

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
AUGUST 14, 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, Tom Banker, Barry Hoff, and Dave Moe

Members excused:

Officials/Staff present: Administrator Nathan Treadwell, Deputy Clerk Treasurer Lauren Prochnow

Approval of June 12, 2025, Meeting Minutes

Motion [Hansch, Banker] to approve the June 12, 2025, meeting minutes. Unanimous voice vote, motion carried.

Public Hearing

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

President Bellile opened the 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

Z-2-25: parcel – 240-0403-00, 240-0404-00

Administrator Treadwell, Applicant asked to rezone both districts are usable for type of business they are wanting to do. They are contiguous for what they are trying to do.

Joanne Mueller – what was it zoned before?

How does it affect me? It doesn't really.... It would be a type of business, it would be more restrictive, it limits the scope of what can go in there. Can I ask what's going in there? The owner is putting in a type of food sales, the owner can speak on this. My question is we've already got 2 coffee shops, and we've already got ice cream. What if we got something to deliver? We can't control what goes in, we only control the zoning. Both of these zoning codes are viable for this type of business. Why are we looking to rezone? It opens them up for a grant, and they are going to be part of the downtown, and will be across the stream, and part of the beatification. I'm not opposed if I know the hours and will they keep it clean. I've been cleaning up after them and I've fixed it up. The nuisance code would cover some of this.

Trustee Vanden Huevel – can you give an example of Downtown Zoning? A new bar would have to go through conditional use.

If this isn't approved would they still go through with it? A: I believe so.

Is it already sold? A: I believe so.

Claire Abitz 306 N Olk

There is on street parking which is an issue...maybe proactive planning or the new business may want to know if there may be an issue with parking.

Joanne Mueller – The traffic on Nash St is horrific, it sometimes takes me 20 minutes to back out.

Close Public Hearing

Motion [Hoff, Arendt Vanden Huevel] to close the public hearing. Unanimous voice vote, motion carried.

Discussion and possible action to Rezone the following parcel(s) from (C1) General Commercial to (D) Downtown Zoning District

Motion [Hoff/Hansch] to approve the rezone from (C1) General Commercial to (D) Downtown Zoning District. Unanimous voice vote, motion carried.

Committee member Retzlaff – would be better because you are combining everything, Committee member Hoff - no reason not to as the business is reopening either way.

Any other topics for future discussion

Finishing up rezoning code with attorney.

Adjourn

Motion [Banker, Bellile] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:13 p.m.

Minutes submitted by,
Lauren Prochnow, WCMC
Deputy Clerk-Treasurer