

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
September 12th, 2024, 6:00 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Approval of July 11 & August 8 meeting minutes
3. Discussion and possible action regarding accessory buildings
4. 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: September 6, 2024

Lauren Prochnow
Deputy Clerk-Treasurer

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
JULY 11, 2024 MEETING MINUTES**

President Jeanne Bellile called the meeting to order at 6:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Dave Moe, Tom Banker, Barry Hoff, Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, and Ryan Hansch.

Members absent: Roger Retzlaff

Officials/Staff present: Administrator Nathan Treadwell and Clerk-Treasurer Jane Booth

Planning & Zoning Commission 6-13-24 minutes

Motion [Hoff/Arendt Vanden Heuvel] to approve the Planning and Zoning Commission meeting minutes. Unanimous voice vote, motion carried.

Public Hearing on CSM parcels 240111600 & 240111701

Motion [Arendt Vanden Heuvel/Hoff] to open the public hearing. Unanimous voice vote, motion carried.

No one was present to speak.

Close Public Hearing

Motion [Banker/Hoff] to close the public hearing. Unanimous voice vote, motion carried.

Public Hearing on Ordinance amending the Downtown Zoning Code Sec. 44-155 Uses

Motion [Arendt Vanden Heuvel/Banker] to open the public hearing. Unanimous voice vote, motion carried.

No one was present to speak.

Close Public Hearing

Motion [Hoff/Banker] to close the public hearing. Unanimous voice vote, motion carried.

Discussion and possible action on the CSM of parcel 240111600 & 240011170

Motion [Banker/Hoff] to send to Village Board for approval. Unanimous voice vote, motion carried.

Discussion and possible action on the Z-1-24 property rezone of parcel 240049900 from (R1) Single Family Residential to (R2) Two Family Residential

Motion [Arendt Vanden Heuvel/Banker] to send to Village Board for approval. Unanimous voice vote, motion carried.

Discussion and possible action on O-7-24 Amending Downtown Zoning Code Sec. 44-155 Uses

Motion to send to Village Board for approval. Unanimous voice vote, motion carried.

Discussion on R1 Single Family Residential Zoning Accessory Buildings/ADUs/Lot sizes setbacks and Historic zoning code

Commission directed Administrator Treadwell to bring back to the P & Z Commission with more information.

Any other topics for future discussion

Next meeting will be on Aug. 8th at 6:00 pm which will be a joint Village Board and Planning & Zoning Commission Meeting with a public hearing on the Industrial Park Covenants

Adjourn

Motion [Arendt Vanden Heuvel/Hansch] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 7:23 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
AUGUST 8, 2024 MEETING MINUTES**

President Jeanne Bellile called the meeting to order at 6:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Dave Moe, Tom Banker, Barry Hoff, Richard Gruenewald, Mike Bellile, Ryan Hansch, and Roger Retzlaff.

Members absent: Dave Moe, and Julie Arendt Vanden Heuvel

Officials/Staff present: Administrator Nathan Treadwell, Clerk-Treasurer Jane Booth, and Attorney Ashley Lehocky

No business was discussed.

Adjourn

Motion [Hoff/Retzlaff] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:59 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer

R-1 Single Family Accessory Building

- Lot size = 9,000sq ft - 15,000sq ft
 - o Less than 30% Lot Coverage
 - o No greater than Primary Structure
 - o Not to Exceed 1,500 sq ft

	9,000 sq ft	14,999 sq ft
30% Lot Coverage	2,700 sq ft	4,500 sq ft
Example of 1600 sq ft home	1,100 sq ft	1500 sq ft
Example of 2000 sq ft home	700 sq ft	1500 sq ft
Example of 2500 sq ft home	200 sq ft	1500 sq ft

- Lot size = 15,001sq ft – 30,000sq ft
 - o Less than 30% Lot Coverage
 - o No greater than Primary Structure
 - o Not to Exceed 3,000 sq ft

	15,000 sq ft	29,999 sq ft
30% Lot Coverage	4,500sq ft	9,000 sq ft
Example of 1600 sq ft home	1,600 sq ft	1,600 sq ft
Example of 2500 sq ft home	2,000 sq ft	2,500 sq ft
Example of 3000 sq ft home	1,500 sq ft	3,000 sq ft

- Lot size = 30,001sq ft - 87,120sq ft
 - o Less than 30% Lot Coverage
 - o No greater than 1.5 the Primary Structure
 - o Not to Exceed 4,500 sq ft

	30,000 sq ft	87,120 sq ft
30% Lot Coverage	9,000sq ft	26,136 sq ft
Example of 2000 sq ft home	3,000sq ft	3,000 sq ft
Example of 3000 sq ft home	4,500 sq ft	4,500 sq ft
Example of 5000 sq ft home	4,000 sq ft	4,500 sq ft

- Lot size = 87,121sq ft+
 - o Less than 30% Lot Coverage
 - o No greater than 1.5 the Primary Structure

	87121 sq ft	653,400 sq ft
30% Lot Coverage	26,136.3 sq ft	196,020 sq ft
Example of 2500sq ft home	3,750 sq ft	3,750 sq ft
Example of 5000 sq ft home	7,500 sq ft	7,500 sq ft
Example of 10000 sq ft home	15,000 sq ft	15,000 sq ft

Mapped examples:

1. 9065 sq ft lot with 2,092.5 sq ft home and a 627 sq ft accessory building
 - a. Parcel # 240060600



b.

2. 14,407.4 sq ft lot with 3,000 sq ft home and a 1,322.22 sq ft accessory building
 - a. Parcel # 240097900



b.

3. 15,141.8 sq ft lot with 2,761.10 sq ft home and a 1781.44 sq ft accessory building
a. Parcel # 240097400



b.

4. 29,431.4 sq ft lot with 2,272.6 sq ft home and a 2,272.6 sq ft accessory building
a. Parcel # 240110200 & 240110100



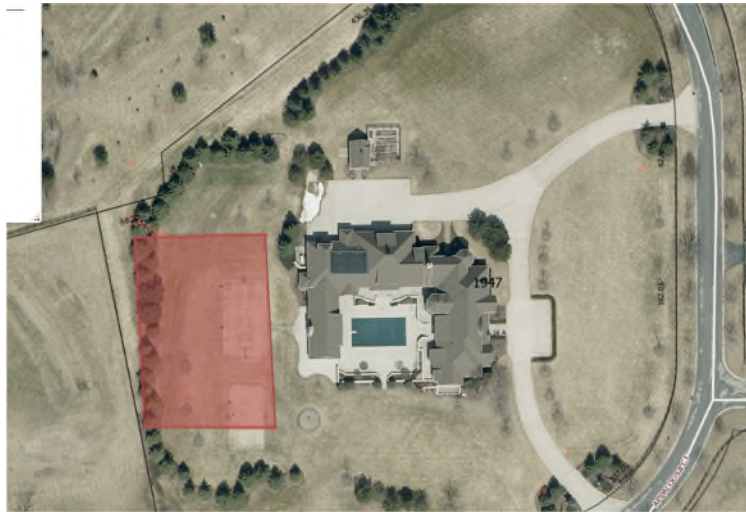
b.

7. 88,000 sq ft lot with 2,500 sq ft home and a 3,750 sq ft accessory building
a. Parcel # 240031901



b.

8. 268329.6 sq ft lot with 16,000 sq ft home would be able to have a 24,000 sq ft accessory building
a. Parcel #090194700 (not in village just an example)



b.

9. 819,799.2 sq ft lot with 3,795.9 sq ft home and a 5,693.85 sq ft accessory building
- a. Parcel # 240023105



b.

Setbacks rules

- Primary Dwelling
 - o Front = 25ft
 - o Back = 20ft
 - o Side = 8ft
- Accessory Building
 - o Front from primary structure = 15ft should add if we do ADU's
 - o Back = 5ft
 - o Side = 5 ft
- One of the rules we need to make if we move forward with this set of criteria is we need to do something about storm water in the smaller areas of town.
- Hight of the accessory building shall not exceed the height of the primary structure.
- Another rule for R-1 Single Family residential could be if the parcel doesn't have an attached garage, then they will be allowed another accessory building up to 200 sq ft. if they are not over the threshold set up by the size of the lot.
- Attached garage Get one accessory building,
- Detached garage and no attached garage you would be allowed one Utility Building not to exceed 144 Sq ft. with still being under the 30% lot coverage.

- Accessory structures and Utility buildings are not allowed to be made of Fabric, tarp or any other similar material. As determined by zoning administer appealable to planning and zoning committee