

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
February 13th, 2025, 6:00 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Approval of November 7, 2024, Meeting Minutes
3. Public Hearing regarding proposed CSM being part of **CSM 4368 LOT 2 (PLATTED OUT OF PRT SE NW & PRT NE SW SEC25-22 -15) 9.29AC M/L**; Village of Hortonville
4. Close Public Hearing
5. Public Hearing regarding proposed zoning of Lot 1 of CSM _____, from (A) Agricultural to (R1) Single Family Residential
 - i. Z-1-25: parcel – 240-0228-03
6. Close Public Hearing
7. Discussion and possible action of CSM _____
8. Discussion and possible action to Rezone the following parcel(s) from (A) Agricultural to (R1) Single Family Residential
 - i. Z-1-25: parcel – 240-0228-03
9. Discussion on Potential Zoning Changes
 - a. Landscaping and Buffer Requirements
 - b. Outside Storage
 - c. Parking Requirements
 - d. Storage and parking of recreational vehicles
 - e. Temporary Mobile Uses
 - f. Accessory Buildings
 - i. R-1
 - ii. R-2
 - iii. AG
10. Any other topics for future discussion
11. 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: January 30, 2025
Lauren Prochnow, Deputy Clerk-Treasurer

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
NOVEMBER 7, 2024 MEETING MINUTES**

President Jeanne Bellile called the meeting to order at 5:30 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Members present: Tom Banker, Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff.

Members excused: Dave Moe

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

Approval of September 12, 2024 meeting minutes

Motion [Gruenewald/Arendt Vanden Heuvel] to approve the September 12, 2024 meeting minutes. Roll call vote, 7 ayes, 0 nays. Motion carried.

Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 4.

Motion [Arendt Vanden Heuvel/ Hoff] to open the Public Hearing regarding the proposed amendment of the Project Plan of Tax Incremental District No. 4. TID 4 is a mixed-use district with one amendment done in 2021. The purpose of this amendment is to share the increment from tax increment 5 with number 4. The closure year is 2037.

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

Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 5.

Motion [Hoff/Retzlaff] to open the Public Hearing on the proposed amendment of the project plan of tax incremental no. 5. Unanimous voice vote, motion carried. The amended projects are to include the park and trail improvements.

Close Public Hearing

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

Discussion and possible action of Resolution approving an Amendment to the Project Plan for Tax Incremental District No. 4

Motion [Arendt VandenHeuvel/Gruenewald] to approve resolution approving and amendment to the project plan for tax incremental. Unanimous voice vote, motion carried.

Discussion and possible action of Resolution approving an Amendment to the Tax Incremental District No. 5.

Motion [Arendt Vanden Heuvel/Hansch] to approve resolution approving an amendment to the tax incremental district no. 5. Unanimous voice vote, motion carried.

Public Hearing regarding Terrace Manor final plat

Motion [Arendt Vanden Heuvel/Hoff] to open the Public Hearing for Terrace Manor final plat. Unanimous voice vote, motion carried.

Administrator Treadwell said that the paperwork and site plans were in the packet. Our engineering firms have looked over the plans and they have approved the designs as well.

Eric Winger, 568 N Nash Street, asked if there were any consequences to the proposed subdivision.

Administrator Treadwell said that we have received approx. 2 complaints.

Grace Abitz, 213 W Main Street asked what kind of soil type is in the pond area.

Administrator Treadwell said that the pond is built to slowly drain and to be maintained by the Village once constructed.

Lonnie Winger, 568 N Nash Street asked if this has been approved by the board.

Close Public Hearing

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

Discussion and possible action of Terrace Manor final plat

Motion [Hoff/Bellile] to recommend for approval to the village board.

Any other topics for future discussion

None

Adjourn

Motion [Gruenewald/Arendt Vanden Heuvel] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 5:50 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer



APPLICATION FOR REZONING

Planning & Zoning Commission

531 N. Nash St.
Hortonville, WI 54944
920-779-6011

<https://www.hortonvillewi.org>

Stamp date received

PROPERTY OWNER		APPLICANT (owner's agent)	
Name	NICHOLAS GRIESBACH.& JEREMY YOUNG	Name	CHRIS PERREAULT
Mailing Address	477 N CREST ST HORTONVILLE, WI 54944	Mailing Address	615 N LYNNDAL DR., APPLETON, WI 54914
Phone	(920) 540 1492 - MIKE PALTZER	Phone	920 731 4168
E-mail	MICHAELPALTZER@AOL.COM	E-mail	chris@clse.pro

PROPERTY INFORMATION	
Property Tax # (240-0000-00) & Legal Description	240022803
Site Address/Location	477 N CREST ST HORTONVILLE, WI 54944
Legal Description of Land proposed for Rezoning including to the center line of right of way(s) *Please submit an electronic copy of the legal description in Microsoft Word format.	
LOT 1 - PROPOSED CSM	
Current Zoning: GEN AG	Proposed Zoning: R-1
Current Uses: RESIDENTIAL	Proposed Uses: RESIDENTIAL
Lot Dimensions and Area: PROPOSED LOT 1 - 1.43 ACRES	

PLEASE STATE REASON(S) FOR REZONING REQUEST

TRYIN TO SEPERATE THE HOUSE ONTO A RESIDENTIAL SIZED PARCEL AND SELL THE REMAINING

LANDS TO AN ADJOINER (FAMILY)

Date

Owner/Agent Signature (Agents must provide written proof of authorization)

OFFICE USE ONLY

FILE # Z- 1-25 Application Complete 1/1 Date Filed 1/20/25
Fee \$300.00 Receipt # 1007314 Date Paid 1/23/25

VILLAGE OF HORTONVILLE
APPLICATION FOR LAND DIVISION

\$300 Fee Paid 1007314

Number 2-1-25

Date Filed 1/28/25

Name of Applicant or Agent CHRIS PERREAULT

Address of Applicant or Agent 615 N. LYNNDAL DR., APPLEOTN, WI 54914

Phone Number of Applicant or Agent 920 731 4168

Name of Property Owner Michael PALTZER, KATHY PALTZER, JEREMY YOUNG & NICHOLAS GRIESBACH

Address of Property Owner 477 N CREST ST, HORTONVILLE, WI 54944

Phone Number of Property Owner Michael PALTZER (920) 540 1492

Parcel ID# and Legal Description of Property: _____

ALL OF 240022803 & 240022800 - LOTS 1 AND 2 OF CSM 4368

Lot Size 1.43A & 13.94A Present Use RESIDENTIAL Present Zoning GEN AG

Proposed Use RESIDENTIAL

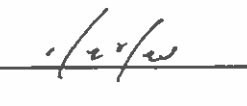
Specify Reason for Petition (i.e. insufficient lot area, setback or other) _____

TO CREATE A SMALLER RESIDENTIAL PARCEL AROUND THE EXISTING HOUSE

ATTACH THE FOLLOWING:

CSM showing the area involved, its location, dimensions, location and type of present improvements, and location of adjacent structures within 300 feet of the area.

SCHEDULE A CONFERENCE WITH THE VILLAGE ADMINISTRATOR BEFORE FILING THE APPLICATION

 Signature of Applicant or Agent Date 

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Nathan Treadwell - Administrator
Village.Administrator@hortonville.wi.gov

Planning and Zoning Meeting 2-13-25

Sec. 44-193. Landscaping and buffer requirements.

(a) *Purpose.* The purpose of this section is to enhance the appearance of the village by improving the quality of landscaping, buffering and screening at multifamily, institutional, commercial and industrial properties. Criteria and standards are provided to ensure that building sites and off-street parking areas are sufficiently landscaped to protect and preserve the appearance, character and value of surrounding properties and public right-of-way, thereby promoting the general welfare, safety and aesthetic quality of the village.

(b) *Applicability.* The provisions of this section shall apply to any developments allowed as permitted use, requiring site plan approval, or special use in the R-3, C-1, I-1, I-2, C-2 districts and any developments allowed as a special use in the R-1 and R-2 districts. Any development occurring on vacant land shall be in full compliance with the provisions of this section. Existing occupied developments that do not conform with the provisions of this section may be continued until such time that any of the following occur: the gross floor area of the building is increased by more than ten percent or 5,000 square feet, whichever is less, necessitates application of the bufferyard landscaping, and screening requirements; an increase in the number of parking or loading spaces beyond the number currently existing necessitates application of the interior landscaping, and screening requirements in the area occupied by the newly created spaces. The provisions of this section must be met within nine months of occupancy to the extent that all other standards and requirements of this chapter can be maintained on the site.

(c) *Approval procedure.* A landscape plan is required in conjunction with all required site plans and must be submitted before application for a building permit. The landscape plan shall be filed for review and approval with the zoning administrator along with submittal of any review fee as established by the village board. The planning and zoning commission or zoning administrator shall review, add conditions as appropriate and approve the landscape plan.

(d) *Landscape plan requirements.* Landscape plans submitted for review shall be drawn to an appropriate scale and shall include at a minimum the following information:

- (1) The name and address of owner/developer, and name of the landscape architect/designer.
- (2) The date of plan preparation, date and description of all plan revisions, name of project or development, scale of plan, and north marker.

(3) The location of all lot lines, locations of all existing and proposed easements and rights-of-way, and elevation, topography, and cross section details as determined necessary by the plan commission.

(4) The location of all existing and proposed structures, parking and loading areas, parking spaces (numbered), driveways, sidewalks, ground signs, refuse disposal areas, fences, freestanding electrical and other utility equipment, and other site improvement features as determined necessary by the plan commission.

(5) The location and contours at one foot intervals, of all proposed berms.

(6) A schedule itemizing:

- a. Type of Plants and trees proposed
- b. The total square foot area of all greenspace proposed on the lot;
- c. The total square foot area of off-street parking;
- d. The number of off-street parking spaces;

(e) *Landscape standards.* Landscaping required under this section shall be of the following four types:

(1) *Lot line landscaping.* A minimum 15-foot front strip extending along the lot line adjacent to all road rights-of-way in R-3, C-1 and C-2 districts and a minimum ten-foot front strip extending along the lot line adjacent to all road rights-of-way in the I-1 and I-2 district, plus a minimum ten-foot strip along all other lot lines shall be landscaped as follows:

- a. *R-3, C-1 and C-2 districts.* Lot line landscape strips required in R-3, C-1 and C-2 districts shall be planted with a minimum of one shade tree and six shrubs per 40 linear feet of frontage, excluding driveway openings.
- b. *I-1, and I-2 districts.* Lot line landscape strips required in I-1 and I-2 districts shall be planted with a minimum of one shade tree and three shrubs per 40 linear feet of frontage, excluding driveway openings.
- c. *Berms.* Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict the view and/or to absorb noise, the planning and zoning commission can require this option for a landscape plan in any of the zoning districts. The slope of the berm shall be planted with a minimum of one shade tree and three shrubs per 40 linear feet of frontage, excluding driveway openings.

(2) *Bufferyard landscaping.* Any commercial or industrial use that is adjacent to a residential use or zoning district shall provide a landscaped bufferyard along the full length of the affected side and/or rear yard to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required bufferyards shall be landscaped as described in this subsection. Combinations of trees, shrubs, berms and fences shall create screening which is at least 50 percent impervious to sight at planting.

- a. Bufferyards required for multifamily, institutional and commercial uses shall be a minimum ten feet wide and shall be planted with ten evergreen trees per 100 linear feet, other plantings may be allowed by

the zoning administrator as long as the plantings block sight of the property

b. Bufferyards require for unpaved industrial developments shall be a minimum 20 feet wide and shall be planted with two rows of 10 evergreen trees each for every 100 linear feet, Other plantings may be allowed by the zoning administrator as long as the plantings blocks both dust and sight of the property

c. Bufferyards require for paved industrial developments shall be a minimum 10 feet wide and shall be planted with one row of 10 evergreen trees each for every 100 linear feet, other plantings may be allowed by the zoning administrator as long as the plantings blocks both dust and sight of the property

d. The required bufferyard shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.

(3) *Screening requirements.* The intent of these requirements is to provide a visual screen around service, equipment and vehicle storage, and trash collections areas contained within commercial and industrial properties. At the time of installation or planting, screening materials must be 50 percent impervious at planting to sight, and be sufficiently high and long to accomplish the desired blockage of view yearround.

a. *Screening.* All loading, service and equipment and vehicle storage areas on commercial and industrial properties shall be screened from view to all adjacent properties. Screening materials may consist of the following:

1. For commercial properties there shall be a minimum ten-foot wide strip and shall be planted with ten evergreen trees, three shade trees, five ornamental trees, and 25 shrubs per 100 linear feet.
2. For industrial developments there shall be a minimum ten-foot wide strip and shall be planted with 15 evergreen trees, three shade trees, and five ornamental trees per 100 linear feet.
3. As an alternative to these landscaping requirements, a six-foot high sight-tight fence may be constructed near the lot line, with the remainder of the required strip planted with a minimum of two shade trees and five evergreen trees per 100 linear feet.
4. The required strip shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.

b. *Trash collection areas.* All exterior storage in refuse disposal areas, trash collection dumpsters, and trash pads on commercial and industrial properties shall be located and oriented to be as inconspicuous as possible. They shall be screened from view to all adjacent properties, all adjacent road right-of-way, and if located within commercial developments, from view to on-site entrance drives and parking areas. Screening materials may consist of the following:

1. A six-foot high sight-tight fence
2. A brick, cement, some other similar material wall

(f) *Planting specifications.* Plant materials provided in conformance with the requirements of this section shall be equal to or better in quality than the standards of

the American Association of Nurserymen. The minimum sizes of plant materials that shall satisfy the requirements of this section are as follows:

- (1) Shade tree with a minimum 2½-inch caliper.
- (2) Ornamental tree with a minimum 1½-inch caliper.
- (3) Evergreen tree a minimum of five feet height.
- (4) Shrubs with a minimum 18-inch to 24-inch height or spread.

(g) *Substitutions and modifications.* To meet unique site design conditions or to overcome obstructions, conflicts, or other factors, the planning and zoning commission may approve planting substitutions described as follows:

- (1) Two ornamental trees may be substituted in place of one shade tree.
- (2) Two evergreen trees may be substituted in place of one shade tree.
- (3) One evergreen tree may be substituted in place of five shrubs.
- (4) One shade tree may be substituted in place of ten shrubs.

While plant materials should generally be distributed proportionately upon the lot in accordance with the standards of this section, the planning and zoning commission can allow or require alterations and variations in the planting pattern, on a case-by-case basis, to maximize the effectiveness of the installed landscaping.

(h) *Maintenance.* The owner of the lot on which landscaping has been provided shall be responsible for protecting and maintaining all plant materials and landscape areas in a healthy and growing condition and shall be responsible for keeping them free from refuse, debris, and weeds. Failure to maintain or replace dead or diseased plant materials during the next appropriate planting period shall constitute a violation of the provisions of this zoning chapter.

Staff Comment:

These are elements not currently included in our code. I've already removed some items from this section that were even more excessive than what remains.

The highlighted portions are what Paul and I think should be removed

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Planning and Zoning Meeting 2-13-25

Sec. 44-393. Outside storage.

No manure, rubbish, inoperable vehicles, salvage material or miscellaneous refuse may be stored within any residential district when the same may be construed as a menace to the public health or safety or may be held to have a depressing influence upon property values in the area. Junk shall be placed in properly zoned junkyards only. Outside storage in commercial or industrial districts shall be located within an opaque fenced area; outside storage is not permitted in any required front yard.

Staff Comment:

- The biggest question is whether we want to add AG to residential portion of this or have them be part of the Commercial and or industrial districts.

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Planning and Zoning Meeting 2-13-25

Sec. 44-189. Parking requirements.

All new nonresidential parking lots in excess of four stalls and all alterations of existing lots shall be subject to design approval by the zoning administrator. Requests for said parking lots shall be accompanied with detailed plans on landscaping, parking layout, drainage provisions and driveway locations. In all districts, there shall be provided at the time any use or building is erected, enlarged, extended, or increased off-street parking stalls for all vehicles in accordance with the following:

- (1) *Access.* Adequate access to a public street shall be provided for each parking space.
- (2) *Design standards.* The size of each parking space shall be a width of at least nine feet and a stall length of at least 18 feet. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows:
 - a. Eleven feet for 30-degree parking; and
 - b. Twenty feet for 90-degree parking.

Minimum width of aisles providing access to stalls for two-way traffic shall be 24 feet. No parking area of more than two spaces shall be designed as to require any vehicle to back into a public street. Any parking area of more than five spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of unchanneled parking areas shall be avoided by interior landscaping and safety islands.

- (3) *Location.* Location requirements are as follows:
 - a. Location of on-lot parking shall be on the same lots as the principal use or not over 400 feet from the principal use pursuant to subsection (1) of this section.
 - b. Off-street parking is permitted in all yards of all districts except in the front yards of single-family and two-family residence districts but shall not be closer than five feet to a nonresidential side lot line, right-of-way line or rear lot line. No parking space or driveway, except in residential districts, shall be closer than five feet to a residential district lot line.
 - c. Off-street parking in the single-family and two-family residence districts is permitted in the front yard in the driveway, no closer than five feet to a side lot line providing the driveway conforms to the requirements in section 40-123.
- (4) *Surfacing.* All off-street parking areas and driveways shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 4,000 pounds (normally, a two-inch blacktop on a four-inch base or five inches of cement will meet this requirement). Any parking area for more than five vehicles shall have the aisles and spaces clearly marked. Compacted stone or gravel may be used only with the

approval of the plan commission. Completion of surfacing is required prior to the issuance of an occupancy permit. However, for required surfacing during the period between November 1 and April 1, the owner shall enter into an agreement with the village agreeing to complete all required surfacing by no later than the following June 1. All driveway aprons shall be constructed of concrete as approved by permit to be obtained from the public works department prior to construction.

(5) *Landscaping.* Landscaping requirements are as follows:

- a. *Accessory landscape area.* All public and private off-street parking areas which serve four vehicles or more, are located within 15 feet of any lot line or public right-of-way and are created or redesigned and rebuilt subsequent to the adoption of the ordinance from which this zoning chapter is derived shall be provided with accessory landscape areas totaling not less than ten percent of the surfaced area. The minimum size of each landscape area shall not be less than 100 square feet.
 - b. *Location, plant material and protection.* Location of landscape areas, plant materials and protection afforded the planting, including curbing and provision for maintenance by the property owner, shall be subject to approval by the zoning administrator.
 - c. *Plans.* All plans for such proposed parking areas, at the discretion of the zoning administrator, shall include a topographic survey or grading plan which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.
 - d. *Residential screening requirements.* Those parking areas for five or more vehicles if adjoining a R-1 or R-2 District shall be screened from such use by a planting pursuant to section 44-193.
 - e. *Repair and service.* No motor vehicle repair work or service of any kind shall be permitted in association with parking facilities provided in residential districts.
 - f. *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance.
- (6) *Curbs.* Curbs or barriers may be required to be installed a minimum of four feet from the property line so as to prevent the parked vehicles from extending over any lot lines.
- (7) *Number of stalls.* Number of parking stalls required are prescribed in the specific district regulations for each district.
- (8) *Uses not listed; floor space measurements.* In the case of structures or uses not mentioned, the provision for a use, which is similar, shall apply. The term "floor space or area" means the gross floor area inside the exterior walls, where floor space is indicated above, as a basis for determining the amount of off-street parking required.
- (9) *Combined uses.* Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use. Two or more uses may provide required off-street parking spaces in a common parking facility less than the sum of the spaces required for each use individually, provided such uses are not operated during the same hours. The following conditions must be met for any joint use:

- a. The proposed joint parking space is within 500 feet of the use it will serve.
 - b. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
 - c. A properly drawn legal instrument approved by the village board, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the village clerk. Said instrument may be a three-party agreement, including the village and all private parties involved. Such instrument shall first be approved by the village attorney.
- (10) *Handicapped parking requirements.* In addition to any other requirements relating to parking spaces contained in these ordinances, the provisions contained in Wis. Stats. §§ 101.13, 346.503 and 346.56, and any Wisconsin Administrative Code sections adopted pursuant thereto are hereby adopted by reference and made applicable to all parking facilities whenever constructed.
- (11) *Changes in buildings or use.* Whenever a building or use is enlarged or changed, said building or use shall then comply with the parking requirements set forth in the district in which it is located.
- (12) *Off-lot parking.* The off-lot parking requirements are as follows:
- a. Required off-street parking spaces shall be located on the same lot with the principal use, or when this requirement cannot be met, such parking spaces may be located off-lot provided the parking spaces are located in the same district and not over 500 feet from the principal use. In cases where off-street parking facilities are permitted on land other than the same lot as the principal use, such facilities shall be in the same possession as the lot occupied by the use to which the parking facilities are necessary. Such possession shall be by deed whereby the owner of the land on which the parking facilities are to be located shall be bound by a covenant filed and recorded in the office of the county register of deeds requiring such owner, his heirs or assigns to maintain the required facilities for the duration of the use served.
 - b. Off-lot parking spaces for residential uses shall be within 200 feet of the principal entrance or the entrance for the individual occupants for whom the spaces are reserved while the farthest portions of a parking lot for all other uses shall be within 300 feet of the entrance of the establishment.
 - c. All off-street parking lots adjoining lots zoned for residential use shall have a minimum setback of ten feet from an interior lot line.
- (13) *Signs.* Signs located in parking areas necessary for orderly operation of traffic movement shall be permitted in addition to others permitted in this chapter.
- (14) *Lighting.* Lighting used to illuminate off-street parking shall have no direct source of light visible from a street or adjacent land.
- (15) *Reduction of parking areas.* Off-street parking spaces shall not be reduced in number unless said number exceeds the requirement set forth herein.

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Planning and Zoning Meeting 2-13-25

Sec. 44-191. Storage and parking of recreational vehicles, automobiles, and utility trailers.

- (a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly, indicates a different meaning:
- a. Boat means every description of watercraft used or capable of being used as a means of transportation on water.
 - b. Mobile home means a structure, transportable in one or more sections, which is eight body feet or more in width and is 32 body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. The length of a mobile home means the distance from the exterior of the front wall (nearest to the exterior of the drawbar and coupling mechanism) to the exterior of the rear wall (at the opposite end of the home) where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, drawbars, couplings, hitches, wall and roof extensions or other attachments. The width of a mobile home means the distance from the exterior of one side wall to the exterior of the opposite side wall where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, wall and roof extensions or other attachments.
 - c. Recreational vehicle means any of the following:
 - i. Boat or snowmobile trailer means a vehicle on which a boat or snowmobile may be transported and is towable by a motor vehicle. When removed from the trailer, a boat or snowmobile, for purposes of this article, is termed an unmounted boat or snowmobile.
 - ii. Camping trailer means a canvas or folding structure mounted on wheels and designed for travel, recreation, vacation or other uses.
 - iii. Chassis mounts, motor homes and mini-motor homes means recreational structures constructed integrally with a truck or motor-van chassis and incapable of being separated therefrom.
 - iv. Converted and chopped vans means recreational structures which are created by altering or changing an existing auto van to make it a recreational vehicle.

- v. Motor home means a portable, temporary dwelling to be used for travel, recreation, vacation or other uses, constructed as an integral part of a self-propelled vehicle.
- vi. Pickup coach means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, vacation or other uses.
- vii. Travel trailer means a vehicular, portable structure built on a chassis and on wheels that is between ten and 36 feet long, including the hitch, and eight feet or less in width, designated to be used as a temporary dwelling for travel, recreation, vacation or other uses and towed by a car, station wagon, or truck. The term "travel trailer" includes so-called fifth-wheel units.

(b) Permitted parking or storage of recreational vehicles, automobiles and utility trailers. In all residential and commercial districts provided for in this zoning chapter, it is permissible to park or store a recreational vehicle or boat and boat trailer or automobile or utility trailer on private property in the following manner:

- a. The body of the vehicle must be five feet from the face of any curb or, if no curb, ten feet from the edge of the pavement.
- b. No part of the unit may extend over the public sidewalk or public right-of-way.
- c. If the vehicle is stored on a property with residential zoning, the vehicle shall be owned by the resident of the property on which the unit is parked for storage.
- d. The storage of travel trailers, recreational vehicles or buses is not permitted unless there is a principal structure and use on the property. Other than the driveway area, such vehicles shall not be stored within the front yard or road right-of-way.
- e. Parking or storage in rear yards is allowed on lawns subject to minimum setbacks of five feet from neighboring or rear lot lines and 15 feet from street property lines.
- f. All paved parking or storage areas shall comply with Sec. 44-189(4)

Staff Comment:

This is similar to what we currently have We allow the parking of Automobiles on the front yard just not Recreational vehicles, trailers, etc. The stuff that is technically new is the definitions as well as the highlighted areas above.

- a. This may not be needed because of the right of way
- c. his is something I think is a good addition we don't want people renting out their back yards to store Recreational Vehicle
- d. This is probably a rare occurrence where someone's rear yard is up to the street but I can think of a few circumstances where this does occur.

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Planning and Zoning Meeting 2-13-25

- (5) *Temporary or mobile uses.* The following provisions are applicable to temporary or mobile uses generally:
- a. Temporary or mobile uses are defined as, but not limited to the following:
 1. Fireworks stands;
 2. Sales tents;
 3. Catering trucks;
 4. Food service trucks;
 5. Hot dog carts;
 6. Food service trailers;
 7. Food vending carts;
 8. Mobile offices; and
 9. Other commercial uses;

which utilize mobile or portable facilities which are not permanently connected to public water or sanitary sewer utilities and are not secured permanently to the land on which located.
 - b. Temporary or mobile uses as described in subsection (5)a of this section may be permitted by the zoning administrator for no longer than one continuous 90-day period annually when determined not to be in conflict with the neighboring uses and the general provisions within the zoning district in which located.
 - c. Applicants shall submit drawings photographs and scaled site plans showing location, parking, signs, etc., to the zoning administrator prior to issuance of a permit.
 - d. In addition, the board of appeals under section 44-517 shall have the power to hear and grant applications for temporary uses, in any district provided that such uses are of a temporary nature, do not involve the erection of a substantial structure and are compatible with the neighboring uses and the planning and zoning commission has made a review and recommendation. The permit shall be temporary, revocable, subject to any condition required by the board of zoning appeals and shall be issued for a period not to exceed 12 months. Compliance with all other provisions of this chapter shall be required. An application fee as established by the village board, from time to time, and appears on the fee schedule attached as appendix C to this Code shall be required for board of appeals review.

Staff Comments:

This is currently part of the Little Chute code, and I'm unsure if it's something we want to maintain. In the past, we've allowed temporary mobile uses in specific districts, but I believe we should aim for greater consistency. At present, these uses are permitted in Highway Commercial districts but not in General Commercial districts.

One issue that came up, during the hail damage incident, numerous mobile vendors came into the Village. We should consider whether we want to continue allowing that. If we're okay with having mobile vendors, should they be limited to certain districts, or excluded from others? Additionally, any regulations we implement to restrict certain types of vendors could inadvertently exclude others.

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Accessory uses or structures

- a. R-1
 - i. In our last discussion on accessory buildings for R-1, we made an update to allow one accessory building, we wanted to slightly change that to also allow for one utility structure.
 - ii. This change was introduced because we added a definition for a Utility Structure, which includes items like playground structures (as defined below) and greenhouses. Utility structures must be less than 144 square feet.
- b. R-2
 - i. The main difference between R-1 and R-2 is related to the type of R-2 structure. For duplexes that are not side-by-side, each unit would be allowed only one utility structure.
 - ii. For side-by-side duplexes, each property can use the accessory building allowance similar to R-1, as the lots can be easily split using GIS to confirm the size allowance for each unit.
- c. AG
 - i. The primary difference from R-1 is that AG properties are permitted up to two accessory structures and one utility structure.
 - ii. Additionally, structures on AG properties can be up to 40 feet in height. However, with this height increase, setbacks are extended to 20 feet (instead of 5 feet) to align with the primary structure's setbacks.
- d. Here are to two items we added into a utility structure definition.
 - i. (l) *Residential greenhouses*. Residential greenhouses shall be considered utility structures, shall be less than 144 square feet and shall be 12 feet or less in height.
 - ii. (m) *Children's play structures*. For purposes of this section, children's play structures, including playhouses, tree houses or elevated play structures and climbing gyms, shall be considered a utility structure and shall comply with the requirements of this section whether such play structures are placed on a foundation or not. Swing sets, slides, sandboxes, and other generally portable play devices are not considered children's play structures for purposes of this section. A building permit is not required for the construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance.