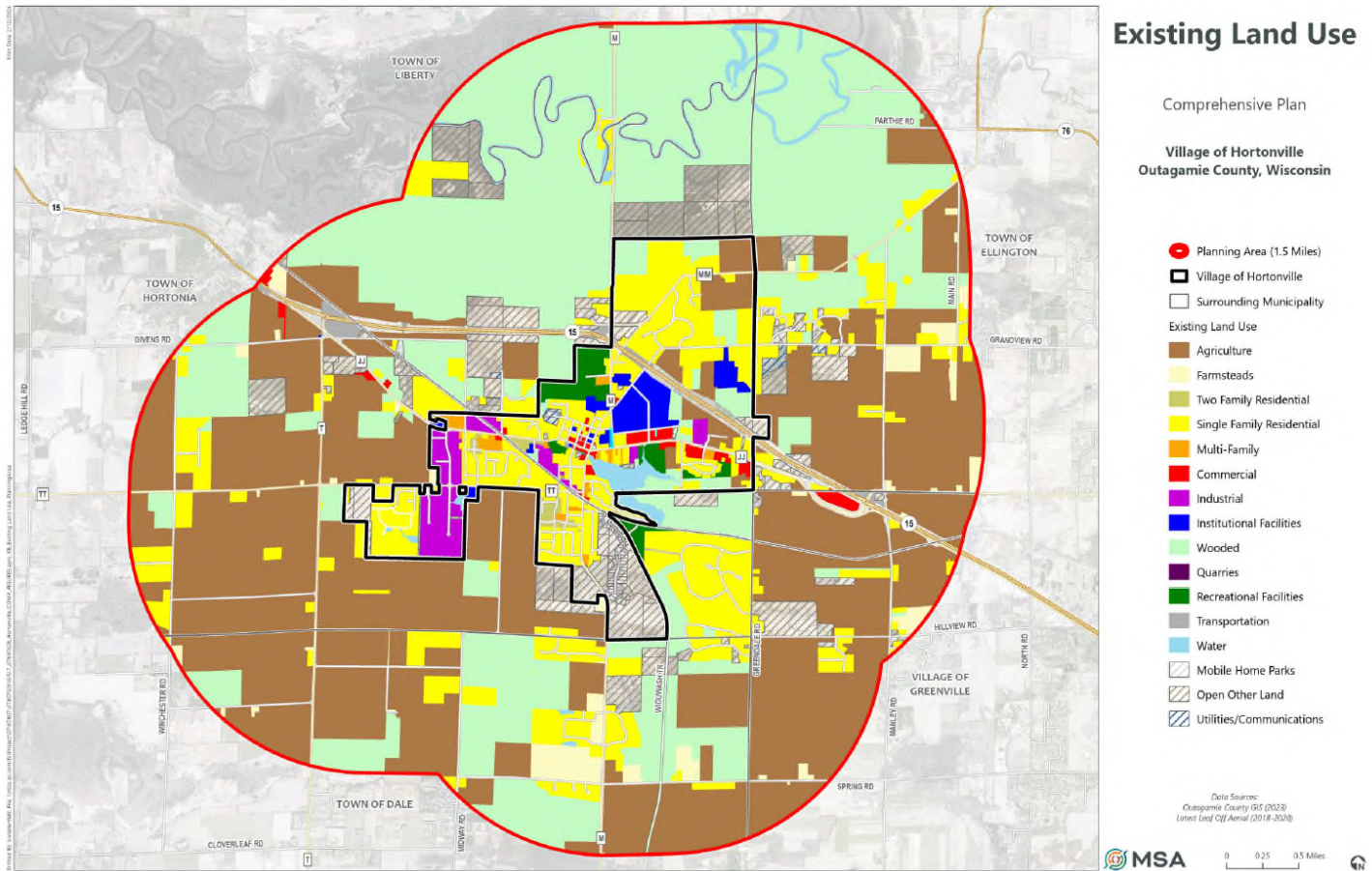
Potentially Acceptable Zoning Districts: Agricultural (A), Agri-Business (A1), Conservancy (W), and Groundwater Protection Overlay (GW)

RL areas are within the Village's 1.5-mile extraterritorial area that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in this designation may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agri-business uses and existing non-farm residential uses with private, on-site septic systems.
2. The development of residential subdivisions is prohibited in areas designated as **RL**. Proposals for residential subdivisions shall require an amendment to the Future Land Use Map.

2024 Snapshot: Land Use

Existing Land Use



Key Statistics

- **784** - The adjusted projection of population growth between 2020 and 2040, which equates to a 25.9% increase over that time.
- **31%** - The percentage of Village land area not in development, including vacant/undeveloped, agricultural, and woodlands, reflecting the availability of future development opportunities with continued preservation of natural resources.
- **39%** - The percentage of land area developed as Single Family Residential in the Village of Hortonville. This is the largest developed use type in the Village.
- **106.9** - The undeveloped acres of land within the Village projected to be needed for development by 2040.

Existing Land Use, 2024

Land Use	Community Limits	
	Area	%
Agriculture	170.6	8.7%
Industrial (plus, Airport)	172.3	8.8%
Commercial	48.0	2.4%
Public/Institutional	136.2	6.9%
Single-Family Residential	761.7	38.8%
Multi-Family Residential	74.0	3.8%
Transportation	9.8	0.5%
Vacant/Undeveloped	263.3	13.4%
Parks/Rec/Open Space	101.6	5.2%
Water Features	54.2	2.8%
Woodlands	170.0	8.7%
TOTALS	1,961.5	100%

*The official area of the Village is approximately 3.06 sq. miles. There is some discrepancy due to limitations within the available parcel layers in GIS.

Projected Land Demand

Projected Land Demand *	2020	2025	2030	2035	2040	20 Yr Change
Population	3,028	3,554	3,695	3,777	3,812	784
Household Size	2.26	2.33	2.33	2.30	2.27	0.01
Housing Units	1,340	1,522	1,587	1,645	1,678	338
Residential (acres)	835.6	881.2	897.5	912.0	920.1	84.5
Commercial (acres)	48.0	50.6	51.6	52.4	52.9	4.9
Industrial (acres)	172.3	181.7	185.0	188.0	189.7	17.4

*These projections use current land use percentages and projected new housing demand to estimate land needed for other uses

Key Findings

1. Single family residential is the largest land use category in terms of the number of acres.
2. There do not appear to be significant conflicts between land uses.
3. Based on projections of growth in population by 2040, there are 107 additional acres of developable residential, commercial and industrial land projected to be needed during the life of this plan. This plan identifies much more acreage than that which could be developed, but significant increases in the projected population should trigger an update to this Comprehensive Plan.

The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map may differ from the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand.