

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
October 9th, 2025, 6:00 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Approval of August 14, 2025, Meeting Minutes
3. Public Hearing regarding proposed zoning of **LOT 3 CSM 8612**, from (I1) Light Industrial to (C2) Highway Commercial
 - i. Z-3-25: parcel – 240-0234-00
4. Public Hearing Regarding conditional use permit for the following parcel
 - i. CU-1-25: parcel – 240-0234-00
5. Public Hearing Regarding Comp Plan Amendment for 240023400
6. Close Public Hearing
7. Discussion and possible action to Rezone the following parcel(s) from (I1) Light Industrial to (C2) Highway Commercial
 - i. Z-3-25: parcel – 240-0234-00
8. Discussion and possible action for Condition Use Permit for the following parcel(s)
 - i. CU-1-25: parcel – 240-0234-00
9. Discussion and possible action regarding Comp Plan Amendment for parcel 240023400
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: October 3, 2025
Lauren Prochnow, WCMC
Deputy Clerk-Treasurer

**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.

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

Monikone - 120 W Main – with the grant money – will that be a first come first serve with that grant? - This will be based on needs and do most with the least trying to spread it as much as possible.

I have the alleyway between blue design group, and those steps are shifting.

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



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 N.Bartel Properties LLC	Name Noah Bartel
Mailing Address 205 Gabriel Lane Hortonville WI 54944	Mailing Address same as property owner
Phone 920-407-1418	Phone
E-mail noah@outbackdirtworks.net	E-mail

PROPERTY INFORMATION	
Property Tax # (240-0000-00) & Legal Description	
Site Address/Location 414 N Crest Street 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.	
Current Zoning: Industrial	Proposed Zoning: HWY Commercial
Current Uses: Farmland	Proposed Uses: storage/landscape business
Lot Dimensions and Area: 7 acres	

PLEASE STATE REASON(S) FOR REZONING REQUEST

I was told it needs to be rezoned to commercial for what I want to do with the property

08/19/25	Noah Bartel
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Date Owner/Agent Signature (Agents must provide written proof of authorization)

OFFICE USE ONLY

FILE # Z-325 Application Complete _____ Date Filed 8/21/25
Fee \$300.00 Receipt # 3002105 Date Paid 8/21/25

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

SCHROEDER, ERIC & JENELLE
9 BREYERWOOD CT
HORTONVILLE, WI 54944

September 25, 2025

RE: Application for Zone Change, Number Z-3-25
Parcel Number 240023400,
LOT 3 CSM 8612 Hortonville

Dear Property Owner:

The Village of Hortonville has received a request from Noah Bartel of the above-described property to change the zoning from the current zoning of Light Industrial (I1) to the proposed zoning of Highway Commercial (C2).

The Planning & Zoning Commission will consider the proposed zone change at its meeting on Thursday, October 9th, 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-3-25. If you have questions or concerns, please attend the meeting.

Sincerely,

Nathan Treadwell

Nathan Treadwell
Administrator

VILLAGE OF HORTONVILLE
OUTAGAMIE COUNTY
NOTICE OF CONDITIONAL USE PUBLIC HEARING
Thursday, October 9, 2025, at 6:00 p.m. – Municipal Building

SCHROEDER, ERIC & JENELLE
9 BREYERWOOD CT
HORTONVILLE, WI 54944

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Hortonville Village Board will hold a Public Hearing at the Community Hall at 531 N Nash Street, Hortonville, Wisconsin at approximately 6:00 p.m. or as soon thereafter as possible, at the recommendation of the Village Planning & Zoning Commission to grant a Conditional Use Permit to N Bartel Properties LLC, for landscaping business to park/store equipment.

Petitioner: Noah Bartel

Parcel Number: 240-0234-00
Common Description: 414 N Crest St

For specific information, reference can be made to documents CU-1-25 on file in the Village Administration Building, 531 N Nash Street, Hortonville, Wisconsin. Telephone (920) 779-6011.

Any interested person may address the Village Board by letter or appear in person or agent and be heard.

Dated this 3rd day of September 2025.

Jane Booth, WCMC
Village Clerk-Treasurer

Publish: 9/25/25 and 10/2/25

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

Memo: Rezone, conditional use and Comp plan amendment for 240023400

Rezone and Conditional Use:

A few years ago, this property was purchased by a developer who rezoned it from Agricultural to Light Industrial to allow for storage units. That project has since fallen through, and the new buyer intends to establish a landscaping shop. The shop will not operate as a retail site but rather serve as the business's headquarters. To better accommodate this use, the proposed zoning change is from Light Industrial to Highway Commercial, with a conditional use permit. This zoning classification is more suitable for the area's long-term development and allows the board to establish specific conditions for the property.

Comprehensive Plan Amendment:

Regardless of whether the rezoning occurs, an amendment to the Comprehensive Plan is necessary. When the property was originally rezoned, it complied with the plan in place at that time. However, after the adoption of the updated plan—which introduced more detailed future land use designations—this property was not revised to match. The amendment corrects that oversight.

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