

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
December 11, 2025, 6:00 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Approval of October 9, 2025, Meeting Minutes
3. Public Hearing regarding the proposed creation of Tax Incremental District No. 7, the proposed boundaries of the District, and the proposed Project Plan for the District.
4. Close Public Hearing
5. Consideration and possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 7
6. Public Hearing regarding Nature's Haven preliminary re-plat
7. Close Public Hearing
8. Discussion and possible action of Nature's Haven preliminary re-plat
9. Any other topics for future discussion
10. 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: December 4, 2025

Lauren Prochnow, WCMC
Deputy Clerk-Treasurer

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
OCTOBER 9, 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: Dave Moe, Tom Banker, Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff.

Members Excused: Barry Hoff

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

Approval of August 14, 2025 Meeting Minutes

Motion [Retzlaff/Banker] to approve the August 14, 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 the proposed zoning of LOT 3 SCM 8612, from (I1) Light Industrial to (C2) Highway Commercial.

- i. Z-3-25: parcel - 240023400

Mary Mueller, 10 Breyerwood Court, asked about the layout of the buildings. When it was going to be a storage unit there was concern on which direction the lights would be facing.

Noah said there will be an overhead light on the main building.

Paul Merkt, 15 Breyerwood Court, asked if there is going to be any retail business there.

Noah Bartel said no, not at this time.

Close Public Hearing

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

Public Hearing

Motion [Moe/Hansch] to open the public hearing for the conditional use permit. Unanimous voice vote, motion carried.

President Bellile opened the public hearing regarding conditional use permit for the following parcel

- i.CU-1-25: parcel – 240023400

Administrator Treadwell said that the conditional use allows the board to put some other conditions on the project if needed.

Trustee Arendt Vanden Heuvel asked if the conditional use permit stays with that parcel, and would it limit his selling of the business.

Administrator Treadwell said that in the past we have not had issues with that.

Close Public Hearing

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

Discussion and possible action to Rezone the following parcel (s) from (I1) Light Industrial to (C2) Highway Commercial.

- i. Z-3-25: parcel - 240023400

Motion [Retzlaff/Resch] to approve the rezone of the following parcel (s) from (I1) Light Industrial to (C2) Highway Commercial with a recommendation to the Village Board. Unanimous voice vote, motion carried.

Discussion and possible action for the Conditional Use Permit for the following parcel (s)

- i. CU-1-25: parcel – 240023400

Motion [Moe/Banker] to approve the Conditional Use Permit for the following parcel (s)

Discussion and possible action regarding Comp Plan Amendment for parcel 240023400

Motion [Arendt Vanden Heuvel/Hansch] to approve the Comp Plan Amendment for parcel 240023400. Unanimous voice vote, motion carried.

Any other topics for future discussion

Administrator Treadwell said he is still working on the zoning code updates.

Adjourn

Motion [Bellile/Retzlaff] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:17 p.m.

Minutes submitted by,

Jane Booth, WCMC
Clerk-Treasurer

2025

PROJECT PLAN

Village of Hortonville, Wisconsin

Tax Incremental District No. 7



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for Nov. 20, 2025
Public Hearing Held:	Scheduled for Dec. 11, 2025
Action by Plan Commission:	Scheduled for Dec. 11, 2025
Action by Village Board:	Scheduled for Jan. 15, 2026
Action by the Joint Review Board:	Scheduled for TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is a proposed Mixed Use District comprising approximately 95 acres located to the northwest and southeast points of the intersection of S Nash Street & the Canadian National Railway, extending southeast near the Wiouwash Trail. The District will be created to pay the costs of various infrastructure/street projects, purchasing of lots/sites, and development incentives. The Natures Haven subdivision (“Project”) will develop roughly 104 homes from 2026 – 2030. In addition to the incremental property value that will be created, the Village expects the Project will result in additional residential units including single-family homes and increased economic activity in the Village.

AUTHORITY

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Village anticipates making total expenditures of approximately \$9.7 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$6.6 million in development incentive payments to be made on a pay as you go basis, approximately \$1.9 million in infrastructure projects to support the development of the District, an estimated \$1.1 million in purchases of lots & cleaning of environmental issue areas, and \$145,000 in costs associated with ongoing planning and administration of the District.

INCREMENTAL VALUATION

The Village projects that new land and improvements value of approximately \$31.2 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within 20 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies. In addition, development may increase employment and tax base within the Village and provide additional housing.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

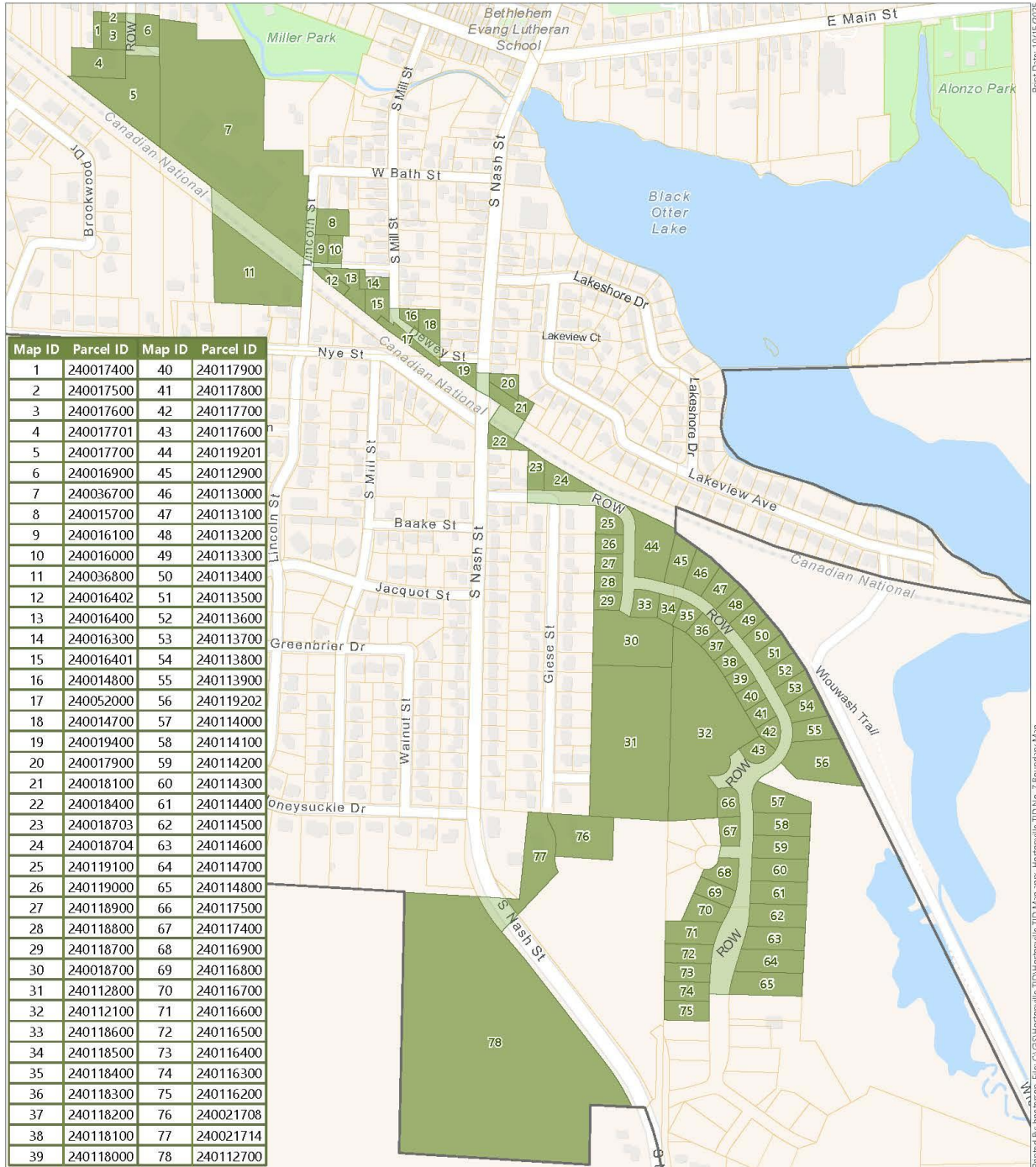
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



Data Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



- Village of Hortonville Parcels
- TID Parcels
- TID Boundary
- Village of Hortonville Boundary

Boundary Map

TID No. 7

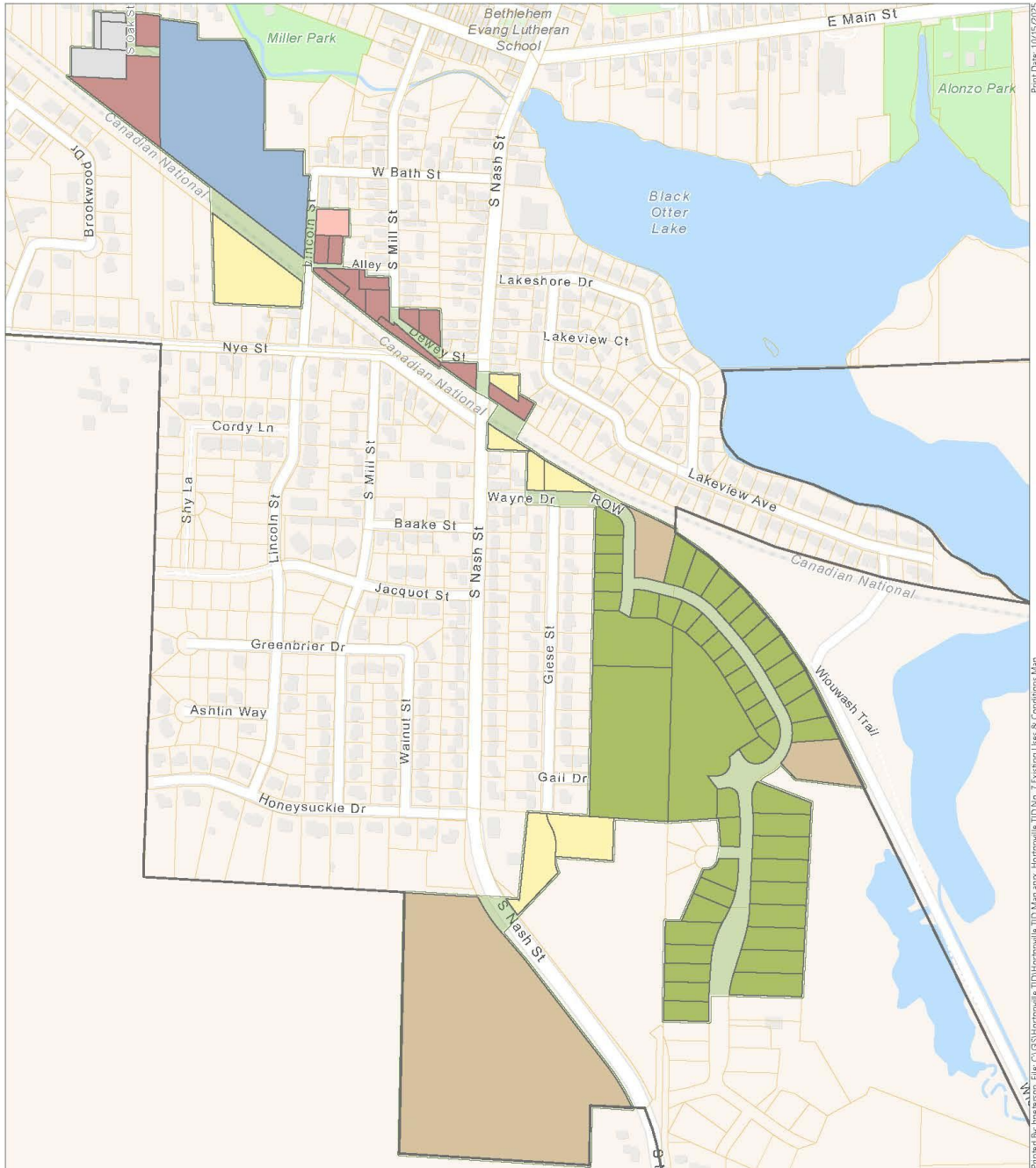
Village of Hortonville
Outagamie County, WI

Print Date: 10/15/2025
Printed By: bpeterson, File: C:\GIS\Hortonville TID\Hortonville TID Map.aprx, Hortonville TID No. 7 Boundary Map

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



Print Date: 10/15/2025

Printed By: bpe@son. File: C:\GIS\Hortonville TID\Hortonville TID Map.aprx. Hortonville TID No. 7 Existing Uses & Conditions Map



Data Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



- Village of Hortonville Parcels
- Residential
- Combined Residential & Commercial
- Commercial
- Manufacturing

- Agricultural
- Combined Agricultural & Undeveloped
- Exempt
- TID Boundary
- Village of Hortonville Boundary

Existing Uses & Conditions Map

TID No. 7

Village of Hortonville
Outagamie County, WI

SECTION 4:

Preliminary Parcel List and Analysis

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial/Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
N/A	ROW Areas			7.77				
1	240017400		OUTAGAMIE COUNTY	0.16	0.16			
2	240017500		OUTAGAMIE COUNTY	0.13	0.13			
3	240017600	115 S Oak Street	OUTAGAMIE COUNTY	0.40	0.40			
4	240017701	S Oak Street	OUTAGAMIE COUNTY	1.38	1.38			
5	240017700		BEONZA LLC	2.48				2.48
6	240016900		BEONZA LLC	0.43				0.43
7	240036700	301 S Lincoln	BEONZA LLC	11.12				11.12
8	240015700	318 S Lincoln	SUPRISE IRREV TRST, RONALD C	0.50				0.50
9	240016100	336 S Lincoln	MCCLONE, JOSEPH	0.23				0.23
10	240016000	Lincoln St (Alley 3	Village of Hortonville	0.23				0.23
11	240036800	419 Lincoln Street	Magadanz LE	2.94		2.94		
12	240016402	402 S Lincoln	JOHN D VAN TOWING LLC	0.20				0.20
13	240016400		OLK, MATTHEW J	0.51				0.51
14	240016300	407 S Mill Street	OLK, MATTHEW J	0.24			0.24	
15	240016401	423 S Mill Street	OLK, MATTHEW J	0.44				0.44
16	240014800	424 S Mill Street	SCHNEIDER, AVERY A	0.19	0.19			
17	240052000	136 Dewey Street	BLACK OTTER SUPPLY LLC	0.32	0.32			
18	240014700	135 Dewey Street	Bob & Geri Enterprises	0.36	0.36			
19	240019400	503 S Nash Street	Bob & Geri Enterprises	0.30	0.30			
20	240017900	504 S Nash Street	Viaene, David	0.30		0.30		
21	240018100	516 S Nash Street	Melanie and Ken Haen	0.40		0.40		
22	240018400	606 S Nash Street	Griesbach, Kevin	0.33		0.33		
23	240018703	109 Wayne Drive	Springer, Andrew	0.36		0.36		
24	240018704	111 Wayne Drive	Jaki, William	0.49		0.49		
25	240119100		Land Acquisitions LLC	0.00			0.37	
26	240119000		Land Acquisitions LLC	0.07			0.31	
27	240118900		Land Acquisitions LLC	0.27			0.30	
28	240118800		Land Acquisitions LLC	0.31			0.31	
29	240118700		Land Acquisitions LLC	0.30			0.30	
30	240018700		Land Acquisitions LLC	2.35			2.35	
31	240112800		Land Acquisitions LLC	7.00			7.00	
32	240112100		Land Acquisitions LLC	6.11			6.11	
33	240118600		Land Acquisitions LLC	0.41			0.41	
34	240118500		Land Acquisitions LLC	0.30			0.30	
35	240118400		Land Acquisitions LLC	0.31			0.31	
36	240118300		Land Acquisitions LLC	0.33			0.33	
37	240118200		Land Acquisitions LLC	0.29			0.29	
38	240118100		Land Acquisitions LLC	0.30			0.30	
39	240118000		Land Acquisitions LLC	0.29			0.29	
40	240117900		Land Acquisitions LLC	0.29			0.29	
41	240117800		Land Acquisitions LLC	0.30			0.30	
42	240117700		Land Acquisitions LLC	0.29			0.29	
43	240117600		Land Acquisitions LLC	0.35			0.35	
44	240119201		Land Acquisitions LLC	0.23		1.29		
45	240112900		Land Acquisitions LLC	0.22			0.61	
46	240113000		Land Acquisitions LLC	0.30			0.56	
47	240113100		Land Acquisitions LLC	0.30			0.48	
48	240113200		Land Acquisitions LLC	0.41			0.41	
49	240113300		Land Acquisitions LLC	0.40			0.40	
50	240113400		Land Acquisitions LLC	0.43			0.43	
51	240113500		Land Acquisitions LLC	0.42			0.43	
52	240113600		Land Acquisitions LLC	0.38			0.43	
53	240113700		Land Acquisitions LLC	0.32			0.42	
54	240113800		Land Acquisitions LLC	0.41			0.54	
55	240113900		Land Acquisitions LLC	0.49			0.56	

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial/Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
56	240119202		Land Acquisitions LLC	1.33		1.55		
57	240114000		Land Acquisitions LLC	0.71		0.76		
58	240114100		Land Acquisitions LLC	0.60		0.75		
59	240114200		Land Acquisitions LLC	0.63		0.75		
60	240114300		Land Acquisitions LLC	0.65		0.75		
61	240114400		Land Acquisitions LLC	0.65		0.75		
62	240114500		Land Acquisitions LLC	0.60		0.76		
63	240114600		Land Acquisitions LLC	0.73		0.80		
64	240114700		Land Acquisitions LLC	0.62		0.88		
65	240114800		Land Acquisitions LLC	0.68		0.95		
66	240117500		Land Acquisitions LLC	0.36			0.36	
67	240117400		Land Acquisitions LLC	0.35			0.35	
68	240116900		Land Acquisitions LLC	0.46			0.46	
69	240116800		Land Acquisitions LLC	0.41			0.41	
70	240116700		Land Acquisitions LLC	0.52			0.52	
71	240116600		Land Acquisitions LLC	0.70			0.70	
72	240116500		Land Acquisitions LLC	0.52			0.52	
73	240116400		Land Acquisitions LLC	0.50			0.50	
74	240116300		Land Acquisitions LLC	0.49			0.49	
75	240116200		Land Acquisitions LLC	0.52			0.52	
76	240021708	908 Giese Street	Dufrane, Terry	1.50		1.50		
77	240021714	909 Giese Street	Murphy, Paula	1.50		1.50		
78	240112700		Hortonville Football Club	19.50		19.46		
79	0			0.00				
TOTALS				90.94	3.24	37.26	30.85	16.14
Percentage of TID Area Suitable for Mixed Use Development (at least 50%)								96.20%
Percentage of TID Area Not Suitable for Development								3.80%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)								33.92%
Wetland Acreage Removed from District Boundaries								9.67

of Estimated Base Value ¹						
	Assessed Value			Equalized Value ²		
Parcel	Land	Improvement	Total	Land	Improvement	Total
240017400	0	0	0	0	0	0
240017500	0	0	0	0	0	0
240017600	0	0	0	0	0	0
240017701	0	0	0	0	0	0
240017700	54,000	0	54,000	54,000	0	54,000
240016900	9,800	0	9,800	9,800	0	9,800
240036700	111,200	447,600	558,800	111,200	447,600	558,800
240015700	35,000	50,500	85,500	35,000	50,500	85,500
240016100	3,400	200	3,600	3,400	200	3,600
240016000	0	0	0	0	0	0
240036800	45,200	223,900	269,100	45,200	223,900	269,100
240016402	24,400	62,600	87,000	24,400	62,600	87,000
240016400	12,900	1,900	14,800	12,900	1,900	14,800
240016300	15,600	0	15,600	15,600	0	15,600
240016401	23,600	27,000	50,600	23,600	27,000	50,600
240014800	16,300	21,900	38,200	16,300	21,900	38,200
240052000	32,800	56,500	89,300	32,800	56,500	89,300
240014700	20,300	18,200	38,500	20,300	18,200	38,500
240019400	44,900	555,000	599,900	44,900	555,000	599,900
240017900	23,200	102,800	126,000	23,200	102,800	126,000
240018100	35,600	101,500	137,100	35,600	101,500	137,100
240018400	23,000	175,700	198,700	23,000	175,700	198,700
240018703	34,500	204,000	238,500	34,500	204,000	238,500
240018704	35,900	218,900	254,800	35,900	218,900	254,800
240119100	100	0	100	100	0	100
240119000	100	0	100	100	0	100
240118900	100	0	100	100	0	100
240118800	100	0	100	100	0	100
240118700	100	0	100	100	0	100
240018700	700	0	700	700	0	700
240112800	2,100	0	2,100	2,100	0	2,100
240112100	1,900	0	1,900	1,900	0	1,900
240118600	100	0	100	100	0	100
240118500	100	0	100	100	0	100
240118400	100	0	100	100	0	100
240118300	100	0	100	100	0	100
240118200	100	0	100	100	0	100
240118100	100	0	100	100	0	100
240118000	100	0	100	100	0	100
240117900	100	0	100	100	0	100
240117800	100	0	100	100	0	100
240117700	100	0	100	100	0	100
240117600	100	0	100	100	0	100
240119201	805	0	805	800	0	800
240112900	200	0	200	200	0	200
240113000	200	0	200	200	0	200
240113100	100	0	100	100	0	100
240113200	100	0	100	100	0	100
240113300	100	0	100	100	0	100
240113400	100	0	100	100	0	100
240113500	100	0	100	100	0	100
240113600	100	0	100	100	0	100
240113700	100	0	100	100	0	100
240113800	200	0	200	200	0	200
240113900	200	0	200	200	0	200

Calculation of Estimated Base Value ¹						
Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
240119202	967	0	967	1,000	0	1,000
240114000	200	0	200	200	0	200
240114100	200	0	200	200	0	200
240114200	200	0	200	200	0	200
240114300	200	0	200	200	0	200
240114400	200	0	200	200	0	200
240114500	200	0	200	200	0	200
240114600	200	0	200	200	0	200
240114700	200	0	200	200	0	200
240114800	300	0	300	300	0	300
240117500	100	0	100	100	0	100
240117400	100	0	100	100	0	100
240116900	100	0	100	100	0	100
240116800	100	0	100	100	0	100
240116700	200	0	200	200	0	200
240116600	200	0	200	200	0	200
240116500	200	0	200	200	0	200
240116400	200	0	200	200	0	200
240116300	100	0	100	100	0	100
240116200	200	0	200	200	0	200
240021708	53,200	413,800	467,000	53,200	413,800	467,000
240021714	53,500	330,500	384,000	53,500	330,500	384,000
240112700	9,600	0	9,600	9,600	0	9,600
0	0	0	0	0	0	0
TOTALS	730,872	3,012,500	3,743,372	730,900	3,012,500	3,743,400
1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.						
2) Calculation based on aggregate assessment ratio of 100.00%.						

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$28,102,800. This value is less than the maximum of \$46,473,156 in equalized value that is permitted for the Village.

Village of Hortonville, Wisconsin		
Tax Increment District No. 7		
Valuation Test Compliance Calculation		
<u>Calculation of Village Equalized Value Limit</u>		
Village TID IN Equalized Value (Jan. 1, 2025)	\$	387,276,300
TID Valuation Limit @ 12% of Above Value	\$	46,473,156
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	3,743,400
Plus: Assumed change for Jan. 1, 2026 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	24,359,400
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	28,102,800
Total Percentage of TID IN Equalized Value		7.26%
Residual Value Capacity of TID IN Equalized Value	\$	18,370,356

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property

assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the Village may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

Project ID	Project Name/Type	1/2 Mile
1	Natures Haven Boardwalk	250,000
4	Giese Street Reconstruction	474,720
Total		724,720

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

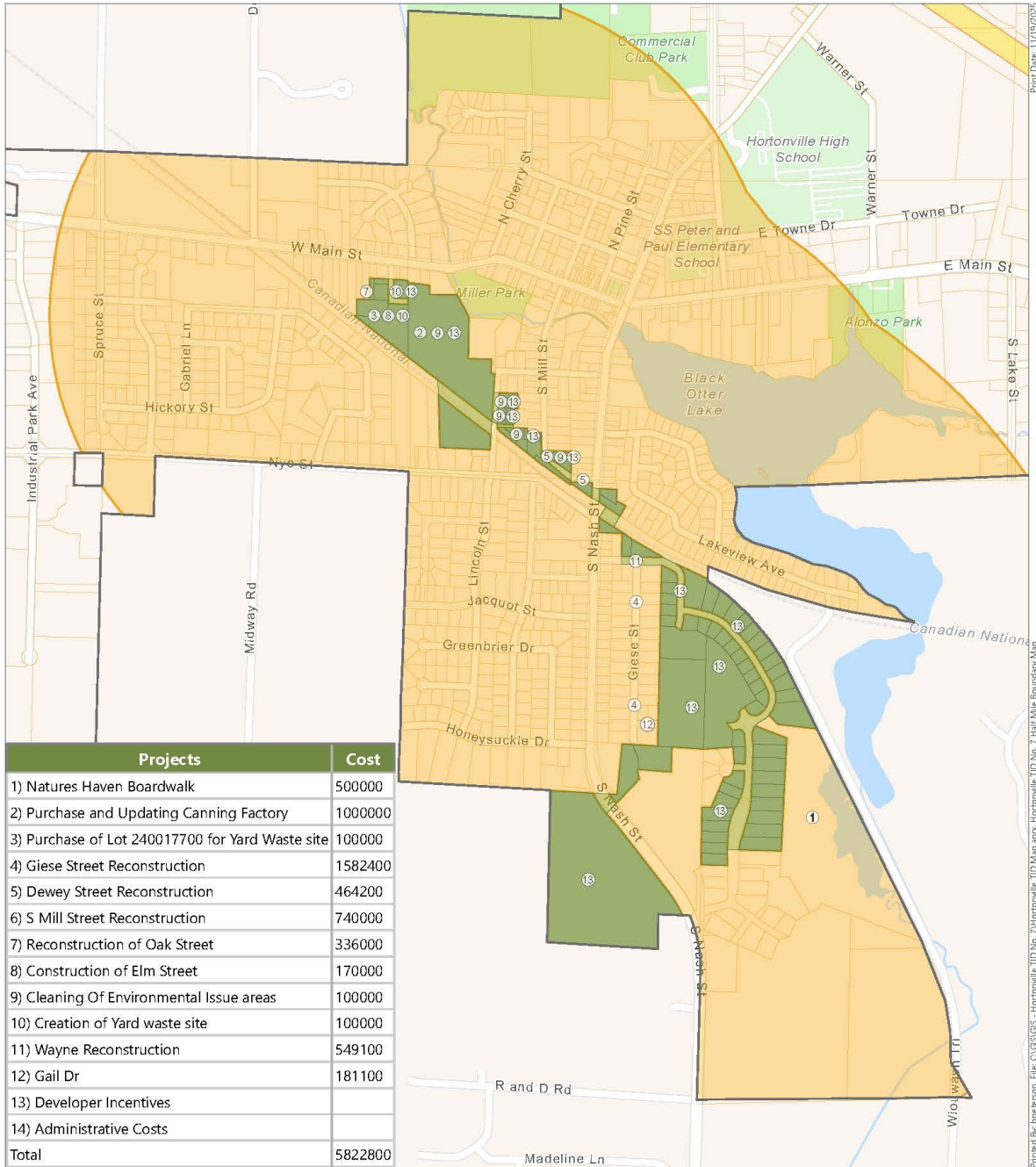
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Data Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



- Village of Hortonville Parcels
- TID Parcels
- TID Boundary
- TID Half Mile Boundary
- Village of Hortonville Boundary

Half Mile Boundary Map TID No. 7

Village of Hortonville
Outagamie County, WI



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Hortonville, Wisconsin

Tax Increment District No. 7

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost			Less:	Totals	1/2 Mile
		Phase I	Future Phases	Ongoing	Non-Project Costs		
1	Natures Haven Boardwalk		250,000		(250,000)	0	250,000
2	Purchase and Updating Canning Factory		1,000,000			1,000,000	
3	Purchase of Lot 240017700 for Yard Waste site		10,000		(10,000)	0	
4	Giese Street Reconstruction					0	474,720
5	Dewey Street Reconstruction		464,200			464,200	
6	S Mill Street Reconstruction		740,000			740,000	
7	Reconstruction of Oak Street		336,000			336,000	
8	Construction of Elm Street		170,000			170,000	
9	Cleaning Of Environmental Issue areas		100,000			100,000	
10	Creation of Yard waste site		10,000		(10,000)	0	
11	Wayne Reconstruction	164,730				164,730	
12	Gail Dr	54,330				54,330	
13	Development Incentives			6,570,366		6,570,366	
14	Financing Costs					0	
15	Ongoing Planning & Administrative Costs			145,000		145,000	
16						0	
Total Projects		219,060	3,080,200	6,715,366	(270,000)	9,744,626	724,720

Notes:

- 1.) Natures Haven Boardwalk - 50% of total cost attributable to TID as a 1/2 mile project cost and 50% as non-project cost.
 - 3.) Yard Waste projects - 10% of total cost attributable to TID (10% of all Village residential properties are in TID). Non-project cost.
 - 4.) Giese Street - 30% of total cost attributable to TID. 1/2 mile project cost.
 - 11.) Wayne Reconstruction - 30% of total cost attributable to TID.
 - 12.) Gail Dr - 30% of total cost attributable to TID.
- Note - only the Development Incentive is shown in the TID Cashflow. The remaining projects are not included in the TID cashflow at this time, but are included in the Project Plan as potential TID eligible projects, pending future development and available

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$31.2 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$14.69 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$8.2 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Village of Hortonville, Wisconsin									
Tax Increment District No. 7									
Development Assumptions									
Construction Year		Actual	Natures Haven Subdivision		Annual Total	Construction Year			
			Units	Total Value					
Estimated Value per			\$300,000						
1	2026		20	6,000,000	6,000,000	2026	1		
2	2027		20	6,000,000	6,000,000	2027	2		
3	2028		20	6,000,000	6,000,000	2028	3		
4	2029		20	6,000,000	6,000,000	2029	4		
5	2030		24	7,200,000	7,200,000	2030	5		
6	2031			0	0	2031	6		
7	2032			0	0	2032	7		
8	2033			0	0	2033	8		
9	2034			0	0	2034	9		
10	2035			0	0	2035	10		
11	2036			0	0	2036	11		
12	2037			0	0	2037	12		
13	2038			0	0	2038	13		
14	2039			0	0	2039	14		
15	2040			0	0	2040	15		
16	2041			0	0	2041	16		
17	2042			0	0	2042	17		
18	2043			0	0	2043	18		
19	2044			0	0	2044	19		
20	2045			0	0	2045	20		
Totals		0	104	31,200,000	31,200,000				
Notes:									

Table 2 – Tax Increment Projection Worksheet

Village of Hortonville, Wisconsin								
Tax Increment District No. 7								
Tax Increment Projection Worksheet								
Type of District	Mixed Use					Base Value	3,743,400	
District Creation Date	January 1, 2026					Economic Change Factor	0.00%	
Valuation Date	Jan 1,	2026				Apply to Base Value		
Max Life (Years)	20					Base Tax Rate	\$ 14.69	
End of Expenditure Period	15	1/1/2041				Rate Adjustment Factor	0.00%	
Revenue Periods/Final Year	20	2047						
Extension Eligibility/Years	Yes	3						
Eligible Recipient District	No							

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment
1	2026	6,000,000	2027	0	6,000,000	2028	\$14.69	88,122
2	2027	6,000,000	2028	0	12,000,000	2029	\$14.69	176,244
3	2028	6,000,000	2029	0	18,000,000	2030	\$14.69	264,365
4	2029	6,000,000	2030	0	24,000,000	2031	\$14.69	352,487
5	2030	7,200,000	2031	0	31,200,000	2032	\$14.69	458,233
6	2031	0	2032	0	31,200,000	2033	\$14.69	458,233
7	2032	0	2033	0	31,200,000	2034	\$14.69	458,233
8	2033	0	2034	0	31,200,000	2035	\$14.69	458,233
9	2034	0	2035	0	31,200,000	2036	\$14.69	458,233
10	2035	0	2036	0	31,200,000	2037	\$14.69	458,233
11	2036	0	2037	0	31,200,000	2038	\$14.69	458,233
12	2037	0	2038	0	31,200,000	2039	\$14.69	458,233
13	2038	0	2039	0	31,200,000	2040	\$14.69	458,233
14	2039	0	2040	0	31,200,000	2041	\$14.69	458,233
15	2040	0	2041	0	31,200,000	2042	\$14.69	458,233
16	2041	0	2042	0	31,200,000	2043	\$14.69	458,233
17	2042	0	2043	0	31,200,000	2044	\$14.69	458,233
18	2043	0	2044	0	31,200,000	2045	\$14.69	458,233
19	2044	0	2045	0	31,200,000	2046	\$14.69	458,233
20	2045	0	2046	0	31,200,000	2047	\$14.69	458,233
Totals		31,200,000		0		Future Value of Increment		8,212,954

Notes:

1) Tax rate shown is actual 2024/2025 rate per 2024 DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

The Project Plan includes infrastructure/street projects and development incentives for new developments that will benefit the District. If the Village projects additional development, and there is sufficient increment to pay for the projects, the Village could finance the cost of other projects shown in the Project Plan through issuance of G.O. Promissory Notes, with debt service to be paid from the generated tax increment. Debt proceeds would pay for applicable cost of issuance. The financing of additional projects included in the Project List (section 8) are not illustrated within the cashflow currently, but will be analyzed when additional development arises.

Additionally, development incentives may be made. Payments will be based on the value that the development creates, where increment from the development is paid to the developer annually. Any developer incentive will be analyzed to determine if the “but for” test is satisfied. If a Developer Agreement is executed to identify a developer incentive the Village will provide the agreement(s) to the Joint Review Board as required by statute. The Development Incentive shown in the cashflow reflects a pay as you go arrangement, using tax increment generated by that Project specifically.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2047 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Cash Flow

Village of Hortonville, Wisconsin Tax Increment District No. 7 Cash Flow Projection								
Year	Projected Revenues		Projected Expenditures			Balances		Year
	Tax Increments	Total Revenues	MRO #1 Year Natures Haven 1	Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	
2026		0		30,000	30,000	(30,000)	(30,000)	2026
2027		0		5,000	5,000	(5,000)	(35,000)	2027
2028	88,122	88,122	70,497	5,000	75,497	12,625	(22,375)	2028
2029	176,244	176,244	140,995	5,000	145,995	30,249	7,873	2029
2030	264,365	264,365	211,492	5,000	216,492	47,873	55,747	2030
2031	352,487	352,487	281,990	5,000	286,990	65,497	121,244	2031
2032	458,233	458,233	366,587	5,000	371,587	86,646	207,891	2032
2033	458,233	458,233	366,587	5,000	371,587	86,646	294,537	2033
2034	458,233	458,233	366,587	5,000	371,587	86,646	381,184	2034
2035	458,233	458,233	366,587	5,000	371,587	86,646	467,830	2035
2036	458,233	458,233	366,587	5,000	371,587	86,646	554,477	2036
2037	458,233	458,233	366,587	5,000	371,587	86,646	641,123	2037
2038	458,233	458,233	366,587	5,000	371,587	86,646	727,770	2038
2039	458,233	458,233	366,587	5,000	371,587	86,646	814,416	2039
2040	458,233	458,233	366,587	5,000	371,587	86,646	901,063	2040
2041	458,233	458,233	366,587	5,000	371,587	86,646	987,709	2041
2042	458,233	458,233	366,587	5,000	371,587	86,646	1,074,356	2042
2043	458,233	458,233	366,587	5,000	371,587	86,646	1,161,002	2043
2044	458,233	458,233	366,587	5,000	371,587	86,646	1,247,649	2044
2045	458,233	458,233	366,587	5,000	371,587	86,646	1,334,295	2045
2046	458,233	458,233	366,587	5,000	371,587	86,646	1,420,942	2046
2047	458,233	458,233	366,587	15,000	381,587	76,646	1,497,588	2047
Totals	8,212,954	8,212,954	6,570,366	145,000	6,715,366			Totals

Notes:

MRO #1: Natures Haven developer retains 80% of increment generated annually, assuming 104 homes by 2031

PROJECTED CLOSURE YEAR

LEGEND:

----- **END OF EXP. PERIOD**

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for mixed use development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new homes and businesses.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

Project ID	Project Name/Type	Less: Non-Project Costs	Totals	1/2 Mile
1	Natures Haven Boardwalk	250,000	500,000	250,000
3	Purchase of Lot 240017700 for Yard Waste site	10,000	20,000	
10	Creation of Yard waste site	10,000	20,000	
<i>Total</i>		270,000	10,284,626	724,720
Notes:				
1.) Natures Haven Boardwalk - 50% of total cost attributable to TID as a 1/2 mile project cost and 50% as non-project cost.				
3. & 10.) Yard Waste projects - 10% of total cost attributable to TID (10% of all Village residential properties are in TID). Non-project cost.				

SECTION 16:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion TO BE INSERTED on Following Page.

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD – TO BE INSERTED**

SAMPLE ONLY

Village President
Village of Hortonville
531 N Nash St
Hortonville, Wisconsin 54944-0099

RE: Project Plan for Tax Incremental District No. 7

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Village Attorney for the Village of Hortonville, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Village of Hortonville Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Village of Hortonville, Wisconsin Tax Increment District No. 7 Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.							
Revenue Year	Outagamie County	Black Otter Lake District	Village of Hortonville	Hortonville Area School	Fox Valley Technical	Total	Revenue Year
2028	15,269	989	36,136	31,777	3,951	88,122	2028
2029	30,538	1,979	72,273	63,553	7,902	176,244	2029
2030	45,806	2,968	108,409	95,330	11,852	264,365	2030
2031	61,075	3,958	144,545	127,106	15,803	352,487	2031
2032	79,398	5,145	187,909	165,238	20,544	458,233	2032
2033	79,398	5,145	187,909	165,238	20,544	458,233	2033
2034	79,398	5,145	187,909	165,238	20,544	458,233	2034
2035	79,398	5,145	187,909	165,238	20,544	458,233	2035
2036	79,398	5,145	187,909	165,238	20,544	458,233	2036
2037	79,398	5,145	187,909	165,238	20,544	458,233	2037
2038	79,398	5,145	187,909	165,238	20,544	458,233	2038
2039	79,398	5,145	187,909	165,238	20,544	458,233	2039
2040	79,398	5,145	187,909	165,238	20,544	458,233	2040
2041	79,398	5,145	187,909	165,238	20,544	458,233	2041
2042	79,398	5,145	187,909	165,238	20,544	458,233	2042
2043	79,398	5,145	187,909	165,238	20,544	458,233	2043
2044	79,398	5,145	187,909	165,238	20,544	458,233	2044
2045	79,398	5,145	187,909	165,238	20,544	458,233	2045
2046	79,398	5,145	187,909	165,238	20,544	458,233	2046
2047	79,398	5,145	187,909	165,238	20,544	458,233	2047
Totals	1,423,051	92,218	3,367,899	2,961,574	368,211	8,212,954	

R-24-25

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 7**

WHEREAS, the Village of Hortonville (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the Village in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Outagamie County, the Hortonville Area School District, and the Fox Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on December 11, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Hortonville that:

1. It recommends to the Village Board that Tax Incremental District No. 7 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.

3. Creation of the District promotes orderly development in the Village.

Adopted this ____ day of _____, 2025.

Plan Commission Chair

Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 7
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

VILLAGE OF HORTONVILLE
APPLICATION FOR LAND DIVISION

\$300 Fee Paid YES

Number 100008159

Date Filed 11/14/20

Name of Applicant or Agent Davel Engineering & Environmental Inc. c/o Scott Andersen

Address of Applicant or Agent 1164 Province Terrace Menasha, WI 54952

Phone Number of Applicant or Agent (920) 560-6569

Name of Property Owner Land Acquisitions LLC c/o Brian Parker

Address of Property Owner N2573 State Road 15

Phone Number of Property Owner (920) 841-4569

Parcel ID# and Legal Description of Property: Natures Haven

Lot Size _____ Present Use vacant Present Zoning R1

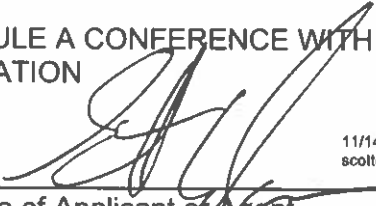
Proposed Use 242 lot & 10 Outlot residential subdivision

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

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 _____

11/14/2025 2:35:48 PM
scott@davel.pro



November 17, 2025

Village of Hortonville
PO Box 99
Hortonville, WI 54944

RE: Natures Haven Replat - Preliminary Plat Submittal

Greetings:

Enclosed, please find the following materials for the Preliminary Plat submittal for the Natures Haven Replat, property located in the Village of Hortonville:

1. Preliminary Plat Application
2. Preliminary Plat (10 full size and 10-11x17)
3. Preliminary Plat Application
4. Review fees (Preliminary Plat \$300)

Upon review, any feedback in regards to the satisfaction or further requirements are needed in order to approve the Preliminary Plat, please contact Scott Andersen at (920) 560-6562.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah Mitchell", is written over a light blue horizontal line.

Sarah Mitchell
Project Administrator

Enclosures (a/s)

VILLAGE OF HORTONVILLE

NOTICE OF PUBLIC HEARING FOR PRELIMINARY PLAT FOR
FOR THE NATURES HAVEN SUBDIVISION REPLAT
DECEMBER 11th, 2025
6:00 PM

The Village of Hortonville is holding a public hearing of the Preliminary plat for the Natures Haven Subdivision Replat.

Physical description of the properties listed are:

All of Natures Haven and Part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, and Part of the Northeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 01, including parts of Lots 1 and 2 of Certified Survey Map 4907, as Document No. 1631012; Part of the Northeast 1/4 of the Northeast 1/4 of Section 02 Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin

Parcels include:

240112200, 240112600, 240112500, 240115500, 240115600, 240115400, 240115700, 240115800, 240115300, 240115200, 240115900, 240115100, 240116000, 240115000, 240116100, 240116200, 240114900, 240116300, 240114800, 240116400, 240114700, 240116500, 240114600, 240116600, 240114500, 240116700, 240114400, 240116800, 240117000, 240114300, 240116900, 240117100, 240114200, 240117400, 240114100, 240117500, 240114000, 240119300, 240117600, 240117700, 240113900, 240117800, 240113800, 240113700, 240113600, 240118100, 240113500, 240118200, 240112100, 240113400, 240118300, 240113300, 240118400, 240118500, 240118600, 240113200, 240118800, 240119000, 240112900, 240118900, 240018700, 240118700, 240119100, 240112800, 240113100, 240113000, 240117900, 240118000, 240117200, 240117300, 240112400,

The Preliminary Plat Replat will be available for viewing at the Village Administration Office, 531 N Nash Street, and may be inspected there on any business day between the hours of 7:00 a.m. and 4:00 p.m., Monday - Thursday, and 7:00 a.m. to 1:00 p.m. on Fridays.

All interested persons, their agents or attorneys will be heard concerning the matters contained in the Preliminary Plat, at 6:00 p.m. or shortly thereafter December 11th, 2025, at the Community Hall, 531 N Nash Street, Hortonville, Wisconsin. All comments and objections will be considered at this hearing and thereafter.

Jane Booth, WCMC
Village Clerk-Treasurer

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

November 26, 2025

Parcel Number

240112200, 240112600, 240112500, 240115500, 240115600, 240115400, 240115700, 240115800, 240115300, 240115200, 240115900, 240115100, 240116000, 240115000, 240116100, 240116200, 240114900, 240116300, 240114800, 240116400, 240114700, 240116500, 240114600, 240116600, 240114500, 240116700, 240114400, 240116800, 240117000, 240114300, 240116900, 240117100, 240114200, 240117400, 240114100, 240117500, 240114000, 240119300, 240117600, 240117700, 240113900, 240117800, 240113800, 240113700, 240113600, 240118100, 240113500, 240118200, 240112100, 240113400, 240118300, 240113300, 240118400, 240118500, 240118600, 240113200, 240118800, 240119000, 240112900, 240118900, 240018700, 240118700, 240119100, 240112800, 240113100, 240113000, 240117900, 240118000, 240117200, 240117300, 240112400,

Dear Property Owner:

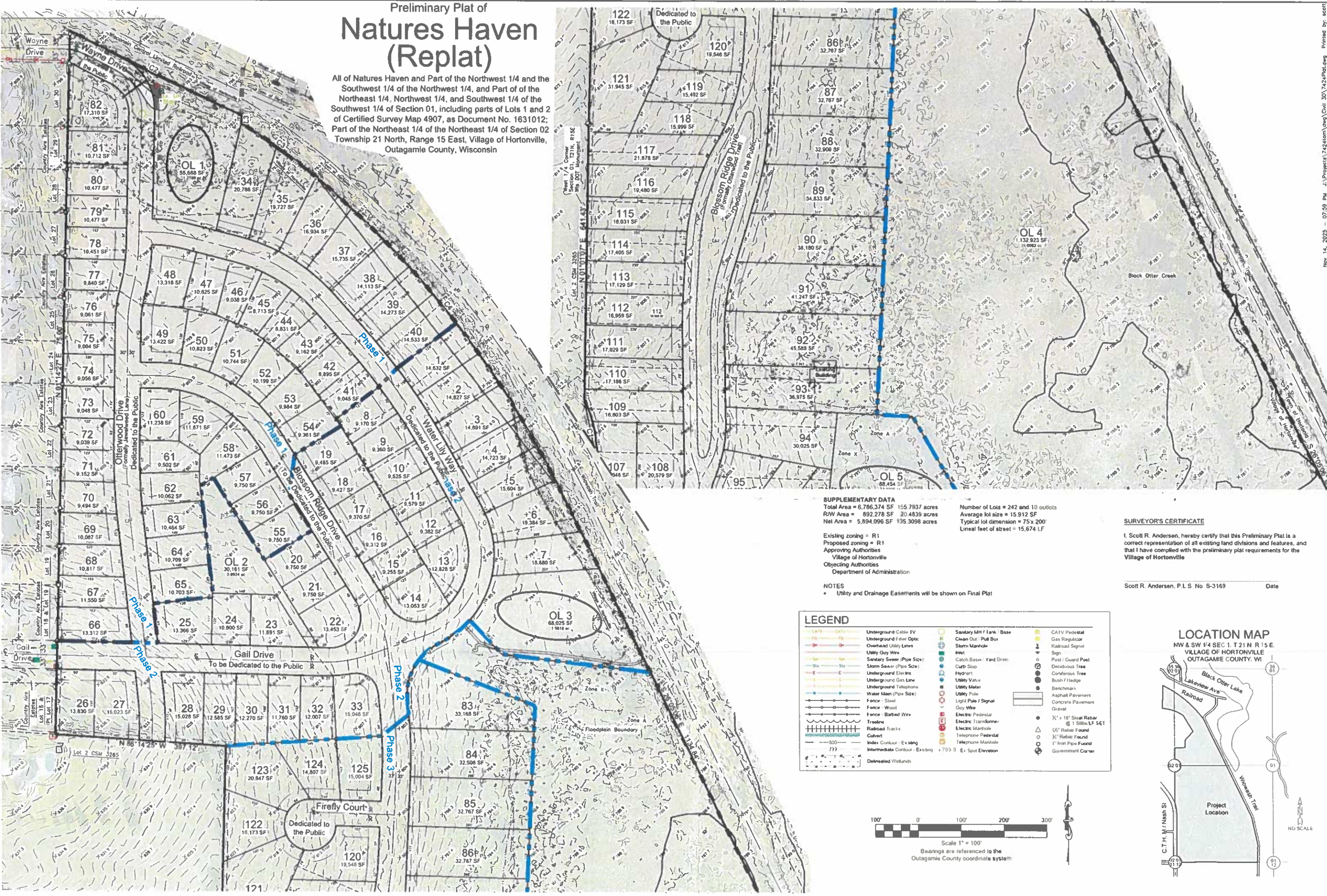
The Village of Hortonville has received a development agreement for a subdivision creation for Nature's Haven of the above-described property(ies) to develop 242 single family residential lots on several parcels.

The Planning & Zoning Commission will consider the proposed development agreement at its meeting on Thursday, December 11th, 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 development agreement. The proposal may be viewed in the Village Administration Office at 531 N Nash St.

If you would like to comment on the development, please send written comments to this office referencing Subdivision Creation for Nature's Haven. If you have questions or concerns, please attend the meeting.

Sincerely,
Nathan Treadwell
Nathan Treadwell
Administrator



Preliminary Plat of Natures Haven (Replat)

All of Natures Haven and Part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, and Part of the Northeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 01, including parts of Lots 1 and 2 of Certified Survey Map 4907, as Document No. 1631012; Part of the Northeast 1/4 of the Northeast 1/4 of Section 02 Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin

SUPPLEMENTARY DATA
Total Area = 6,786,374 SF 155.7837 acres
RW Area = 892,278 SF 20.4839 acres
Net Area = 5,894,096 SF 135.3098 acres

Number of Lots = 242 and 10 outlets
Average lot size = 15,912 SF
Typical lot dimension = 75' x 200'
Lineal feet of street = 15,674 LF

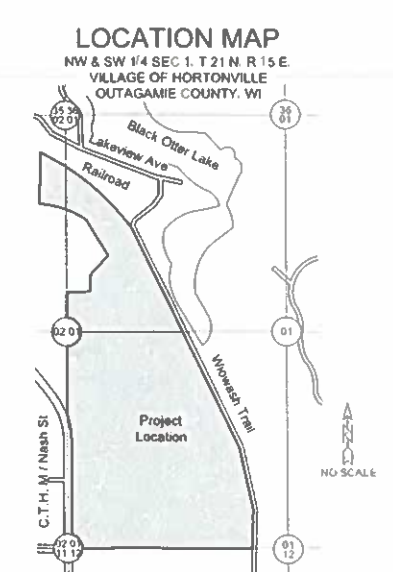
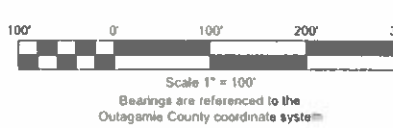
Existing zoning = R1
Proposed zoning = R1
Approving Authorities
Village of Hortonville
Objecting Authorities
Department of Administration

NOTES
• Utility and Drainage Easements will be shown on Final Plat

SURVEYOR'S CERTIFICATE
I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Village of Hortonville

Scott R. Andersen, P.L.S. No. S-3169 Date

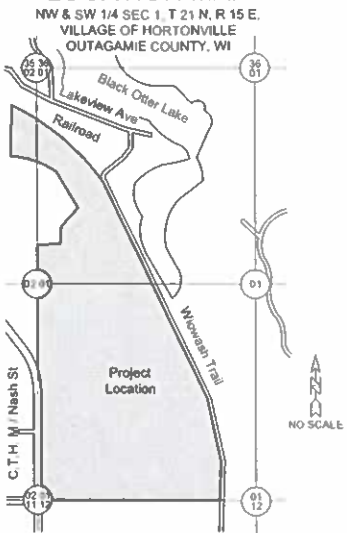
LEGEND					
	Underground Cable IV		Sanitary MH / Tank / Base		CATV Pedestal
	Underground Fiber Optic		Clean Out / Pull Box		Gas Regulator
	Overhead Utility Lines		Storm Manhole		Railroad Signal
	Utility Guy Wire		Inlet		Sign
	Sanitary Sewer (Pipe Size)		Catch Basin / Yard Drain		Post / Guard Post
	Storm Sewer (Pipe Size)		Curb Stop		Deciduous Tree
	Underground Electric		Hydrant		Coniferous Tree
	Underground Gas Line		Utility Valve		Bush / Hedge
	Underground Telephone		Utility Meter		Benchmarks
	Water Main (Pipe Size)		Utility Pole		Asphalt Pavement
	Fence - Steel		Light Pole / Signal		Concrete Pavement
	Fence - Wood		Guy Wire		Gravel
	Fence - Barbed Wire		Electric Pedestal		
	Treeless		Electric Transformer		
	Railroad Tracks		Electric Manhole		
	Culvert		Telephone Pedestal		
	Index Contour - Existing		Telephone Manhole		
	Intermediate Contour - Existing + 799.9		Spot Elevation		Government Corner
	Delineated Wellbush				



Natures Haven (Replat)

All of Natures Haven and Part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, and Part of of the Northeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 01, including parts of Lots 1 and 2 of Certified Survey Map 4907, as Document No. 1631012; Part of the Northeast 1/4 of the Northeast 1/4 of Section 02 Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin

LOCATION MAP



LINE TABLE		
Line	Bearing	Length
L1	S 66°3'42" E	2.48'
L2	S 65°38'00" E	60.48'
L3	S 01°30'58" W	19.99'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	366.00'	N 11°14'24" W	155.42'	156.61'	24°31'02"	N 01°01'07" E	N 23°29'55" W
C2	5779.65'	S 63°57'11" E	444.86'	444.97'	4°24'40"	S 61°44'51" E	S 66°09'31" E
C3	1382.70'	S 54°22'17" E	218.80'	218.03'	9°04'34"	S 56°54'34" E	S 49°50'00" E
C4	2242.00'	S 37°57'33" E	922.64'	929.28'	27°44'54"	S 49°50'00" E	S 28°05'06" E
C5	1860.08'	S 11°34'15" E	932.34'	942.38'	29°01'41"	S 26°05'06" E	S 02°56'35" W

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Utility Lines
- Utility Guy Wire
- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main (Pipe Size)
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Tree Line
- Railroad Tracks
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Delineated Wetlands
- Sanitary MHI / Tank / Base
- Clean Out / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Curb Stop
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Electric Manhole
- Telephone Pedestal
- Telephone Manhole
- CATV Pedestal
- Gas Regulator
- Railroad Sign
- Sign
- Post / Guard Post
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- 3/4" x 18" Steel Rebar @ 150lbs/1' SET
- 1/2" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- Government Corner



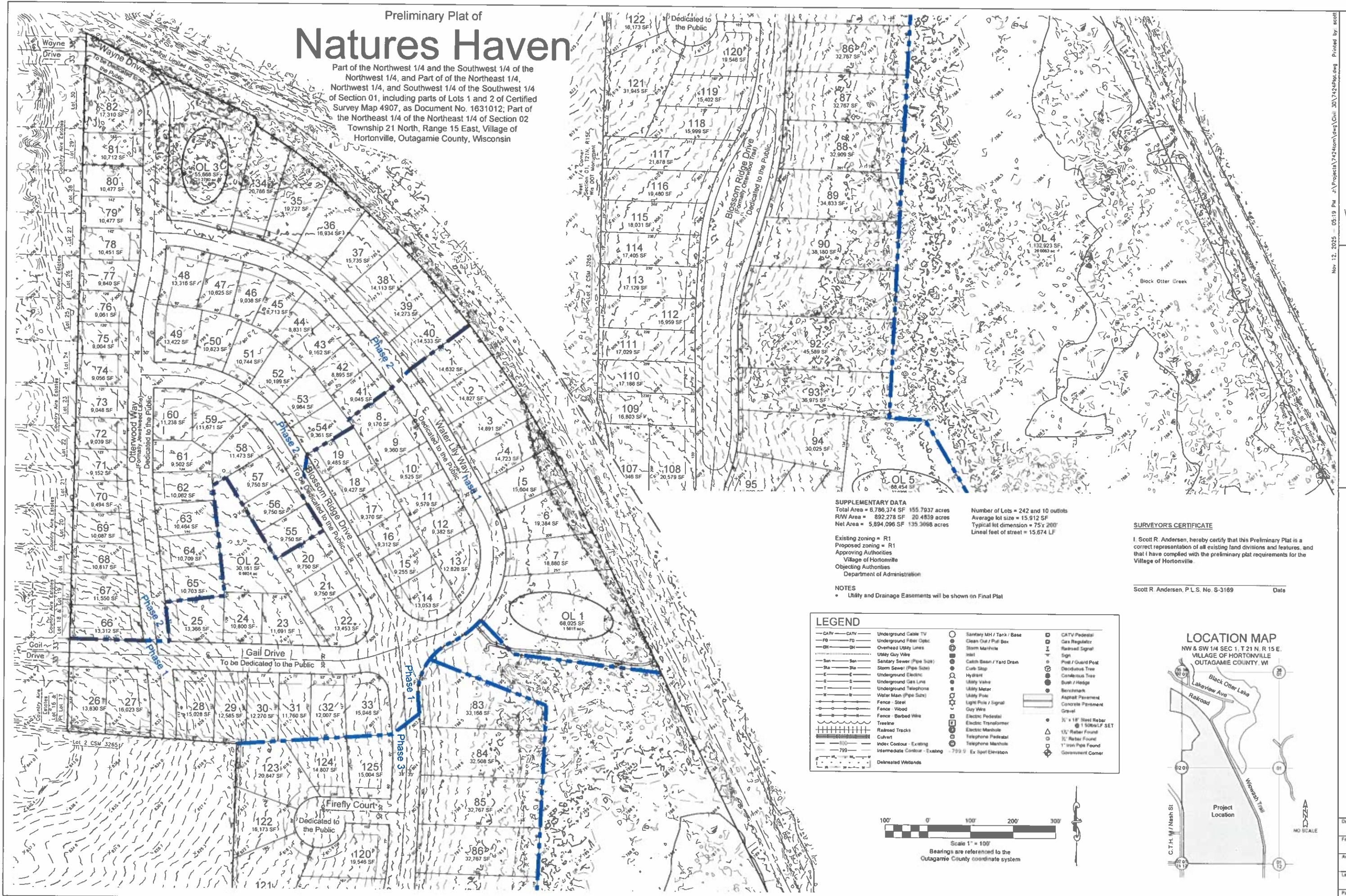
Scale 1" = 100'
Bearings are referenced to the
Outagamie County coordinate system

PRELIMINARY PLAT

Natures Haven
Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction LLC

Preliminary Plat of
Natures Haven

Part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, and Part of the Northeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 01, including parts of Lots 1 and 2 of Certified Survey Map 4907, as Document No. 1631012; Part of the Northeast 1/4 of the Northeast 1/4 of Section 02 Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin



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Proposed zoning = R1
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Village of Hortonville
Objecting Authorities
Department of Administration

NOTES

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Scott R. Andersen, P.L.S. No. S-3169 Date

LEGEND

— CATV —	Underground Cable TV	○	Sanitary MH / Tank / Base	□	CATV Pedestal
— FO —	Underground Fiber Optic	○	Clean Out / Pot Box	□	Gas Regulator
— OH —	Overhead Utility Lines	○	Storm Manhole	□	Railroad Signal
— UG —	Underground Utility Lines	○	Water Main (Pipe Size)	□	Sign
— SS —	Sanitary Sewer (Pipe Size)	○	Curb Stop	□	Post / Guard Post
— ST —	Storm Sewer (Pipe Size)	○	Hydrant	□	Deciduous Tree
— E —	Underground Electric	○	Utility Valve	□	Coniferous Tree
— G —	Underground Gas Line	○	Water Main (Pipe Size)	□	Bush / Hedge
— T —	Underground Telephone	○	Fence - Steel	□	Benchmark
— V —	Water Main (Pipe Size)	○	Fence - Wood	□	Asphalt Pavement
— F —	Fence - Steel	○	Fence - Barbed Wire	□	Concrete Pavement
— T —	Tree Line	○	Railroad Tracks	□	Gravel
— C —	Culvert	○	Index Contour - Existing	□	1" x 16" Steel Rebar
— I —	Index Contour - Existing	○	Intermediate Contour - Existing	□	15" Rebar Found
— 799 —	799	○	Ex Spot Elevation	□	5" Rebar Found
— W —	Wetlands	○		□	1" Iron Pipe Found
		○		□	Government Corner

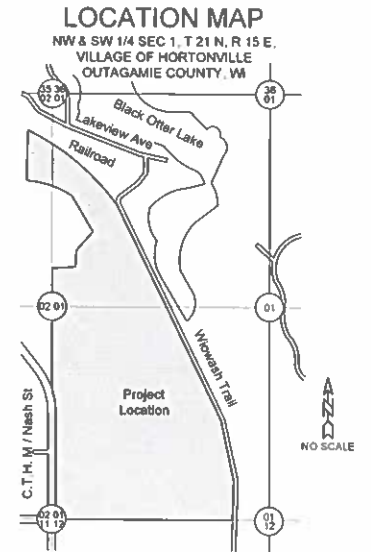
LOCATION MAP

NW & SW 1/4 SEC 1, T21 N, R15 E,
VILLAGE OF HORTONVILLE,
OUTAGAMIE COUNTY, WI



Preliminary Plat of
Natures Haven

Part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, and Part of of the Northeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 01, including parts of Lots 1 and 2 of Certified Survey Map 4907, as Document No. 1631012; Part of the Northeast 1/4 of the Northeast 1/4 of Section 02 Township 21 North, Range 15 East, Village of Hortonville, Outagamie County, Wisconsin



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-981-1866
www.davel.pro

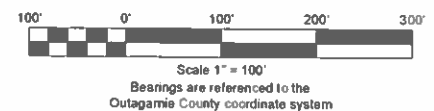


PRELIMINARY PLAT

Natures Haven
Village of Hortonville, Outagamie County, WI
For: Tom McHugh Construction LLC

Date
11/12/2025
Filename
7424Plat.dwg
Author
SRA
Last Saved by
scott
Page
2 of 2

LEGEND			
CATV	Underground Cable TV	Sanitary M/H / Tank / Base	CATV Pedestal
FD	Underground Fiber Optic	Clean Out / Pull Box	Gas Regulator
GR	Overhead Utility Lines	Storm Manhole	Railroad Signal
GR	Underground Electric	Inlet	Sign
GR	Underground Gas Line	Catch Basin / Yard Drain	Post / Guard Post
GR	Underground Telephone	Curb Stop	Decorative Tree
GR	Water Main (Pipe Size)	Hydrant	Coniferous Tree
GR	Fence - Steel	Utility Valve	Bush / Hedge
GR	Fence - Wood	Utility Meter	Benchmark
GR	Fence - Barbed Wire	Light Pole / Signal	Asphalt Pavement
GR	Tramline	Guy Wire	Concrete Pavement
GR	Railroad Tracks	Electric Pedestal	Gravel
GR	Index Contour - Existing	Electric Transformer	1/2" x 18" Steel Rebar
GR	Intermediate Contour - Existing	Telephone Pedestal	1/2" Rebar Found
GR	Delested Wetlands	Telephone Manhole	3/4" Rebar Found
		Ev Spot Elevation	1" Iron Pipe Found
			Government Corner



Bearings are referenced to the
Outagamie County coordinate system