

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
FEBRUARY 12, 2026 MEETING MINUTES
APPROVED MARCH 12, 2026**

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

Members present: Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff, Dave Moe, Tom Banker

Members excused: Barry Hoff

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

Approval of December 11, 2025, Meeting Minutes

Motion [Retzlaff/Bellile] to approve the December 11, 2025, meeting minutes.

Unanimous voice vote, motion carried. Dave Moe not present, Barry Hoff was.

Public Hearing

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

President Bellile opened the public hearing for the Conditional Use permit for parcel 240014000.

Administrator Treadwell – property in question is proposing to use two family home a lot of homes like this in the area. It reverted back to single family residential, and with zoning. It has 2 separate property and gas lines, is able to be a 2-family residential. There are options going forward to tie it to the property, and the next owner doesn't have to come in and apply as well.

Bob Riemer - 339 S Mill St – Village has zoning for a reason; it should remain R-1 we've had multi family before and it's been a problem. I'd like to see it stay as is.

Collette Reimer – 339 S Mill St- being there so long with so many apartments, there's I wish there was a guarantee that there would be no problems. It's just not an ideal situation on that block. A lot of the houses on that block are large. You're setting a precedent. Then they can do it. I just think that being R-1 and I don't understand the conditional use process of it all.

Stan Dorn – 318 S Mill St– property was R-2, then was changed to R-1 and in 1975 and has been a 2 family until Pam's daughter moved in and then it was multi. There were buyers that want it 2 - Family. It is an upper and lower and can be closed back up into a 2 family. It's been in the Dorn family for 74 years and has been a rental for 45 years. We did have renters there, Ed Dorn had renters up there. We've had it on the market, the Village told us it had been grandfathered in and the investor called the village and it was reverted back to a single family. Nathan said it had been grandfathered in and was a 2 family. When the guy came in and he said no it was a single family. We would like to see it back to a two family. We've had a lot of interest from multi-family. If it were family, there would it be 2 family or one family? One investor brought it back to our awareness. I guess we need to know so we can properly list it. We put new flooring throughout.

Collette Reimer – I want to understand the process, we all rallied together to have it R1, it went through and if you owned a house with an apartment you were grandfathered in unless there was a fire, someone passed, or it was sold.

Administrator Treadwell – any time the zoning code changes – it's non-conforming use. It is zoned R1 anytime the use changed. Anytime it changes for a year it reverts back to the zoning code. In order for them to continue to have a duplex they would need to have a conditional use. It allows the Village to put restrictions on it as well. There are different things in R1 that can be used as R1.

Close Public Hearing

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

Discussion and possible action of Conditional Use Permit

Committee member Arendt Vanden Heuvel – it mentions R3 - is it multi family or 2 family?

A: It will only be 2 family. Unless that's what they're applying for and it's my understanding they want a 2-family unit.

Committee member Ryan Hansch - if this were R1, if it were owner occupied would an in-law suite be included?

A: We don't allow this conversion for building permit purposes. It's hard for us to monitor it. Even if we allow it to be used in the future. If ADU was allowed as a right, then every family could have a 2-family residential.

Committee Member Arendt Vanden Heuvel – what is the cleanest way to do a conditional use that doesn't assume a two-family?

A: You can have conditional uses that go from owner to owner. It depends on what you're looking to doing.

Committee member Hansch: are we going to take into consideration these kind of uses in the Village Zoning code?

A: We wouldn't rezone it. It would stay in R1, but in conforming use.

Committee member Banker: is that the way the other families are listed?

A: As long as they are grandfathered in and the use has stayed the same and not lapsed over a year.

Committee member Arendt Vanden Heuvel: Can a potential buyer prior to purchasing apply for a conditional use?

A: Correct.

Motion [Arendt Vanden Heuvel/Gruenewald] to approve the conditional use permit for Stan and Pam Dorn at 318 S Mill St. Parcel 240014000 CU-1-26. Unanimous voice vote, motion carried.

Any other topics for future discussion

None

Adjourn

Motion [Moe, Bellile] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:42 p.m.

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