

**VILLAGE OF HORTONVILLE
VILLAGE BOARD
JUNE 18, 2026 MEETING MINUTES
APPROVED JULY 16, 2026**

President Jeanne Bellile called the meeting to order at 6:02 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Trustees present: Therese Abitz, Dalton Davis, Carrie Lathrop, Jim Moeller, Jane Olk, and Julie Arendt Vanden Heuvel.

Trustees absent:

Officials/Staff present: Administrator Nathan Treadwell, Clerk-Treasurer Jane Booth, and Director of Public Works Aaron Steber.

Officials excused: Chief of Police Brian Bahr, Library Director Alexandria Krause, and Attorney Tyler Pluff.

Consent Agenda

Motion [Moeller/Olk] to approve as outlined. Roll call vote, 7 ayes, 0 nays, motion carried.

A. June 4, 2026 Regular Board meeting minutes

B. Presentation of accounts and other claims against the Village

Agenda Changes

None

Preregistered Citizens to be heard

Claire Abitz, 111 S Nash Street, I was just going to comment on the Downtown Zoning Code for auto service topic. I did go to the meeting when this was developed specifically about 8-10 years ago. If you remember an emphasis on not having auto stuff and further back when I got the old Police Station, part of that process was that we would not do any automotive stuff. I remember the discussions on automotive repair downtown at that time. I don't think that would be good to have downtown, with the three big garage doors, I don't think that would work for turning around. I think it would be great at a lot of other places downtown, just not on that sight. I would also like to steer projects in a historical direction when there is opportunity with leadership. One of the things I am also concerned about is the very colorful shade structures proposed for Memorial Square.

Committee Reports

Library Board – Trustee Lathrop said that there was nothing new.

Unfinished Business from previous meetings

None

New Business

Presentation of 2026 Audit – Hawkins Ash

Amber Ebert from Hawkins Ash was here to report on the 2025 audit. Amber went through the financials, there were 41 adjusting journal entries, with 37 adjusting journal entries last year. We discovered 17 material audit adjustments. These adjustments involved property tax roll, special assessments, deferred revenues, capital outlay, depreciation expense, accumulated depreciation, due to's/from's, fund balance, principal and interest expense, accounts payable, closing a fund, grants and capital outlay expenses.

Discussion and possible action on Potential Bonus Resolution R-11-26

Administrator Treadwell said that this was discussed with those who were on the board last year. This was discussed at budget time last year and is already built into the budget. We did have a smaller percentage of a raise this year for employees.

Motion [Arendt Vanden Heuvel/Olk] to approve resolution R-11-2026 for a one-time bonus in the amount of \$250.00 in commemoration of the 250-year anniversary of signing the Declaration of Independence.

Roll call vote, 7 ayes, 0 nays, motion carried.

Discussion and possible action on Cancellation of July 2 Village Board meeting

Motion [Olk/Arendt Vanden Heuvel] to cancel the July 2, 2026, Village Board meeting.

Roll call vote, 7 ayes, 0 nays, motion carried.

Discussion and possible action on 2026 Sidewalk Replacement Bids

DPW Director Steber said that he received two bids, the lowest bid was from Capital R Concrete & Coatings in the amount of \$12,085.00.

Motion [Moeller/ Arendt Vanden Heuvel] to approve the 2026 Sidewalk Replacement Project quote for Capital R Concrete & Coatings not to exceed the amount of \$12,085.00.

Roll call vote, 7 ayes, 0 nays, motion carried.

Discussion and possible action on Monster Mash Program Downtown

Administrator Treadwell said that the Fox West Chamber of Commerce, in partnership with several local businesses within the Village of Hortonville, is proposing to host the Monster Mash event on October 30, 2026. The idea would be to bring them here on October 30, right around the time when main street is to be completed. Part of the idea is to block off main street and allow for outside vendors and food trucks.

Trustee Arendt Vanden Heuvel said that the Village should not be in charge of clean up the day after. There are broken bottles currently around town.

Administrator Treadwell said he had talked to the Chamber and how they want to handle the stands.

Trustee Olk asked what happens if Main Street isn't completed by October 30, 2026?

DPW Director Steber said that it is written in their contract that they pay a fee for every day they are not finished.

Trustee Arendt Vanden Heuvel said she didn't want this to be a big impact on Village staff.

Administrator Treadwell said there will be an impact on staff, extra police staff and extra DPW staff.

Trustee Olk said that closing downtown is a lot of work, and she wondered if we knew how successful it was in Fremont.

Administrator Treadwell said that they are expecting about 1,000 people for attendance.

Board consensus was to go ahead with the planning for this.

Discussion and possible action on Resolution R-10-26 for CORP

Administrator Treadwell said that this is the resolution to approve the Comprehensive Outdoor Recreation Plan. We need this to apply for grants.

Motion [Moeller/Davis] to approve the resolution R-10-26 for the Comprehensive Outdoor Recreation Plan.

Roll call vote, 7 ayes, 0 nays, motion carried.

Discussion and possible action on CMR Resolution R-12-26

DPW Director Steber said that this is the annual report. We received an A for the WWTP and that Sean Kuske has it running really well.

Motion [Moeller/Arendt Vanden Heuvel] to approve the Compliance Maintenance Annual Report (CMR) resolution R-12-26.

Roll call vote, 7 ayes, 0 nays, motion carried.

Discussion and possible action on Rezoning Ordinance O-4-26

Administrator Treadwell said that this came from the Planning & Zoning Commission meeting that was held last week. The Hortonville Football Club plans to put in football fields. Wetlands are located on the southern portion of the parcel, which is why the proposed development has been designed outside of the wetland area.

Motion [Moeller/Olk] to approve O-4-26.

Roll call vote, 7 ayes, 0 nays, motion carried.

Discussion and possible action on Amending the Downtown Zoning Code to allow for Auto Service as a Conditional Use

Administrator Treadwell said that this was requested from a business owner that we allow this in the downtown zoning district.

Trustee Lathrop asked what the intent was of the downtown district zoning code that was put into place and isn't that why we have the Industrial Park?

Administrator Treadwell said that before it was either zoned highway commercial or general commercial. I believe they wanted to create something that was more indicative of a downtown area that had a little more restrictions on what was in there to help provide a more historical/active downtown area.

Trustee Arendt Vanden Heuvel said this was at least about two dozen hours, creating the downtown district. TID 5 was created to be a receivership for that district, so we could put money into the downtown. The whole point of it was historic with what type of materials could be used. The greenhouse was grandfathered in, the BP station was grandfathered in, and if the building is removed, they wouldn't be able to build it again if it was ever torn down. We spent dozens of hours creating this. The conditional use idea of putting a pole shed look and having larger vehicles backing in and out, and wreckers and tow trucks, this is not about a particular business, for me this is about, would that be a good fit in that downtown zoning. That is why we have an industrial park, that is why we have the incubator of the toy factory.

Trustee Lathrop said we are giving grants to update the façade being redone. I didn't see the fit for an industrial type building to be there.

Administrator Treadwell said that the Industrial Park was created in approximately 1989. He also said that the photo in the packet will not be up to code and we cannot go by that. He emphasized that the only thing we are really discussing is the use.

Trustee Arendt Vanden Heuvel said that she is not ok with creating a conditional use for the zoning code amendment. We have zones that are appropriate for light industrial or even like a heavier commercial business.

President Bellile asked how much of that land is the County taking off of that corner? She also said that it is not a very big lot to begin with. It seems like a very big building onto a small area. If you look at it, I think it is .42 acres and if you look outside of town, the other shop next to O'Reilly's is an acre and a half with three bays and an office. It is really putting a big building onto a small area, seems like it is not a good fit.

Trustee Arendt Vanden Heuvel said that was not the intent of the downtown zoning code.

Trustee Moeller said that I have a few issues and comments here. I thought about this for a while, and I have talked to quite a few people. First off one of the biggest problems that I have is that we allowed almost the identical use in a property that you just spoke about. We are still in the downtown one block away. We told another business, they said this is what we want to do and we said yes, so now we have a separate business that wants to do almost the exact same thing and now we are going to tell them no, that puts us in a position of picking, we need to be consistent as to how we are treating businesses downtown.

Trustee Olk said that it was a different board at that time.

Trustee Arendt Vanden Heuvel said we were told different information. It was very specific and it was to only be for them.

Trustee Moeller said that I understand the aesthetics, that is a preference and I think all of us probably hold that preference of what we want them to look like. We are discriminating against one person or one business when we favored the other. I think that is a real problem. I can potentially see us having a legal issue here.

Trustee Arendt Vanden Heuvel said Jim, it is not a preference, it is literally the zoning code.

Trustee Moeller said that we can't decide whether we aren't going to give this business the same opportunity as the other business. I own a business and I don't want anyone to tell me where to have my business. I couldn't imagine someone doing that.

Trustee Abitz said I do want to say one thing Jim. I was there when that filthy old PD was purchased. I was explicitly and multiple times told there will never be a car business in that old PD building. Claire had to pick and choose her tenants by that rule, and the rule still exists. And that is the way the ordinance reads. That was the intention and it was forced upon us. It is not like a preference. Are you going to say Claire, now you can have a car business too Claire, because we changed our mind? Is that what you are going to say?

Trustee Moeller said that if Claire came and said I want a car business, I would have to say we gave these other people a business too. I mean how do you say no, how do you say yes?

Trustee Arendt Vanden Heuvel said that this took over a year to create this. We cleaned up the code, and the idea was that the highway was going to be bypassed. We have a permitted use and a big part of this was the walkability and what is coming in the future. Light Industrial is such a different zoning code.

President Bellile said that she looked up different conditional use permissions, and it says it allows the Village board to ensure the business does not create visual blight, excessive noise or parking issues. If you go to the other end of town, he has no parking issues, I have never heard anything about noise, he mostly did motorcycles when he started out, and visual blight I am not sure about, and it is not as busy an intersection as compared to Nash and Main. Mill and Main is not busy, so that was another reason he got his conditional use with conditions.

Trustee Moeller said that he personally doesn't think it is a good location and that it doesn't fit. I am pretty much in agreement with everybody on those two points. The problems that I have are the parking. Eventually something will go in there and they will have a parking lot. Even if you put in retail, you will have cars going in and out.

Trustee Arendt Vanden Heuvel said that there is a vacancy in a building that has a permitted use and was told that it is just not big enough.

Trustee Moeller said that almost all of the things that have been brought up are specific to any business that would be going in there. The question is, does this board agree with the preference of the type of buildings and businesses that go down, do they agree with the previous board?

Trustee Lathrop said that that is why you have the different zones set up. You have the industrial, the downtown, residential, and you have commercial. That is why the zones are set up. That is basically what we are doing is saying that regardless of the permit, you can come and do whatever you want. The districts are set up for a reason. I get what you are saying that the previous board allowed that to happen, and I don't know all the conditions to have that happen. If you are looking to build a house, you wouldn't go to the industrial district and ask if you can get a conditional permit so you can build a house there.

Trustee Davis asked if we rezone, does it change for the entire district?

Administrator Treadwell said yes, it would be amending the downtown zoning code.

Trustee Moeller asked how the motorcycle shop was allowed.

Administrator Treadwell said that the building was already built, and the garage was on Mill Street, not Main Street. The big part of it was because it was a building that was already there.

Trustee Moeller said that all these other little issues you will run into with any business. The biggest problem that I have with the aesthetics is we don't want it to look like this. When I look at the downtown, the front of the old Hardtails looks like crap and has an abandoned entrance that is falling apart, the windows are covered up. I look at some of the other stuff downtown and some of the buildings do have a historical characteristic look to them.

Trustee Arendt Vanden Heuvel said that if the ownership hasn't changed, until the owner sells that building, and the new owner comes in it can look like that.

Trustee Abitz said that she is not doing all the façade work before the downtown reconstruction, and with the lowering of the street, businesses are putting it on hold because it will be a huge dusty mess. She said that there are only two blocks downtown. It is a very small percentage.

Trustee Moeller said that the lot that burned down and the lot next to Sentry have been empty for a long time. Without any potential to fill up that empty lot to fill up next to Sentry.

Trustee Arendt Vanden Heuvel said the lot across from the BP is owned by someone and he can pick and choose whom he sells to.

Trustee Moeller said that he thinks that we are being inconsistent when we allowed the other shop to come in.

Trustee Lathrop said that there are differences between the two. It is not exactly the same thing that we are talking about.

Trustee Abitz said that she does think it is being disrespectful of previous boards and how they voted.

Trustee Moeller said it is not being disrespectful, rules are made and rules are changed. That is what we are here for.

Trustee Abitz reiterated that this is only two blocks, and not Madison or Milwaukee.

Motion [Arendt Vanden Heuvel/Abitz] to defer amending the downtown zoning code to allow for an auto service. Roll call vote, 6 ayes, 1 nay (Moeller), motion carried.

Report of Village Officials

Clerk-Treasurer: The report is in the packet. We did receive the ballots today for the August 11 Partisan Primary and whomever had an application of file was sent a ballot today. Deputy Clerk Prochnow has updated the website, and it is ADA compliant with Town Web. Trustee Lathrop asked if her phone number will be correct in the next Village Voice. I told her yes, it will be corrected.

Director of Public Works: The report is in the packet. There is a new project manager from Vinton to take on the downtown project, and I met him today.

Chief of Police: The report is in the packet.

Library Director: Nothing

Attorney: No report

Administrator: The report is in the packet. I spent a decent amount of time with properties and people interested in buying them.

Any other miscellaneous topics for future discussion

None

Communications and Miscellaneous Business

Black Otter Lake District news: Nothing new

Building permit report: The May building report was submitted.

Hortonville-Hortonia Fire District news: They ripped up the parking lot, and the construction work has started.

Gold Cross Ambulance run reports and news: None

Hortonville Civic Association: Nothing new

Senior Activities Committee: We worked on the meal for Autumn Fest, and we worked on the activities for the Senior Activities Committee.

Comments and suggestions from citizens present

None

Motion to go into Closed Session

Motion [Olk/Arendt Vanden Heuvel] to go into closed session under State Statute Section 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." Potential purchase agreement for parcel #240002400
Roll call vote, 7 ayes, 0 nays, motion carried.

Board to return to Open Session

Motion [Davis/Moeller] to return to open session at 8:23 p.m. Roll call vote, 7 ayes, 0 nays, motion carried.

Any action on matters discussed in Closed Session

None

Adjournment

Motion [Davis/Moeller] to adjourn. Unanimous voice vote, motion carried. The Board adjourned at 8:24 p.m.

Minutes submitted by,

Jane Booth, WCMC
Village Clerk/Treasurer