

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
April 9th, 2026 MEETING MINUTES**

President Jeanne Bellile called the meeting to order at 5:59 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 Public Works Clerk Kaytlin Hooyman

Approval of Minutes

Motion [Arendt Vanden Heuvel & Gruenewald] to approve minutes from March 12, 2026. Unanimous voice vote, motion carried.

Discussion and Possible Action CSM to Combine parcel 240021723 & 240021717

Administrator Treadwell stated that PSI requested vacancies and combined parcels to make room for their expansion. Arendt Vanden Heuvel asked if the expansion is going to eliminate the easement. Administrator Treadwell said that the plan is to remove the easement. Arendt Vanden Heuvel asked what is currently in that easement to which Administrator Treadwell informed her that We Energies confirmed that nothing is currently in the at easement. Gruenewald asked if this would encroach into the industrial park. Administrator Treadwell reassured us that it would not.

Motion [M. Bellile & Hansch] Unanimous voice vote, motion carried.

Discussion on Potential Zoning Changes

Administrator Treadwell wanted this to only be a discussion with no voting. He wanted to get thoughts started and focus on definitions. With the Attorney out on maternity leave, nothing has been updated yet, but when it gets addressed to the public, a public hearing will need to be held. Administrator Treadwell suggests having separate public hearings based on each category to help keep confusion down. Arendt Vanden Heuvel looked over and asked questions before the meeting and reiterated that she would like a copy of the old version versus what is now being requested as the new version.

Administrator Treadwell stated that the old version most likely would not be helpful but suggested going through the setback changes instead. M. Bellile asked for clarification that the old was 50 pages and with the new it would change to 66 pages? Administrator Treadwell confirmed that to be correct. Gruenewald requested that it be more specific on who the Administrator is for the zoning is for this project as it has changed too much in the past. Administrator Treadwell pointed out that page 59 stated that it talked about it being a person of Administration and asked if this is specific enough. Gruenewald reiterated that he was concerned about not knowing who to go

to. Administrator Treadwell and Retzlaff stated that things have changed since the past and have confidence that things will not go astray. Retzlaff reflected stating that back in the day, the Village residents had to essentially police themselves, and they have since

grown from that. Administrator Treadwell stated that how a complaint is handled can be added to the pages if this helps alleviate the concern better. Arendt Vanden Heuvel stated that it should not be based on whether someone comes to the Administrator with a complaint and gave the example of if Administrator Treadwell was driving and witness a situation with his own person and was then unable to report due to a complaint not being filed by a resident. Administrator Treadwell stated that it can be added that safety issues can be an exception. Arendt Vanden Heuvel questioned about persons who asked about (neighbors) who are in violation but want to do the same. How do we enforce if they are not officially making a complaint. Administrator Treadwell stated those people are grandfathered most of the time or have already been warned and have been noncompliant repetitively. Arendt Vanden Heuvel shifted gears asking about single-family residence, gas stations, and businesses on Main Street as she noticed some flaws already in the packet. Administrator Treadwell made notes and will bring them up to the Attorney.

Any other topics for future discussion

None

Adjourn

Motion [Moe & Hansch] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:47 p.m.

Minutes submitted by,

Kaytlin Hooyman
Public Works Clerk