

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
August 14th, 2025, 6:00 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Approval of June 12, 2025, Meeting Minutes
3. Public Hearing regarding proposed zoning of COM NE COR BLK 33 O.P. W229.3 FT TO BEG W56FT N25.5FT W56FT N105FT NELY195FT NE125FT TO CREEK SELY ALG CREEK TO W/L OSHKOSH ST SW TO PT 140FT NE OF NE COR BLK 33 W275FT M/L S132FT TO BEG AS OCCD LESS 8668M2, 18928M34 PRT SE SEC35 T22N R15 12592M38 & #1530312, COM NE COR BLK 33 O.P. W229.3 FT N132FT TO S SIDE MILL RACE TO WATER EDGE ELY ALG S/SIDE MILL RACE TO W/L OSHKOSH ST S140FT TO BEG LESS S50FT & LESS 18928M34 PRT SE SEC35 T22N R15E 12592M38 & #1530312, from (C1) General Commercial to (D) Downtown Zoning District
 - i. Z-2-25: parcel – 240-0403-00, 240-0404-00
4. Close Public Hearing
5. Discussion and possible action to Rezone the following parcel(s) from (C1) General Commercial to (D) Downtown Zoning District
 - i. Z-2-25: parcel – 240-0403-00, 240-0404-00
6. Any other topics for future discussion
7. 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: August 7, 2025
Lauren Prochnow, Deputy Clerk-Treasurer

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
JUNE 12, 2025 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: Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff.

Members excused: Tom Banker, Barry Hoff, and Dave Moe

Officials/Staff present: Administrator Nathan Treadwell

Approval of February 13, 2025, Meeting Minutes

Motion [Retzlaff/Hansch] to approve the February 13, 2025 meeting minutes. Unanimous voice vote, motion carried.

Public Hearing

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

President Bellile opened the public hearing regarding CSM being part of lot 8 of the recorded plat of Wildwood Village, located in and being part of the Southeast ¼ of the Southwest ¼ of section 25, township 22 North, range 15 east, Village of Hortonville, Outagamie County.

No one appeared to speak.

Close Public Hearing

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

Discussion and possible action of CSM

Motion [Retzlaff/Hansch] to approve the CSM. Unanimous voice vote, motion carried.

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 6:03 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>

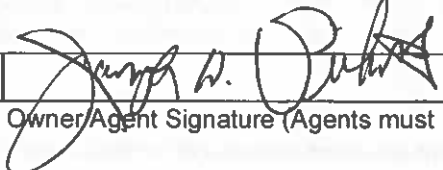
Stamp date received

PROPERTY OWNER		APPLICANT (owner's agent)	
Name	Wolf River Bank (Seller)	Name	Entrust Matt 25 LLC (Buyer)
Mailing Address	309 E. Main Street, Hortonville	Mailing Address	
	209 S. Nash St. Hortonville		89925 Jenner Rd. New London WI 54944
Phone		Phone	920-202-0954
E-mail		E-mail	

PROPERTY INFORMATION	
Property Tax # (240-0000-00) & Legal Description	
Parcels 240040300, 240040400	
Site Address/Location	
209 S. Nash St.	
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.	
Current Zoning:	Proposed Zoning:
C1 General	DT
Current Uses:	Proposed Uses:
Office / Banking	Retail food & Beverage
Lot Dimensions and Area:	

PLEASE STATE REASON(S) FOR REZONING REQUEST

Purchaser intends to open a premium Ice Cream & Coffee Shop. We believe the zoning change will be beneficial to the new users as well as to the Village.

Date	7/15/25	Owner/Agent Signature (Agents must provide written proof of authorization)	 FOR WRCB
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OFFICE USE ONLY

FILE # Z-2-25 Application Complete _____ / / Date Filed 7/15/25
Fee \$300.00 Receipt # 1007958 Date Paid 7/15/25

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



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

ADMINISTRATION
Village.administrator@hortonville.wi.gov

RE: Application for Zone Change, Number Z-2-25
Parcel Number 240040300, 240040400
COM NE COR BLK 33 O.P. W229.3 FT TO BEG W56FT N25.5FT W56FT N105FT NELY195FT
NE125FT TO CREEK SELY ALG CREEK TO W/L OSHKOSH ST SW TO PT 140FT NE OF NE COR
BLK 33 W275FT M/L S132FT TO BEG AS OCCD LESS 8668M2, 18928M34 PRT SE SEC35 T22N
R15 12592M38 & #1530312, COM NE COR BLK 33 O.P. W229.3 FT N132FT TO S SIDE MILL
RACE TO WATER EDGE ELY ALG S/SIDE MILL RACE TO W/L OSHKOSH ST S140FT TO BEG
LESS S50FT & LESS 18928M34 PRT SE SEC35 T22N R15E 12592M38 & #1530312 Hortonville

Dear Property Owner:

The Village of Hortonville has received a request from Wolf River Community Bank of the above-described property to change the zoning from the current zoning of General Commercial (C1) to the proposed zoning of Downtown Zoning District (D).

The Planning & Zoning Commission will consider the proposed zone change at its meeting on Thursday, August 14th, 2025 at 6:00 p.m. in the Community Center located at 531 N Nash St, Hortonville. All interested parties are invited to attend.

You are being notified of the meeting, because your property is within 300 feet of the proposed zone change. The proposal may be viewed in the Village Administration Office at 531 N Nash St.

If you would like to comment on the proposed zone change, please send written comments to this office referencing Application Number Z-2-25. If you have questions or concerns, please attend the meeting.

Sincerely,

Nathan Treadwell

Nathan Treadwell
Administrator