

VILLAGE OF HORTONVILLE
AGENDA OF THE VILLAGE BOARD
JANUARY 15, 2026
6:00 P.M. Regular Board Meeting
Municipal Services Center Board/Court Room
531 N. Nash St., Hortonville, WI



1. Pledge of Allegiance
2. Call to Order by Presiding Officer
3. Roll Call
4. Agenda Changes [to change the position of an item already on the agenda]
5. Consent Agenda
 - A. December 18, 2025 Regular Board meeting minutes
 - B. Presentation of accounts and other claims against the Village
6. Preregistered Citizens to be heard. – LIMIT 5 MINUTES
 - A. State name and address
 - B. Comments to be limited to 5 minutes
 - C. Pursuant to WI Statutes 19.83(2) and 19.84(2), The Board's role is to listen to public comments, and not to ask questions, discuss, or take action regarding pre-registered citizens comments.
7. Committee Reports
8. Unfinished Business from Previous Meetings
9. New Business
 - A. Swearing in of Officer Jack Johnson
 - B. TID 7 Creation Presentation, discussion and possible action on R-1-26 Resolution Creating Tax Incremental District No. 7, Approving its Project Plan and Establishing its Boundaries.
 - C. Discussion on 90% engineering designs for Main Street Between Cherry and Nash
10. Report of Village Officials
 - A. Clerk-Treasurer
 - B. Director of Public Works
 - C. Police Chief
 - D. Library Director
 - E. Attorney
 - F. Administrator
 - G. Building Permit Report
 - H. Any other miscellaneous topics for future discussion
[Topics or questions for future agendas only – no discussion or answers, motion to schedule an item]
11. Communications and Miscellaneous Business
 - A. Black Otter Lake District news
 - B. Hortonville-Hortonia Fire District news
 - C. Gold Cross Ambulance run reports and news
 - D. Hortonville Civic Association
 - E. Senior Activities

12. Comments and suggestions from citizens present

Motion to go into Closed Session under State Statute 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." – Developers Agreement

13. 5-minute recess to clear meeting room

14. Board to go into Closed Session under State Statute 19.85 (1) (e)

15. Board to return to Open Session (roll call vote)

16. Any action on matters discussed in Closed Session

17. Adjournment

NEXT REGULAR VILLAGE BOARD MEETING: FEBRUARY 5, 2026

Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Village Administration Office at 779-6011 with as much advance notice as possible.

**VILLAGE OF HORTONVILLE
VILLAGE BOARD
DECEMBER, 2025 MEETING MINUTES
DRAFT – NOT APPROVED**

President Jeanne Bellile called the meeting to order at 6:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Trustees present: Bob Jewell, Shauna Keel, Carrie Lathrop, Jim Moeller, and Julie Arendt Vanden Heuvel.

Trustees excused: Jane Olk

Officials/Staff present: Administrator Nathan Treadwell, Clerk-Treasurer Jane Booth, Director of Public Works Aaron Steber, Chief of Police Brian Bahr, and Attorney Ashley Lehocky.

Officials excused: Library Director Alexandria Krause

Consent Agenda

Motion [Moeller/Arendt Vanden Heuvel] to approve as outlined. Roll call vote, 6 ayes, 0 nays, motion carried.

- A. December 4, 2025 Regular Board meeting minutes
- B. Presentation of accounts and other claims against the Village

Agenda Changes

None

Preregistered Citizens to be heard

None

Committee Reports

- A. Library Board – Things are going well, nothing to report

Unfinished Business from previous meetings

None

New Business

Presentation by Ehlers on Bonding for the 2026-2028 Main Street Reconstruction projects.

Ariana Schmidt (Ehlers) presented on bonding for the 2026-2028 Main Street Reconstruction. Existing debt profile and incorporating new debt and how that impacts our GO debt. Prepare for 2026 GO Notes 2.26 million projects that need to be funded.

Discussion and possible action on Resolution R-25-25 adopting the 2026 Water & Sewer Utility Budgets

Motion [Moeller/Jewell] to approve Resolution R-25-25 adopting the 2026 Water & Sewer Budgets.

Roll call vote, 6 ayes, 0 nays, motion carried.

Discussion and possible action on North Mill Street Reconstruction Project Pay Application #4 (final payment).

Motion [Moeller/Arendt Vanden Heuvel] to approve the final payment for North Mill Street reconstruction in the amount not to exceed \$14,673.93.

Roll call vote, 6 ayes, 0 nays, motion carried.

Discussion and possible action on Fountain Court and John Street Project Pay Application #3 (final payment).

Motion [Moeller/Arendt Vanden Heuvel] to approve final payment for Fountain Court and John Street not to exceed \$11,298.30.

Roll call vote, 6 ayes, 0 nays, motion carried.

Discussion and possible action on Resolution R-26-25 Wage Resolution

Motion [Moeller/Jewell] to accept resolution R-26-25 Wage Resolution.

Roll call vote, 6 ayes, 0 nays, motion carried.

Discussion and possible action on Resolution R-22-25 Natures Haven Preliminary Plat

242 lots in total – 9,000 square feet lots and up. These are affordable lots.

Discussion ensued on doing a traffic study.

Motion [Arendt Vanden Heuvel/Moeller] to approve resolution R-22-25 Natures Haven Preliminary Plat with the addition of an access road from HWY M.

Roll call vote, 6 ayes, 0 nays, motion carried.

Discussion and possible action on possible cancelation of the January 1, 2026, Village Board Meeting

Motion [Arendt Vanden Heuvel/Jewell] to cancel the January 1, 2026, Village Board meeting.

Roll call vote, 6 ayes, 0 nays, motion carried.

Discussion on Ambulance & Fire Changes

Administrator Treadwell said that we talked about this at the last meeting. We created the letters and mailed them out to residents to invoice the residents separately for the ambulance charge. One of the options we can do is to talk with the Fire Department and see if they would take over the contract with Gold Cross Ambulance.

The Village Board was ok with it.

Report of Village Officials

Clerk-Treasurer: The report is in the packet.

Director of Public Works: The report is in the packet. I wanted to point out that we will receive an urban forestry grant in 2026.

Chief of Police: The report is in the packet. Today I did reach out to our recommended candidate, and we are looking at a January start date.

Library Director: Nothing

Attorney: Nothing

Administrator: I did not have a report for the packet. Working on TID documents and developer agreements. The Village staff had our Holiday party yesterday and the staff enjoyed that.

Any other miscellaneous topics for future discussion

None

Communications and Miscellaneous Business

Black Otter Lake District news: Nothing new

Building permit report: None

Hortonville-Hortonia Fire District news: Nothing new

Gold Cross Ambulance run reports and news: The November run report was submitted.

Hortonville Civic Association: None

Senior Activities Committee: None

Comments and suggestions from citizens present

None

Adjournment

Motion [Moeller/Keel] to adjourn. Unanimous voice vote, motion carried. The Board adjourned at 7:20 p.m.

Minutes submitted by,

Jane Booth, WCMC
Village Clerk/Treasurer

January 15, 2025 INVOICE LISTING

VILLAGE INVOICES

December 19, 2025- January 15, 2026

4004235380-1225	Assurity	Employee Disability Insurance- December 2025	\$ 320.56
JanSettlement2026	Black Otter Lake District	Tax Settlement- January	\$ 27,146.43
12/25	Block, William	Tax Overpayment Refund	\$ 82.74
12/25	Bohman, Katrina	Tax Overpayment Refund	\$ 369.37
12-31-25	Brick's Hardware	Supplies- MSC/Street/Alonzo/Water/Sewer	\$ 185.31
12/25	Brown, Jamie or Joe Henry	Tax Overpayment Refund	\$ 384.07
12/25	Buelow, Cindy & Shawn	Tax Overpayment Refund	\$ 103.01
12/25	Bukovic, Beverly	Tax Overpayment Refund	\$ 183.35
12-25	Bultman, Sarah	Senior Activities Reimbursement- Holiday Party	\$ 27.99
171756701122125	Charter Communications	Internet/Email- January 2026- PW/W/S	\$ 119.99
242745601010126	Charter Communications	Internet/Email- January 2026- PW/W/S	\$ 160.00
171759001010126	Charter Communications	Internet/Email- January 2026- Admin/PD/Library/W/S	\$ 145.76
171758901010126	Charter Communications	Internet/Email- January 2026- Admin/PW/Court	\$ 159.99
Clothing2025-1	Cleerman, Joe	Clothing/Boot Allowance 2025	\$ 395.62
Clothing2025-2	Cleerman, Joe	Clothing/Boot Allowance 2025	\$ 201.43
Clothing2025-3	Cleerman, Joe	Clothing/Boot Allowance 2025	\$ 52.95
F4-251296416	Cummins N Power	Generator Repair- Battery- MSC	\$ 184.44
F4-251296344	Cummins N Power	Generator Repair- Battery- PD	\$ 1,590.61
ACH	Delta Dental	Dental Insurance Premiums- January 2026	\$ 1,888.91
00001859-IN	East Central Wisconsin Regional Planning Comr	Park Comprehensive Plan- October 1, 2025- December 31, 2025	\$ 3,153.05
ACH	EFTPS	Federal, FICA taxes for 12/18/2025 Payroll	\$ 15,359.31
ACH	EFTPS	Federal, FICA taxes for 01/02/2026 Payroll	\$ 15,300.37
5199562	Employee Benefits Corporation	Health Reimbursement- December 2025	\$ 75.65
5202297	Employee Benefits Corporation	Health Reimbursement- December 2025	\$ 2,382.66
5209622	Employee Benefits Corporation	Health Reimbursement- December 2025	\$ 796.80
5214769	Employee Benefits Corporation	Health Reimbursement- December 2025	\$ 457.46
5220899	Employee Benefits Corporation	Health Reimbursement- January 2026	\$ 392.11
5229527	Employee Benefits Corporation	Health Reimbursement- January 2026	\$ 273.78
INV-66556	Fox Cities Embroidery	Clothing Allowance- D. Meltz/J. VandenHeuvel/K. Mailo	\$ 376.74
INV-66748	Fox Cities Embroidery	Clothing Allowance- S. Rugotska/J. Moeller	\$ 150.08
JanSettlement2026	FVTC	Tax Settlement- January	\$ 110,650.95
7416194	Gannett Wisconsin Media	JRB Meeting- December	\$ 408.98
R10000192717	GFL Environmental	Garbage Pick Up- December 2025	\$ 958.29
12-25	Gilbert's Sentry	Senior Activities Supplies	\$ 49.87
2025	Glatfelter Specialty Benefits	2025 Allocations for Service Awards Programs	\$ 20,022.46
12/25	Gruennert, Kenneth	Tax Overpayment Refund	\$ 501.83
1603548	Harter's Fox Valley Disposal	Village Wide Refuse Pickup- December 2025	\$ 12,411.00
JanSettlement2026	HASD	Tax Settlement- January	\$ 894,839.15
Clothing2025-5	Hass, Mark	Clothing/Boot Allowance 2025	\$ 247.03
12/25	Havican, Timothy & Suzanne	Tax Overpayment Refund	\$ 222.74
12/25	Hoewisch, Allison	Tax Overpayment Refund	\$ 523.31
WS1225	Hortonville Water & Sewer Utility	Water/Sewer 08/29/2025-11/29/2025	\$ 206.39
2025 Taxes	Hortonville, Village of	2025 Tax Payments	\$ 327.21
P007004875-Jan26	Illinois Mutual	Employee Disability Insurance- January 2026	\$ 93.94
8000594-1225	Kwik Trip	Fuel- DPW-December 2025	\$ 33.67
32953	Menards	Supplies- Alonzo Park	\$ 279.56
INV2963579	Metro Sales Inc	Contract Base Charge- December 2025	\$ 223.28
1394	Midwest Wetland Improvements LLC	Black Otter Creek Preliminary Plans	\$ 347.01
48-10448-2026	Municipal Property Insurance	Property/Cont Equip/Prop in the Open Ins- 1/1/26-12/31/26	\$ 24,758.00
ACH	Network Health	Total Health Premiums- January 2026	\$ 18,255.94
3	Northeast Asphalt Inc	John St/Fountain Ct Project	\$ 11,298.30
104317810	Occupational Health Centers	Physical- Jack Johnson- PD	\$ 271.00
6611-154994/6611-15	O'Reilly Auto Parts	Supplies- Loader/Skidsteer	\$ 206.30
6611-155305/6611-15	O'Reilly Auto Parts	Supplies- Tractor Lights	\$ 127.32
100402162763	Otis Elevator Company	Opera House Maintenance- 1/1/2026-3/31/2026	\$ 370.08
JanSettlement2026	Outagamie County Treasurer	Tax Settlement- January	\$ 418,689.09
1022292	Outagamie County Treasurer	Engineering- Snow and Ice Removal/Givens Rd/Engineering- CT	\$ 8,744.39
Dec 25	Outagamie County Treasurer	Court Fines- December 2025	\$ 340.00
131430	Outagamie County Treasurers Office	CAD- Spillman RMS Annual Maintenance	\$ 2,223.05
12/25	Pineview Estates	Tax Overpayment Refund	\$ 2,602.77
12/25	Piper, James & Lois	Tax Overpayment Refund	\$ 184.93
Clothing2025-3	Ploch, Greg	Clothing/Boot Allowance 2025	\$ 122.60
480068182	Pomps Tire Service Inc	2017 Chevrolet Silverado Tires- PW	\$ 998.88
20101058	Praxis Consulting	Quick Clerk Maintenance- 2026	\$ 1,200.00
32671/32672	Ray's Sanitation	Portable Restroom- 230 Lakeshore Dr/304 E Main St	\$ 560.00
1259	RG Inspections LLC	Commercial Electrical Permit- 2025-0011- Outback Dirt Works	\$ 315.00

41147876	Roland Machinery Company	Loader Maintenance- Oil/Filter	\$	843.33
002832L/2025February	Securian Financial Group	Life Insurance Premiums- February 2026	\$	557.22
12/25	Sjoquist, Paige	Community Center Reimbursement- 11/16/25	\$	150.00
IF46488	Swiderski Power Inc	Snowblower Seal	\$	5.15
12/25	Theobald, Alan & Kelly	Tax Overpayment Refund	\$	130.26
25-86	Tom McHugh Construction LLC	Refund Builders Escrow- 577 Horton Terrace	\$	250.00
25-76	Tom McHugh Construction LLC	Refund Builders Escrow- 602 Horton Terrace	\$	250.00
25-72	Tom McHugh Construction LLC	Refund Builders Escrow- 553 Horton Terrace	\$	250.00
25-80	Tom McHugh Construction LLC	Refund Builders Escrow- 565 Horton Terrace	\$	250.00
10913/11589/11915	Uniform Shoppe, The	Clothing Allowance-T. Heiden/D. McCready	\$	501.80
12936/9257	Uniform Shoppe, The	Clothing Allowance- J. Sweeney/B. Wulgaert/D. McCready	\$	890.90
12/25	Vang, Tou	Community Center Reimbursement- 1/04/26	\$	150.00
VC3-232661	VC3 Inc	IT- December Invoice	\$	2,741.59
12/25	Walter, Shawn	Tax Overpayment Refund	\$	247.34
5764921459	WE Energies	Water/Sewer Electric/Gas-December 2025	\$	7,013.75
5757854290	WE Energies	Water/Sewer Electric/Gas-Alonzo Splashpad- December 2025	\$	25.03
ACH	Wisconsin Deferred Comp	EE contributions 12/18/2025 Payroll	\$	911.00
ACH	Wisconsin Deferred Comp	EE contributions 01/02/2026 Payroll	\$	911.00
December 25	Wisconsin Department of Administration	Court Fines-December 2025	\$	1,286.50
2026Tax	Wisconsin Department of Revenue	Business Tax Registration Fee	\$	10.00
ACH	Wisconsin Retirement System	WRS Contributions- December 2025	\$	19,833.66
ACH	Wisconsin, State of	State W/H for 12/18/2025 Payroll	\$	2,627.16
ACH	Wisconsin, State of	State W/H for 01/02/2026 Payroll	\$	2,503.65
ACH	Wolf River Community Bank	Principle and Interest- WRCB Engineering Loan #2843	\$	4,606.16
ACH	Wolf River Community Bank	Principle and Interest- TID 6 Property Acquisition	\$	2,333.39
ACH	Wolf River Community Bank	Principle and Interest- WRCB Fire Truck Loan	\$	6,250.00
ACH	Wolf River Community Bank	Principle and Interest- WRCB Loan #1613790-10001	\$	1,025.45
ACH	Wolf River Community Bank	Principle and Interest- WRCB CIP Loan	\$	7,447.85
CM15245	YMCA of the Fox Cities	Member Dues- December 2025	\$	30.00
CM15337	YMCA of the Fox Cities	Member Dues- January 2026	\$	30.00
			Invoice Total	\$ 1,670,097.05
			12/18/25 Direct Deposit P/R	\$ 48,594.26
			01/02/26 Direct Deposit P/R	\$ 49,192.80
			Grand Total	<u>\$ 1,767,884.11</u>

WATER & SEWER UTILITY INVOICES

		December 19, 2025- January 15, 2026		
10233AQ	Aquachem of America	Water Supplies- Aquachem EM1575- WWTP	\$	1,773.00
HORW1102725	Aqua-Pure Inc	Phosphorus Removal Chemistry	\$	2,352.00
25-024122	Badger Laboratories	Total Phosphorous Testing- WWTP	\$	887.00
26-000505	Badger Laboratories	Total Phosphorous Testing- WWTP	\$	90.00
80223012	Badger Meter	Beacon Network Orion Cellular	\$	923.68
P87457009	Batteries Plus LLC	Metal Halide Light Bulb- WWTP	\$	65.90
27063113025	Charter	Inter/Email- December 2025- Sewer	\$	188.46
9011166514	Clean Water Testing	Coliform Bacteria Test	\$	57.00
9011226752	Clean Water Testing	Coliform Bacteria Test	\$	127.00
December 2025	Hortonville, Village of	Payables- December 2025	\$	63,361.96
CI-10242	Hydrocorp	Cross Connection Program Inspections- December 2025	\$	409.99
21107	Immel Excavating, Robert J	John St Water Break	\$	5,057.35
30713	Martelle Water Treatment	Lab Materials- WWTP	\$	1,029.20
0866527-IN	Mid-American Research Chemical	Supplies- Lift Station Cleaner	\$	2,883.00
23770	MSA Professional Services	N Mill Street Reconstruction	\$	491.20
24336	MSA Professional Services	N Mill Street Reconstruction	\$	1,552.50
4	Parker, Don E	N Mill St Final Payment	\$	14,673.93
S020748232	Teledyne Instruments Inc	Replacement Pump Assembly	\$	1,511.00
INV00837419	USA Blue Book	Lab Supplies- WWTP	\$	728.05
W&S 1225	WE Energies	Water/Sewer Electric & Gas- December 2025	\$	13,047.23
522548907	Wolter Inc	Generator Service	\$	658.35
			Grand Total	<u>\$ 111,867.80</u>

VILLAGE OF HORTONVILLE

R-1-26

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 7,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
VILLAGE OF HORTONVILLE, WISCONSIN**

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 as a mixed-use district 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 project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Village Board that it create such District and approve the Project Plan.

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 7, Village of Hortonville", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2026.
3. The Village Board finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
 - (e) That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
 - (f) 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 Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (i) 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 Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 7, Village of Hortonville" (see Exhibit B) is approved, and the Village further finds the Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District,

specifying thereon the name of the said District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

Village President

Village Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 7
VILLAGE OF HORTONVILLE**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



Creation of Tax Increment District No. 7

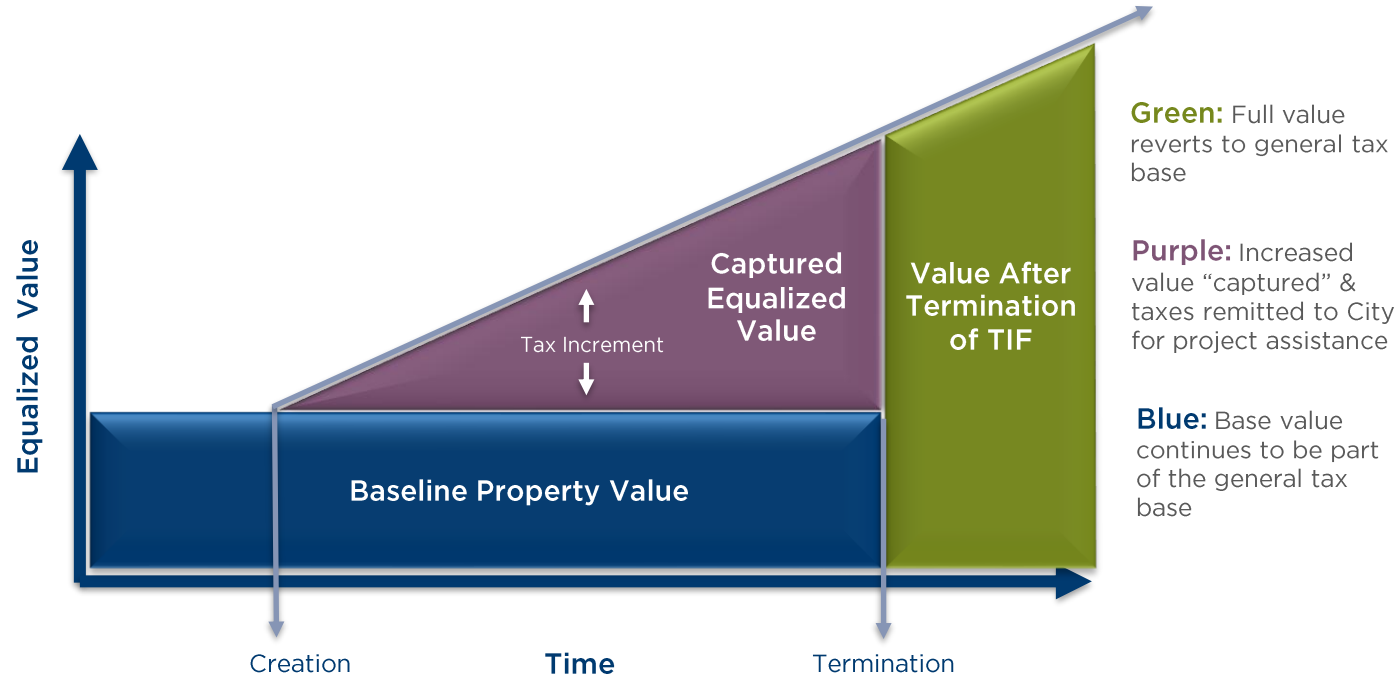
Village of Hortonville, WI

January 15, 2026 Village Board Meeting

What is Tax Increment Financing?

- Key acronyms:
 - ✓ TIF = Tax Increment Financing (*the tool*)
 - ✓ TID = Tax Increment District (*where the tool is used - boundary*)
- Economic development tool
- Allows municipalities to capture incremental **property tax revenue** from **growth** in defined area & use it to **benefit** that area

TIF Fundamentals



Section 2 & 4: Parcel List & Proposed Boundary

Parcel Updates:

- ✓ Map Ref. # 68-70 added
- ✓ Parcel south of map ref. no. 77 removed

Total Acreage: 91.61

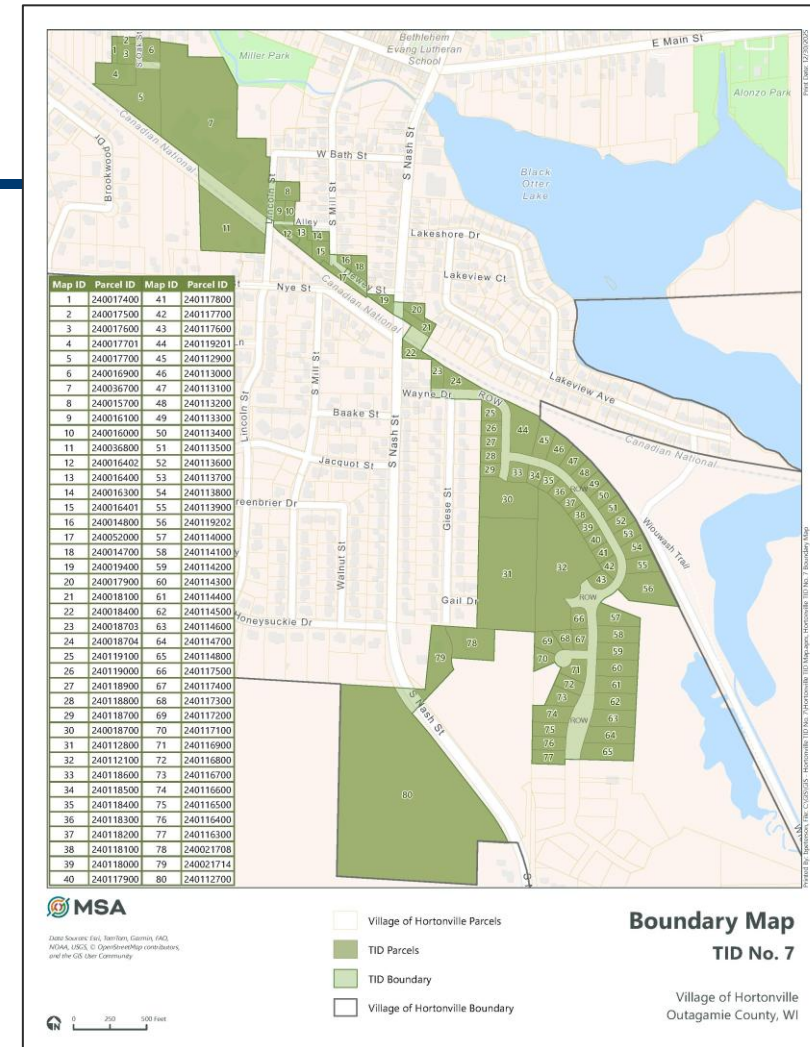
- ✓ 9.67 acres of Wetland excluded
- ✓ 7.77 acres of ROW included

Newly Platted Residential:

- ✓ 33.11%
- ✓ Must be no more than 35%

Area Suitable for Mixed Use:

- ✓ 96.2%
- ✓ Must be at least 50%



Section 5: Equalized Value Test

Village of Hortonville, Wisconsin

Tax Increment District No. 7

Valuation Test Compliance Calculation

Calculation of Village Equalized Value Limit

Village TID IN Equalized Value (Jan. 1, 2025)	\$	387,276,300
TID Valuation Limit @ 12% of Above Value	\$	46,473,156

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	3,713,900
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	\$	28,073,300
Total Percentage of TID IN Equalized Value		7.25%
Residual Value Capacity of TID IN Equalized Value	\$	18,399,856

Section 8: Project Costs

Project ID	Project Name/Type	Est. Cost			Less: Non-Project Costs	Totals	1/2 Mile
		Phase I	Future Phases	Ongoing			
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: Development Assumptions

Natures Haven Subdivision:

- ✓ 104 units estimated 2026 – 2030

Development Incentive:

- ✓ PAYGO structure
- ✓ 80% of tax increment revenue generated by Natures Haven development
- ✓ Village is working on the Development Agreement

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	

Section 9: Tax Increment Projection

Type of District	Mixed Use		Base Value	3,713,900
District Creation Date	January 15, 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	1/15/2041	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	20	2047		
Extension Eligibility/Years	Yes	3		
Eligible Recipient District	No			

Construction	Valuation	Economic	Total	Revenue	Tax Rate ¹	Tax Increment	
Year	Value Added	Year	Increment	Year			
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).

Section 9: Cashflow

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

Timeline

- ✓ Initial Joint Review Board: November 20, 2025
- ✓ Public Hearing: December 11, 2025
- ✓ Plan Commission: December 11, 2025
- Village Board: January 15, 2026
 - Creation date
- Final Joint Review Board: February 5, 2026

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



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

ADMINISTRATION

clerktreas@hortonville.wi.gov

JANUARY 15, 2026

ELECTIONS

- Continue with Registered List Alerts in WisVote – Felon, Death, Duplicate
- Campaign papers receipted in
- Performed the mandated update to Badger Books
- Candidate Name Placement Drawing
- Completed Certificate of Nomination – sent to Outagamie County for the April Spring Election
- Entered candidates into WisVote for the Spring Election

WEBINARS/ZOOM MEETINGS/TRAININGS

- Weekly Department Head Meetings
- Weekly Staff Meetings

FINANCES

- M, W, F bank deposits
- Balance and reconcile accounts/journal entries/prepare invoices
- Approve payroll, initiated withdrawals
- Prepared EBC/HRA Reimbursement Invoices/other various invoices
- Monthly reconciliation of bank accounts
- Reconcile tax payments, issue tax refunds
- Preparing audit paperwork – uploading to their new portal
- Ambulance Fees Paid –
- Completed the Quarterly survey of property tax collections
- Renewed the SAM.GOV Entity Registration

LICENSES

PUBLICATIONS

PUBLIC RECORD REQUESTS

- All building permits for Residential properties from 11-1-2025 to 11-30-2025
- League of Women Voters – listing of candidates running for the Spring Election

OTHER

- Village Board agendas & packets, committee agendas
- Village Board minutes, committee minutes
- Other Committee/Commission meeting agendas & minutes as needed
- Real Estate Requests completed for December – 9
- Dog Licenses Issued in December - 50



Hortonville Police Department
531 North Nash Street
Hortonville, WI 54944-0099
Phone: 920-779-6165
Fax: 920-779-6189
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1-15-2026 Police Department Report

Meetings

- Village Department Head Meetings
- Met with Zero Eyes to discuss AI technology to be implemented at HASD in February. Coordinating with Outagamie County Communication Center
- Met with resident to discuss K9 resources within our community for PD/FD use

Training

- Officer McCready and Officer Hauser attending sexual assault/CSAM training (1/16)
- I attended new Chief/Sheriff Conference (1/12-1/16)
- Officer Johnson and Officer Heiden firearms training (1/18)
- Officer Stephens EVOC Training (1/26)
- Working with Officer Ninham to complete annual training schedule for 2026

Ongoing Projects and Miscellaneous

- Working with HASD and Municipal Court on educational requirements for deferred prosecution agreements
- Working with PD Union to make changes to MOU for “flex officer” and proposal to clothing allowance changes
- Communication sent to FD and EMS about coordinating training events for 2026
- Officer Johnson begins field training on 1/19
- Continuing to work through interface issues between Spillman RMS and TRACS due to updates/patches
- Officer McCready and Officer Hauser used police department raised funds to provide groceries to Hortonville Food Pantry ahead of holiday season
- Reviewing Lexipol policy program to determine cost effectiveness. League of Municipalities has provided information on separate policy program for about half the cost
- 2025 Incidents January 1-December 31 (5182 incidents) (4524 incidents in same time frame 2024)-15% increase for incidents in 2025

Upcoming

- Updating ordinances for speed limits
- 2026 Annual Update for Sex Offender Ordinance
- SRO presentation to HASD Board (January/February)
- Completing end of year report for 2025 for board

2025

DECEMBER

VILLAGE OF HORTONVILLE BUILDING PERMITS

Permit Number	Name	Address	Project	Estimated Proj. Cost	Permit Fee	Type
24-103	Noah Bartel	414 N Crest Lane	50' x 60' Commercial Shop	150,000.00	744.00	com
24-104	Wayne & Carol Nakervis	25 Crestview Dr	Bathroom Remodel	19,000.00	132.00	res

TOTALS 169,000.00

2024			2025		
Permit Types	Number of Permits	Project Cost	Permit Types	Number of Permits	Project Cost
residential total	2	\$48,500.00	residential total	1	\$19,000.00
new residential total			new residential total		
multi-family total			multi-family total		
comm/ind total			comm/ind total	1	150,000.00
municipal, public total			municipal, public total		
Total	2	\$48,500.00	Total	2	\$169,000.00

Prepared by Village office staff

Hortonville Call Report



Run No.	Alert Date & Time	EnRoute	At Scene	Resp Time/Responded From	Code	Problem	Destination	Transport Mode	
32585 25	2025-12-01 14:59:47	15:00:28	15:30:22	00:30:35	1818 N MEADE ST	2	Fall Victim	Ascension - St. Elizabeth Hospital	Non Emergency
32893 25	2025-12-04 16:35:22	16:35:56	16:44:35	00:09:13	W6981 PARKVIEW DR	1	Fall Victim	ThedaCare Reg Med Ctr - Neenah	Emergency
33203 25	2025-12-07 14:37:10	14:39:02	14:49:36	00:12:26	CHERRY ST & W MAIN ST	2	Fall Victim	ThedaCare Reg Med Ctr - Appleton	Non Emergency
33294 25	2025-12-08 15:30:45	15:31:12	15:40:10	00:09:25	W6981 PARKVIEW DR	1	Convulsions / Seizures	ThedaCare Med Ctr - New London	Emergency
33320 25	2025-12-08 20:54:03	20:54:54	21:03:35	00:09:32	W6981 PARKVIEW DR	1	Cardiac Arrest	<None>	Emergency
33465 25	2025-12-10 09:24:04	09:26:03	09:37:27	00:13:23	W6981 PARKVIEW DR	2	Sick Person	ThedaCare Reg Med Ctr - Appleton	Non Emergency
33887 25	2025-12-14 16:59:44	17:00:26	17:21:39	00:21:55	2628 BODOH WAY	2	Fall Victim	Ascension - St. Elizabeth Hospital	Non Emergency
33888 25	2025-12-14 16:59:31	16:59:33	17:08:21	00:08:50	1405 MILL ST	1	Chest Pain	<None>	Emergency
33965 25	2025-12-15 12:54:16	12:54:58	13:03:44	00:09:28	W6981 PARKVIEW DR	1	Heart Problems	ThedaCare Reg Med Ctr - Appleton	Emergency
34444 25	2025-12-20 02:12:02	02:13:42	02:25:00	00:12:58	W6981 PARKVIEW DR	2	Transfer/Interfacility	ThedaCare Med Ctr - New London	Non Emergency
34805 25	2025-12-23 15:32:17	15:32:21	15:35:56	00:03:39	CHERRY ST & W MAIN ST	2	Sick Person	ThedaCare Reg Med Ctr - Appleton	Non Emergency
34888 25	2025-12-24 11:32:07	11:32:41	11:42:16	00:10:09	W6981 PARKVIEW DR	1	Sick Person	ThedaCare Reg Med Ctr - Appleton	Emergency
35094 25	2025-12-26 16:54:38	16:55:32	17:04:07	00:09:29	CHERRY ST & W MAIN ST	1	Breathing Problems	ThedaCare Med Ctr - New London	Emergency
35215 25	2025-12-28 02:57:36	02:58:45	03:08:13	00:10:37	1405 MILL ST	1	Pregnancy / Childbirth	ThedaCare Reg Med Ctr - Appleton	Emergency
35216 25	2025-12-28 03:01:23	03:01:25	03:24:10	00:22:47	831 S JOSEPH ST	2	Pregnancy / Childbirth	<None>	Non Emergency
35218 25	2025-12-28 02:57:36	02:58:45	03:08:13	00:10:37		1	Pregnancy / Childbirth	ThedaCare Reg Med Ctr - Appleton	Emergency
35254 25	2025-12-28 13:06:42	13:07:21	13:19:03	00:12:21	W6981 PARKVIEW DR	2	Sick Person	ThedaCare Reg Med Ctr - Appleton	Non Emergency
Non-Emergency		8	Avg Response Time - Emergency		00:09:42				
Emergency		9	Avg Response Time - Non-Emergency		00:16:15				
Stand-By		0	Downgraded to Non-Emergency Enroute						
Total		17	Upgraded to Emergency Enroute						