

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
July 23rd, 2026, 6:00 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Approval of June 11, 2026, Meeting Minutes
3. Public Hearing regarding proposed zoning of **COM N1/4 COR SEC36 E1435FT TO NE COR CSM 2678 S521.63FT W328.62FT POB S946.54FT E130.40FT S66.08FT W587.91FT N969.01FT E35.88FT N38.26FT N86D E249.34FT E171.42FT TO POB PRT W1/2 NE SEC36 T22N R15E 10.72AC M/L**, for the CSM and Rezoning a portion of parcel 240041600 and CSM 1 from (A) Agricultural to (PI) Public Institution
 - i. Z-2-26: parcel – 240041600
4. Close Public Hearing
5. Public Hearing to amend the 2045 Comp Plan for parcel 240041600 to change the future use from Neighborhood Residential to Civic and Institutional.
6. Close Public Hearing
7. Public hearing to repeal and replace the current ordinance of accessory structure, as well as discussing to repeal and replace the Public Institution Zoning Code.
8. Close Public Hearing
9. Discussion and possible action regarding proposed zoning for the CSM and Rezone the following parcel(s) **COM N1/4 COR SEC36 E1435FT TO NE COR CSM 2678 S521.63FT W328.62FT POB S946.54FT E130.40FT S66.08FT W587.91FT N969.01FT E35.88FT N38.26FT N86D E249.34FT E171.42FT TO POB PRT W1/2 NE SEC36 T22N R15E 10.72AC M/L**, for the CSM and Rezoning a portion of parcel 240041600 and CSM 1 from (A) Agricultural to (PI) Public Institution
 - i. Z-2-26: parcel – 240041600
10. Discussion and possible action to approve the CSM combining parcels 240111352 and 240111351
11. Discussion and possible action to amend the 2045 Comp Plan for parcel 240041600 to change the future use from Neighborhood Residential to Civic Institutional.
12. Discussion and possible action to replace the current ordinance of accessory structure, as well as discussing to repeal and replace the Public Institution Zoning Code.
13. Any other topics for future discussion
14. 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.”

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
June 11, 2026 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, Richard Gruenewald, Mike Bellile, Julie Arendt Vanden Heuvel, Ryan Hansch, and Roger Retzlaff.

Members Excused: Barry Hoff, Tom Banker

Officials/Staff present: Administrator Nathan Treadwell, and Deputy Clerk-Treasurer Lauren Prochnow

Approval of Minutes

Motion [Moe, Arendt Vanden Heuvel] to approve the April 9, 2026, meeting minutes, unanimous voice vote, motion carried.

Public Hearing

Motion [Arendt Vanden Heuvel, Gruenewald] to open public hearing, unanimous voice vote, motion carried.

Administrator Treadwell spoke on the property. It is owned by the football club.

Looking at the property, there are Wetlands on the North side, only the south side is being developed. Proposed development could be on either Single Family or Public Institution.... The only concern is accessory structure and signage, can only do 1 structure in the current zoning code. They would need to do a conditional use otherwise.

The current site plan doesn't have a plan for exterior lighting, cannot shine on any exterior properties. There is nothing currently in the code for amplification of sound, could do it at a later time. Ordinance is based on complaints of the sound.

Committee Member Moe – 2 buildings, what would be inside?

Administrator Treadwell – Storage as of right now. Future plans for bathrooms, just trying to get them up first. Current plan would need to go through conditional use.

Resident Ryan Pheifer -N2163 CR-M – I am the 1st home in Hortonville, and am the offensive coordinator for the Hortonville Football Club. Some people aren't really thrilled by agricultural turning into practice grass. This is in my backyard; I'm the closest resident to this. I own 2000 of those 3000 feet. 307 playing in the district. In the Village, there is only one regulation field. This is a means to help this. It is all privately funded. 90% of the year it looks like green grass.

Resident Paul Christenson – 821 Walnut St. – I am the one who submitted the variances, this is about teaching great skills as young kids become adults. I'm in my 7th year of coaching middle school. Looking for practice area to call home. In the past we have used various spots, annually do an application at Farmer's Park in Greenville, it's becoming a busy spot to compete for usage. We are looking to create a spot for football and green space. There are opportunities in the future for other uses i.e.. Pickleball, basketball courts.... Etc..

Resident Eric Garthus – 126 Honeysuckle Drive – number of us live to the north of

the property. Our primary concern is to make guarantees. Is this a practice facility. No games, lighted scoreboard. PA system, no 15 games on a Saturday morning. I'd be interested in a comment.

Resident Pheifer – when I first started, currently HS super stated all games will be on this field, so it should be a practice field. From a lighting standpoint, there will be some lighting. Under the current ordinances you're not casting light.

Resident Christensen – no PA system, the lighting can't say there won't be parking lot lighting as it comes to it via the ordinance before we comply with lighting. Scoreboards have not been discussed. Flag football uses one, but it would be minimal. It would be for practice.

Resident Garthus – it would appease everyone's peace of mind if you were to state that there won't be games played on the field, only practices.

Resident Pheifer – Todd Timm has been adamant that every game will be played on school grounds. The stadium is phenomenal; the only way it would happen is if a new administrator came in and rules were changed.

Resident Mike Maigatter – 122 Honeysuckle Drive – The only thing I see being a problem, we were here when they sold that property. Rd M is a dangerous road but got approved by the highway department. Has this been approved?

Administrator Treadwell – yes it has. Most likely the road will drop in speed.

Resident Maigatter – Hortonville's mission statement first and foremost is safety.

Administrator Treadwell – The county's philosophy has been speed studies. They know there is a subdivision and working with them to drop the speed. Usually this happens after, and I can't control this.

Resident Maigatter - second issue; my wife and I are trying to have kids and with a lot of loud noises, noise ordinance is something to worry about, lights shining, and is there not an alternative to organizing what we have. We have all these fields unused.

Administrator Treadwell – Unfortunately for the village we only have authority over the zoning, not what is being done. Even if the zoning is denied tonight, they can still go forward with the process. Can go forward with 9000 ft per our current zoning ordinance.

Resident Maigatter – does every public used parcel need bathrooms?

Administrator Treadwell: We don't have an ordinance. My guess is they'll be putting in porta potties.

Resident Tyler Goranson – 125 Honeysuckle Drive: Is it going to be able to be used by other kids?

Resident Christensen: Yes it will be a space for kids to get off electronics. I think from a legality standpoint we'll cross that bridge. This very much is a spot for children to enjoy.

Resident Lisa Partika, 312 Honeysuckle Drive: Is this a phase one, and then it's Rezoned industrial and we have pickleball courts, and other things being added on?

Administrator Treadwell: The zoning of Public Institution encompasses schools, churches, that's why this zoning code was developed. We didn't want it to turn something into neighboring processes. You would have a say and be informed if there were any changes. As for other items and it fits in a park, they don't really have room.

Resident Garthus: You made the comment about notice. The houses, and the 7 houses would get the notice.

Resident Matt Partika, 312 Honeysuckle : Where would they be exiting? Is there

another intersection? Are they going to have the ability to have ambulance service as quickly as they have here? Ex AED, medical personnel there?

Administrator Treadwell: road access is a county question. Ambulance service the village has ambulance service. For AED that is a school.

Close Public Hearing

Motion [Arendt Vanden Heuvel, Bellile] to close public hearing, unanimous voice vote, motion carried.

Discussion and possible action to Rezone Parcel 240112700 from (R1) Single Family Residential to (PI) Public Institution

Trustee Arendt Vanden Heuvel spoke on Public Instruction is different than Industrial. I just want to clear that up.

Motion [Bellile, Retzlaff] to recommend to rezone parcel 240112700 from (R1) Single Family Residential to (PI) Public Institution. Unanimous voice vote, motion carried.

Any other topics for future discussion

Discussion regarding zoning code updates in July.

Adjourn

Motion [Hansch, Arendt Vanden Heuvel] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:30 p.m.

Minutes submitted by,

Lauren Prochnow, WCMC
Deputy Clerk-Treasurer



APPLICATION FOR REZONING

Planning & Zoning Commission

531 N. Nash St.
Hortonville, WI 54944
920-779-6011

<https://www.hortonvillewi.org>

Stamp date received

PROPERTY OWNER		APPLICANT (owner's agent)	
Name		Name	
Mailing Address		Mailing Address	
Phone		Phone	
E-mail		E-mail	

PROPERTY INFORMATION	
Property Tax # (240-0000-00) & Legal Description	
Site Address/Location	
Legal Description of Land proposed for Rezoning including to the center line of right of way(s) *Please submit an electronic copy of the legal description in Microsoft Word format.	
Current Zoning:	Proposed Zoning:
Current Uses:	Proposed Uses:
Lot Dimensions and Area:	

PLEASE STATE REASON(S) FOR REZONING REQUEST

	
Date	Owner/Agent Signature (Agents must provide written proof of authorization)

OFFICE USE ONLY

FILE # Z- _____ Application Complete _____ / ____ / ____ Date Filed ____ / ____ / ____
Fee \$300.00 Receipt # _____ Date Paid ____ / ____ / ____

Reasonable accommodations for persons with disabilities will be made upon request and if feasible. 11/21

VILLAGE OF HORTONVILLE REZONING REQUESTS

When:

You want to use your property in a way that is not permitted by its current zoning.

Why:

The zoning ordinance divides all lands into zones for various land uses, such as residential, commercial, and industrial, and sets regulations for the use of land and buildings and their spatial relationships (size of yards and open space, etc.). This is done to protect owners and citizens from uses that may detract from the enjoyment of their property and to ensure basic standards for health and safety.

How:

Meet with the Village Administrator (779-6011) to discuss your proposal prior to submitting an application. It may be suggested that you meet with neighboring property owners. To change the zoning of a property an ordinance must be passed by the Village Board, signed by the President, and published in the Village's official newspaper. This process typically takes 6-8 weeks. After discussing your proposal with the Village Administrator, submit your application for rezoning to the Village Clerk's Office.

Your application should be submitted at least fifteen (15) days prior to the Planning and Zoning Commission meeting and should include the following:

- Application form
- Site plan showing proposed vehicular access points, location of all existing and proposed structures and parking areas
- Any other information pertinent to understanding your request, or other information required by staff (i.e. engineering, transportation, or utilities)
- Filing fee of \$300.00

Procedure:

After all submissions have been made and fees paid, the Village staff includes the application on the Planning and Zoning Commission agenda. Planning and Zoning Commission meetings are held on the second Tuesday of the month. Staff mails notices of the Planning and Zoning Commission meeting to property owners within 300 feet (or a minimum of the three closest property owners) and to other parties of interest. Staff also sends a copy of the request to various Village departments for review and comment. Staff submits a report and recommendations to the Planning and Zoning Commission. At the Planning and Zoning Commission meeting, applicants present their request and members of the public may state their support, opposition, or concerns about the proposed rezoning. The Commission considers the comments of the reviewing Village departments, recommendations of Village staff, presented testimony and information.

Once the rezoning request is recommended, the Village staff will set a Public Hearing date before the Board of Appeals. The Village staff publishes an official notice of the Public Hearing in the Village's official newspaper twice within fifteen days of the Public Hearing date. Ten days prior to the hearing, staff mails notices of the Public Hearing to property owners within 300 feet (or a minimum of the three closest property owners) and to other parties of interest. The Public Hearing is held, the rezoning request is reviewed and members of the public may state their support, opposition, or concerns about the proposed rezoning.

At the Public Hearing, the Board of Appeals considers the comments of the reviewing Village departments, recommendations of the Public Hearing testimony and information. The approval may be granted at a later meeting depending on the complexity of the issue and ordinance or resolution preparations that may be required.

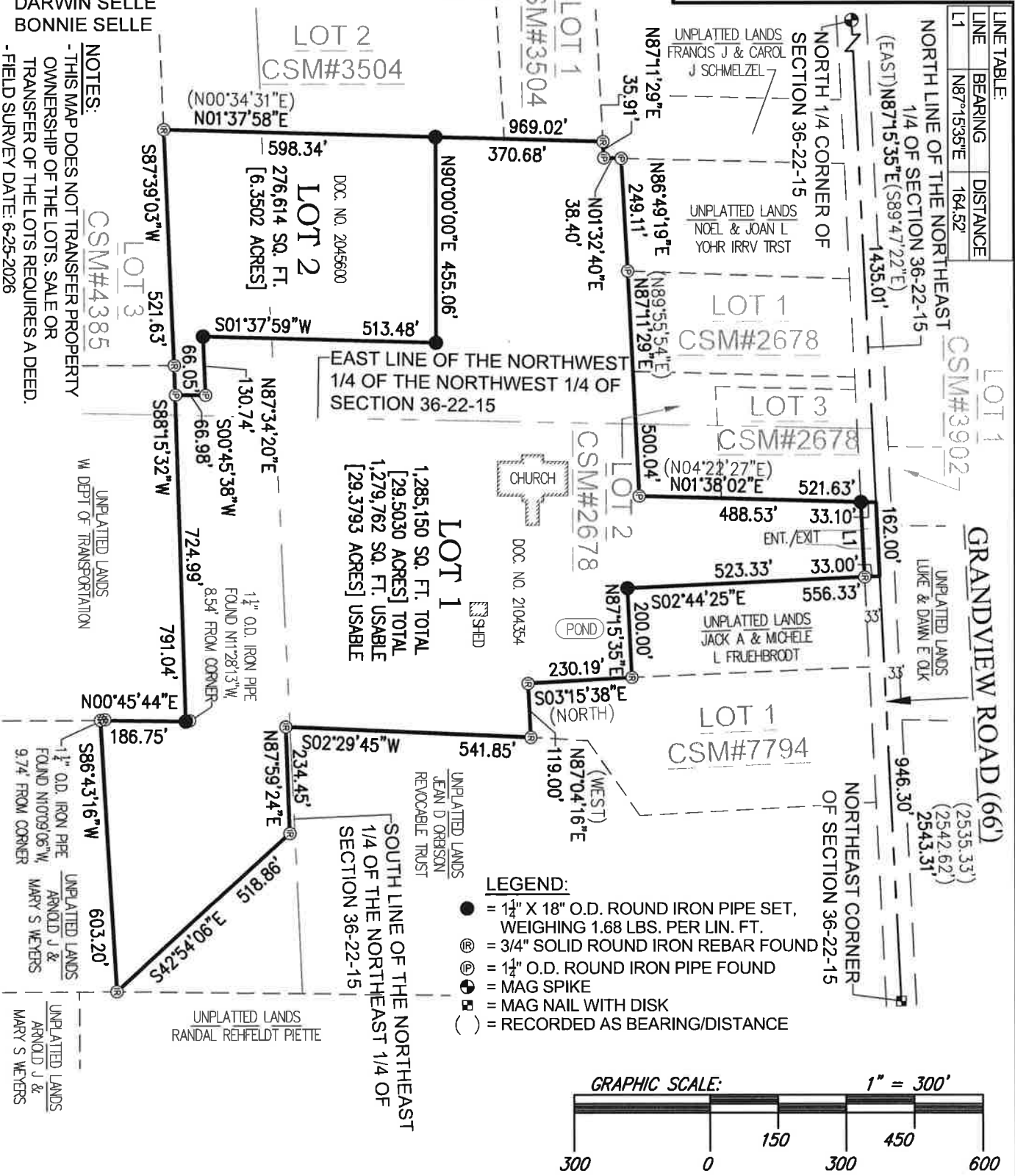
The Board of Appeals may choose to approve or deny the rezoning request. If the rezoning is approved you may proceed by obtaining other required approvals.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4,
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36,
TOWNSHIP 22 NORTH, RANGE 15 EAST, VILLAGE OF
HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER(S) OF RECORD:	PARCEL NO.(S):	DOCUMENT NO.(S):
BETHLEHEM EVANGELICAL LUTHERAN CHURCH	240041100	2104354
DARWIN SELLE	240041600	2045600
BONNIE SELLE		

NOTES:
- THIS MAP DOES NOT TRANSFER PROPERTY
OWNERSHIP OF THE LOTS, SALE OR
TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 6-25-2026



CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2605.68 DATED: 7/1/2026
DRAFTED BY: fnz - BTL

NORTH IS REFERENCED TO THE
NORTH LINE OF THE NORTHEAST 1/4
OF SECTION 36, TOWNSHIP 22 NORTH,
RANGE 15 EAST, VILLAGE OF
HORTONVILLE, OUTAGAMIE COUNTY,
WISCONSIN, WHICH BEARS
N87°15'35"E PER THE WISCONSIN
COUNTY COORDINATE SYSTEM
(OUTAGAMIE COUNTY)

CERTIFIED SURVEY MAP NO.

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 36; THENCE N87°15'35"E, 1435.01 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36 TO THE POINT OF BEGINNING; THENCE CONTINUING N87°15'35"E, 162.00 FEET ALONG SAID NORTH LINE TO AN EAST LINE OF THE LANDS DESCRIBED IN DOC. NO. 2104354; THENCE S02°44'25"E, 556.33 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LANDS; THENCE N87°15'35"E, 200.00 FEET ALONG SAID NORTH LINE TO A WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 7794; THENCE S03°15'38"E, 230.19 FEET ALONG SAID WEST LINE TO A SOUTH LINE OF SAID LOT 1; THENCE N87°04'16"E, 119.00 FEET ALONG SAID SOUTH LINE TO AN EAST LINE OF THE LANDS DESCRIBED IN DOC. NO. 2104354; THENCE S02°29'45"E, 541.85 FEET ALONG SAID EAST LINE TO A NORTH LINE OF SAID LANDS; THENCE N87°59'24"E, 234.45 FEET ALONG SAID NORTH LINE TO A NORTHEASTERLY LINE OF SAID LANDS; THENCE S42°54'06"E, 518.86 FEET ALONG SAID NORTHEASTERLY LINE TO A SOUTH LINE OF SAID LANDS; THENCE S86°43'16"W, 603.20 FEET ALONG SAID SOUTH LINE TO A WEST LINE OF SAID LANDS; THENCE N00°45'44"E, 186.75 FEET ALONG SAID WEST LINE TO A SOUTH LINE OF SAID LANDS; THENCE S88°15'32"W, 791.04 FEET ALONG SAID SOUTH LINE AND A SOUTH LINE OF THE LANDS DESCRIBED IN DOC. NO. 2045600 TO A NORTH LINE OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 4385; THENCE S87°39'03"W, 521.63 FEET ALONG SAID NORTH LINE TO AN EAST LINE OF CERTIFIED SURVEY MAP NUMBER 3504; THENCE N01°37'58"E, 969.02 FEET ALONG SAID EAST LINE TO A NORTH LINE OF THE LANDS DESCRIBED IN DOC. NO. 2045600; THENCE N87°11'29"E, 35.91 FEET ALONG SAID NORTH LINE TO A WEST LINE OF SAID LANDS; THENCE N01°32'40"E, 38.40 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LANDS; THENCE N86°49'19"E, 249.11 FEET ALONG SAID NORTH LINE TO A SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 2678; THENCE N87°11'29"E, 500.04 FEET ALONG SAID SOUTH LINE TO AN EAST LINE OF SAID CERTIFIED SURVEY MAP; THENCE N01°38'02"E, 521.63 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF BETHLEHEM EVANGELICAL LUTHERAN CHURCH OF HORTONVILLE, WISCONSIN, 126 N PINE ST, PO BOX 250, HORTONVILLE, WI 54944.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF HORTONVILLE.

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2605.68 (BTL) 1/20/2025

NOTES:

- 1) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.'S 240041100 & 240041600.
- 2) THE PROPERTY OWNERS OF RECORD ARE: BETHLEHEM EVANGELICAL LUTHERAN CHURCH, DARWIN SELLE, & BONNIE SELLE.
- 3) THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT NO. 2104354 & 2045600.

SUBDIVISION ADMINISTRATOR'S CERTIFICATE:

I, NATHAN TREADWELL, VILLAGE ADMINISTRATOR FOR THE VILLAGE OF HORTONVILLE, DO HEREBY CERTIFY THAT THE CERTIFIED SURVEY MAP AS SHOWN ABOVE IS IN COMPLIANCE WITH THE SUBDIVISION AND PLATTING CODE OF THE VILLAGE OF HORTONVILLE AND THEREBY GRANT APPROVAL OF THE LOT LAYOUT AS SHOWN HEREON.

NATHAN TREADWELL

DATED

SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE VILLAGE OF HORTONVILLE ON THIS _____ DAY OF

_____, 20____.

PRESIDENT

DATED

VILLAGE CLERK

DATED

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER

DATED

OWNER'S CERTIFICATE:

AS OWNER, I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

I (WE) FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HORTONVILLE.

IN WITNESS WHEREOF, THE SAID OWNER(S) HAS CAUSED THESE PRESENT TO BE SIGNED BY SAID OWNER(S) ON THIS _____ DAY OF _____, 20____.

DARWIN SELLE

BONNIE SELLE

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2605.68 (BTL) 7/2/2026

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE:

AS OWNER, I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

I (WE) FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HORTONVILLE.

IN WITNESS WHEREOF, THE SAID OWNER(S) HAS CAUSED THESE PRESENT TO BE SIGNED BY SAID OWNER(S) ON THIS _____ DAY OF _____, 20____.
BY: BETHLEHEM EVANGELICAL LUTHERAN CHURCH OF HORTONVILLE, WISCONSIN

_____ SIGNATURE	_____ PRINTED NAME	_____ TITLE
STATE OF WISCONSIN))SS COUNTY OF _____)		

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETON, WI, 54914
N5841 S.T.H. “47-55”, SHAWANO, WI 54166
PHONE: (920)731-4168
A2605.68 (BTL) 7/2/2026

PROJECT INFORMATION

PROPOSED ADDITION FOR:
BETHLEHEM EVANGELICAL LUTHERAN
752 E GRANDVIEW ROAD • HORTONVILLE, WI 54944

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 3, 2025
MAR. 7, 2025
FEB. 09, 2026
MAR. 20, 2026
JUNE 9, 2026
JUNE 12, 2026
JUNE 25, 2026

NOT FOR CONSTRUCTION

JOB NUMBER

250021100

SHEET NUMBER

A0.40

SITE PLAN



OVERALL SITE PLAN - OPTION 5

SCALE: 1" = 80'-0"
0 40' 80'



100 Camelot Drive Fond du Lac, WI 54935
Office: 920.926.9800 Fax: 920.926.9801
www.excelengineer.com

LETTER OF TRANSMITTAL

Village of Hortonville
531 N Nash St
Hortonville, WI 54944

JOB NUMBER : 250021100 July 6, 2026
ATTN: Nathan Treadwell - Village.Administrator@hortonville.wi.gov

REGARDING: Bethlehem Lutheran
Rezone + CSM Submittal

WE ARE SENDING YOU THE ATTACHED

VIA: ☐ Mail ☐ Website ☒ Email ☐ UPS	☐ Next Day UPS a.m. ☐ Next Day UPS p.m. ☐ DELIVERED ☐ PICKED UP	FORMAT ☐ 8 1/2 x 11 Plans ☐ 11 x 17 Plans ☐ Half size Plans ☐ Full size Plans ☐ Zip Drive/CD	ELECTRONIC FILES ☐ .dwg Autocad ☐ .rvt Revit ☐ .pdf files ☐ Other
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COPIES	DATE	FORMAT	DESCRIPTION
1	07/06/26	EMAIL	Rezoning Application
1		EMAIL	CSM Application
1		102527	\$300 fee payable to Village of Hortonville
1		EMAIL	Site Plan
1		EMAIL	CSM and Legal Description

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|--|---|
| ☒ For approval | ☐ FOR BIDS DUE ON | ☐ Returned for corrections |
| ☐ For your use | ☐ Approved as submitted | ☐ For review and comment |
| ☐ As requested | ☐ Approved as noted | |

REMARKS: Please accept the attached submittal documents for the Planning & Zoning Commission meeting on July 23rd at 6:00 PM and the Village Board meeting on August 6th at 6:00 PM. Please contact me with any questions and if you require any additional information at this time.

SIGNED: _____

Eric Drazkowski, P.E., Project Manager – Civil

COPY TO :

John Kujath – Bethlehem Lutheran
Kallie Ogi, Alex Muhl, Adam Drazkowski – Excel
Matt Reider -- Carow Land Surveying & Environmental

WE ARE SENDING YOU:

☒ Same as above	☐ LOT Only	☐ Other
VIA: ☐ Fax ☐ MAIL ☒ Email ☐ UPS		
☐ Next Day UPS a.m. ☐ Next Day UPS p.m. ☐ DELIVERED ☐ PICKED UP		
FORMAT ☐ 8 1/2 x 11 Plans ☐ 11 x 17 Plans ☐ Half size Plans ☐ Full size Plans ☐ Zip Drive/CD		
ELECTRONIC FILES ☐ .dwg Autocad ☐ .rvt Revit ☒ .pdf files ☐ Other		

If enclosures are not as noted, please notify us at once.

Architects

Engineers

Surveyors

**VILLAGE OF HORTONVILLE ORDINANCE AMENDING
THE VILLAGE OF HORTONVILLE 2045
COMPREHENSIVE PLAN, FUTURE LAND USE MAP AND
CURRENT ZONING DISTRICT MAP TO RECLASSIFY
TAX PARCEL NO. 240041600, FROM A, AGRICULTURAL
TO PI, PUBLIC INSTITUTION**

WHEREAS, the Village of Hortonville has adopted a Comprehensive Plan and future Land Use Map that identifies Tax Parcel 2400041600 for agricultural use; and

WHEREAS, the Village of Hortonville has adopted a Zoning Ordinance with accompanying Zoning District Map that currently classifies Tax Parcel 240041600 as ; and

WHEREAS, the Village of Hortonville Plan Commission, after public notice and hearing, has recommended that the Village of Hortonville 2045 Comprehensive Plan and Future Land Use Map be amended to designate Tax Parcel 240041600 for highway commercial use as shown and depicted on Exhibit 1 attached hereto; and

WHEREAS, the Village of Hortonville Plan Commission, after public notice and hearing, has recommended that the Village of Hortonville Zoning District Map be amended to reclassify Tax Parcel 240041600 from Agricultural to Public Institution as shown and depicted on Exhibit 1 attached; and

WHEREAS, the Village of Hortonville Village Board accepts the recommendations of the Plan Commission and deems the recommendations of the Plan as contributing to the continued growth and development of the Village and promoting the health, safety and general welfare of the Village.

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

1. The Village of Hortonville 2045 Comprehensive Plan, and Future Land Use Map is hereby amended to designate Tax Parcel 240041600 for Public Institution use as shown and depicted on Exhibit 1 attached hereto.
2. The Village of Hortonville Zoning District Map is hereby amended to reclassify Tax Parcel 240041600 from A, Agricultural to PI, Public Institution as shown and depicted on Exhibit 1.
3. This Ordinance shall take effect upon publication.

Adopted this ____ day of _____, 2026.

ATTEST:

Village President

Village Clerk/Treasurer

Village of Hortonville
6/10/2026

Changes in Accessory Structures



Changes *overview*

1

Exceptions

2

Number Limits & Size
Limits

3

Building Material

4

Location

5

Use Restrictions

6

Additional
Requirements

Exceptions

New section added:

It is allowed that a single utility structure, not greater than 12 feet in height and 144 square feet in area used solely for storage of lawn care equipment is allowed to be established prior to the establishment of a principal use or structure.

Number Limits

New section added:

Each property shall be permitted to have no more than one accessory building and one utility building. In R-2 districts, two utility structures shall be permitted, except that where a property contains a side-by-side duplex and the lot size is split, in this case only one accessory structure and one utility structure shall be permitted at the property. A detached garage is considered an accessory building in all districts.

Size Limits

Previously:

Accessory buildings shall not occupy more than 30% of the required area for the rear yard.

Updated:

1. A lot that is 9,000–15,000 square feet is not allowed to be larger than the principal structure and shall not exceed 1,500 square feet.
2. A lot that is 15,001–30,000 square feet is not allowed to be larger than the principal structure and shall not exceed 3,000 square feet.
3. A lot that is 30,001–87,120 square feet is not allowed to be larger than 1.5 times the size of the principal structure and shall not exceed 4,500 feet.
4. A lot that is larger than 87,121 square feet is not allowed to be larger than 1.5 times the size of the principal structure.
5. Maximum Lot coverage is 30% of the lot including utility structures. Unless otherwise specified in the district.
6. The accessory building unless otherwise specified cannot be taller than the principal structure.

Building Materials

New section added:

Accessory structures and utility building are not allowed to be made of fabric, tarp or any other similar material.

Location

New section added:

No detached accessory structure shall be located within five feet of any accessory building, principal building or lot line.

Use Restrictions

Nonresidential districts

Notwithstanding signs, pavement and fences as allowed with district regulations, accessory structures may be established in the front, rear or side yard and shall not be nearer than five feet to any side or rear lot line or 25 feet to a front lot line in any commercial or industrial districts.

Landscaping uses

Accessory vegetation used for landscaping and decorating may be placed in any required yard area. Permitted vegetation includes trees, shrubs and flowers and gardens. Under no circumstances may a tent be used as a dwelling or an accessory structure.

Temporary uses

Temporary accessory uses such as real estate sale field offices or shelters for materials and equipment used in the construction of the permanent structure may be permitted by the zoning administrator.

Use Restrictions x2

Outdoor lighting

Outdoor lighting installations shall not be permitted closer than five feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.

Lawn accessories

Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, sundials, flagpoles, etc., shall be permitted in setback areas but not closer than five feet to an abutting property line other than a street line.

Retaining walls

Retaining walls may be permitted anywhere on the plot, provided, however, that no individual wall shall exceed six feet in height, and a terrace of at least five feet in width shall be provided between lot lines and any series of such walls.

Use Restrictions x3

Residential greenhouses

Residential greenhouses shall be considered utility structures, shall be less than 144 square feet and shall be 12 feet or less in height.

Children's play structures

For purposes of this section, children's play structures, including playhouses, tree houses or elevated play structures and climbing gyms, shall be considered an utility structures and shall comply with the requirements of this section whether such play structures are placed on a foundation or not. Swings sets, slides, sandboxes, and other generally portable play devices are not considered children's play structures for purposes of this section. A building permit is not required for the construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a

Portable storage units

Portable storage units.

Security

New section added:

All accessory structures are required to be secured to the ground by a foundation, anchors, or in another way approved by the building inspector.

Thank you

Sec. 44-5. Accessory buildings.

- (a) Accessory buildings shall not occupy more than 30 percent of the required area for the rear yard. Any accessory building projected forward of the rear building line of the principal building shall satisfy the same side yard requirements as the principal building. An accessory storage building is:
 - (1) A building originally constructed for use as an accessory building for the storage of materials and equipment accessory to a primary use located on the property.
 - (2) For purposes of this chapter, cargo containers, railroad cars, truck vans, converted manufactured homes, trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not accessory storage buildings.
- (b) Cargo containers include standardized reusable vessels that were:
 - (1) Originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods, or commodities; or
 - (2) Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. The term "accessory buildings" includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of cargo containers.
- (c) Only accessory storage buildings shall be permitted as accessory storage containers on property in any residential zone of the village, or on any property within the village the primary use of which is residential. Cargo containers, railroad cars, truck vans, converted manufactured homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings on property zoned residential or on property the primary use of which is residential.
- (d) Notwithstanding the provisions set forth in subsection (a) of this section, the temporary placement of transport containers or portable site storage containers (PODS) on residentially zoned properties, or on properties the primary use of which are residential, for the limited purpose of loading and unloading household contents, shall be permitted for a period not exceeding 30 days in any one calendar year.

(Code 1989, § 17.10(3))

VILLAGE OF HORTONVILLE ORDINANCE REPEALING AND REPLACING THE VILLAGE OF HORTONVILLE ACCESSORY STRUCTURE ORDINANCE

WHEREAS, the Village of Hortonville previously had an accessory structure ordinance, section 44-5,

WEREAS, the Village wishes to update and replace the previous ordinance with the proposed ordinance

WHEREAS, the Village of Hortonville Board of Trustees, accepts the recommendations of the Planning & Zoning Commission and deems the recommendations as promoting the public health, safety and welfare of the Village.

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

ARTICLE IX. ACCESSORY USES AND STRUCTURES; FENCES AND HEDGES –

Sec. 44-340. Accessory uses or structures.

- (a) *Building permit required.* No owner shall within the village build, construct, use or place any type of an accessory building, including prefabricated accessory buildings, until a building permit shall have first been obtained from the building inspector. Application for an accessory building permit shall be made, in writing, to the building inspector. With such application, there shall be submitted a fee pursuant to the village building code and a complete set of plans and specifications, including a plot plan or drawing accurately showing the location of the proposed accessory building with respect to adjoining alleys, lot lines and buildings. If such application meets all requirements of this section, the application shall be approved.
- (b) *Principal use to be present; exception.*
 - (1) An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.
 - (2) Exception. It is allowed that a single utility structure, not greater than 12 feet in height and 144 square feet in area used solely for storage of lawn care equipment is allowed to be established prior to the establishment of a principal use or structure.
- (c) *Residential districts.*
 - (1) *Placement restrictions.* An accessory use or structure in a one-family and two-family residential district may be established subject to the following regulations:
 - a. *Number limits.* Each property shall be permitted to have no more than one accessory building and one utility building. In R-2 districts, two utility structures shall be permitted, except that where a property contains a side-by-side duplex and the lot size is split, in which case only one accessory structure and one utility structure shall be permitted at the property. A detached garage is considered an accessory building in all districts.
 - b. *Size limits.* Size limits are based on current lot size

1. A lot that is 9,000-15,000 square feet is not allowed to be larger than the principal structure and shall not exceed 1,500 square feet.
 2. A lot that is 15,001-30,000 square feet is not allowed to be larger than the principal structure and shall not exceed 3,000 square feet.
 3. A lot that is 30,001- 87,120 square feet is not allowed to be larger than 1.5 times the size of the principal structure and shall not exceed 4,500 square feet.
 4. A lot that is larger than 87,121 square feet is not allowed to be larger than 1.5 times the size of the principal structure
 5. Maximum Lot coverage is 30% of the lot including utility structures. Unless otherwise specified in the district
 6. The accessory building unless otherwise specified cannot be taller than the principle structure.
- c. *Accessory Structure Materials:* Accessory structures and utility buildings are not allowed to be made of fabric, tarp or any other similar material. As determined by zoning administrator appealable to planning and zoning commission.
- d. *Detached structure regulations; lot area coverage.* Accessory buildings shall not collectively cover more than 30% of the applicable lot. No detached accessory building shall occupy any portion of the required front yard. No detached accessory structure shall be located within five feet of any other accessory building, principal building or the side and rear lot line. The dimensions of any swimming pool, utility structure, detached garage, tennis court and other detached accessory buildings/structures shall be included in the determination of available lot area coverage for accessory structures.
- e. *Accessory structures.* Notwithstanding fences, residential driveways and parking lots, unless otherwise provided by these regulations, no structure shall be located within five feet of any accessory building, principal building or lot line.
- f. *Attached structures.* Notwithstanding fences, residential driveways and parking lots, all structures located within 12 inches of any principal or accessory building shall be considered to be attached to said building and shall comply with all requirements for the building to which it is attached.
- (2) *Use restrictions.* Accessory structures in residential districts shall not be occupied as a dwelling unit. Accessory buildings shall not be used for residential purposes. **(ADU)**
- (d) *Nonresidential districts; placement restrictions.* Notwithstanding signs, pavement and fences as allowed within district regulations, accessory structures may be established in the front, rear or side yard and shall not be nearer than five feet to any side or rear lot line or 25 feet to a front lot line in any commercial or industrial district.
- (f) *Landscaping uses.* Accessory vegetation used for landscaping and decorating may be placed in any required yard area. Permitted vegetation includes trees, shrubs and flowers and gardens. Under no circumstances may a tent be used as a dwelling or an accessory structure.
- (g) *Temporary uses.* Temporary accessory uses such as real estate sale field offices or shelters for materials and equipment being used in the construction of the permanent structure may be permitted by the zoning administrator.
- (i) *Outdoor lighting.* Outdoor lighting installations shall not be permitted closer than five feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.

- (j) *Lawn accessories.* Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, sun dials, flagpoles, etc., shall be permitted in setback areas but not closer than five feet to an abutting property line other than a street line.
- (k) *Retaining walls.* Retaining walls may be permitted anywhere on the lot, provided, however, that no individual wall shall exceed six feet in height, and a terrace of at least five feet in width shall be provided between lot lines and any series of such walls.
- (l) *Residential greenhouses.* Residential greenhouses shall be considered utility structures, shall be less than 144 square feet and shall be 12 feet or less in height.
- (m) *Children's play structures.* For purposes of this section, children's play structures, including playhouses, tree houses or elevated play structures and climbing gyms, shall be considered an utility structures and shall comply with the requirements of this section whether such play structures are placed on a foundation or not. Swing sets, slides, sandboxes, and other generally portable play devices are not considered children's play structures for purposes of this section. A building permit is not required for the construction of a play structure. Play structures shall not be used for storage or be constructed out of materials that would constitute a nuisance.
- (n) *Portable storage units.*
 - (1) *Permitted zoning districts: R-1, R-2, R-3.* When incidental to a residential dwelling:
 - a. One portable storage unit shall be the maximum number allowed on a lot for no more than 30 consecutive days and no more than 60 total days per calendar year.
 - b. The portable storage unit shall be placed on an impervious surface.
 - c. The portable storage unit shall not be located within ten feet of the right-of-way.
 - d. The portable storage unit shall not be located within the vision corner.
 - e. Portable storage units shall not be used for the purposes of a garage or shed.
 - (2) *Permitted zoning districts: DT, C-1, C-2, I-1, I-2, AG, PI* when incidental to a permitted principle use:
 - a. Two portable storage units shall be the maximum number allowed on a lot for no more than 30 consecutive days and no more than 90 total days per calendar year.
 - d. Portable storage units shall be placed on an impervious surface.
 - e. Portable storage units may be placed on a lot within a designated loading space.
 - f. The portable storage unit shall not be located within the required front setback unless permitted by the community development director.
 - g. Portable storage units shall not be used for the purposes of a garage, shed or other on-site storage.
- (o) *Safety.* All accessory structures shall be secured to the ground by a foundation, appropriately sized ground anchors or in a manner approved by the building inspector.

Adopted this xx day of August 2026.

____ ayes

____ nays

Jeanne Bellile, Village President

Jane Booth, Clerk-Treasurer

Current Ordinance:

Sec. 44-5. Accessory buildings.

(a) Accessory buildings shall not occupy more than 30 percent of the required area for the rear yard. Any accessory building projected forward of the rear building line of the principal building shall satisfy the same side yard requirements as the principal building. An accessory storage building is:

(1) A building originally constructed for use as an accessory building for the storage of materials and equipment accessory to a primary use located on the property.

(2) For purposes of this chapter, cargo containers, railroad cars, truck vans, converted manufactured homes, trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not accessory storage buildings.

(b) Cargo containers include standardized reusable vessels that were:

(1) Originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods, or commodities; or

(2) Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. The term "accessory buildings" includes the terms "transport containers" and "portable site storage containers" having a similar appearance to and similar characteristics of cargo containers.

(c) Only accessory storage buildings shall be permitted as accessory storage containers on property in any residential zone of the village, or on any property within the village the primary use of which is residential. Cargo containers, railroad cars, truck vans, converted manufactured homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings on property zoned residential or on property the primary use of which is residential.

(d) Notwithstanding the provisions set forth in subsection (a) of this section, the temporary placement of transport containers or portable site storage containers (PODS) on residentially zoned properties, or on properties the primary use of which are residential, for the limited purpose of loading and unloading household contents, shall be permitted for a period not exceeding 30 days in any one calendar year.

(Code 1989, § 17.10(3))

Sec. 44-76. Public institutional district (PI).

(a) *Purpose.* The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.

(b) *Principal permitted uses.* The following principal uses are permitted as of right in the P-I district:

Public and semi-public uses

- Educational institution; business, technical or vocational school
- Educational institution; college or university
- Educational institution; elementary school, junior high school, or high school
- Governmental facility
- Hospital
- Non-profit/religious institution
- Public parks or playgrounds
- Recreation facility, non-profit
- Day care, group, when located and operated in an educational institution, place of worship or semi-public building

(c) *Accessory uses.* Accessory uses in the P-I district may include:

- (1) The accessory uses, buildings and structures are permitted conditional use as of right in the P-I district.
- (2) Fences and walls are to be six feet in height and subject to conditional use permit/appeal for higher height. Fences and walls are also allowed to be placed on the lot line.

(d) *Temporary uses and structures.* Temporary uses and structures specified in ordinance may be permitted in the P-I district.

(e) *Site plan.* Prior to obtaining a building permit on any land in the P-I district, a site plan shall be required. Site plan review and approval.

(f) *Signs.* All new sign permits will go through the conditional use process.

(g) *Parking and landscape standards.* Off-street parking and loading requirements are set forth in off-street parking and loading standards (one space for every 200 square feet of floor area). Landscaping requirements are set forth in landscaping and screening standards.

(h) *Development standards.* The space limits applicable in the P-I district are as follows:

- (1) Minimum lot area: None.
- (2) Maximum lot coverage: Seventy percent.
- (3) Minimum lot width: None.
- (4) Minimum front yard: Five feet plus an additional one foot for each two feet that the building or structure exceeds 35 feet in height.
- (5) Minimum rear yard: Five feet plus an additional one foot for each two feet that the building or structure exceeds 35 feet in height.

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- (6) Minimum side yard: Five feet plus an additional one foot for each two feet that the building or structure exceeds 35 feet in height.
 - (7) Maximum building height: Sixty feet.

(Ord. No. O-2-21, 10-7-2021)

VILLAGE OF HORTONVILLE ORDINANCE REPEALING AND REPLACING THE PUBLIC INSTITUTION DISTRICT

WHEREAS, the Village of Hortonville currently has a Public Institution District, approved on October 7, 2021, and

WHEREAS, the Village of Hortonville recognizes the need to repeal and replace the current ordinance, and

WHEREAS, the Village of Hortonville Board of Trustees, accepts the recommendation of the Planning & Zoning Commission and deems the recommendations as promoting the public health, safety and welfare of the Village

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

Sec. 44-55. PI Public Institutional District.

- (a) *Purpose.* The intent of the PI district is to provide for areas of the community where public or semipublic institutional uses are or can be established and to ensure that such areas will continue in this use unless otherwise approved by the village.
- (b) *Permitted principal uses and structures.* The following are permitted principal uses and structures in the PI district:
 - (1) Public parks, parkways, playgrounds and other uses of a similar nature.
 - (2) Public and semipublic zoos, arboretums, museums, exhibits, and libraries and community centers.
 - (3) Public and semipublic institutional uses, including churches, convents, K-12 schools, colleges, hospitals, clinics, elderly homes, children's homes, convalescent homes and other uses of similar nature.
 - (4) Public administrative offices.
- (c) *Permitted accessory uses and structures.* Accessory uses and structures shall be permitted only after a permitted principal or special exception use or structure is constructed or in operation. The following are permitted accessory uses and structures in the PI district: Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (d) *Conditional uses and structures.* The following are conditional uses and structures in the PI district:
 - (1) Public utility installations.
 - (2) Cemeteries.
 - (3) Golf courses
- (e) *Dimensional requirements.* The minimum dimensional requirements of the PI institutional district are as follows:
 - (1) There is no minimum lot area required.
 - (2) The maximum lot coverage is 70 percent.
 - (3) There is no minimum lot width.

-
- (4) The minimum front yard is 5 feet plus an additional foot for each five feet that the building or structure exceeds 35 feet in height.
 - (5) The minimum rear yard is 5 feet plus an additional foot for each five feet that the building or structure exceeds 35 feet in height.
 - (6) The minimum side yard is 5 feet plus an additional foot for each five feet that the building or structure exceeds 35 feet in height.
 - (7) The maximum building height is 60 feet.
 - (8) The maximum accessory structure height is 35 feet.
 - (9) A site plan pursuant to section 44-464 is required for all uses
- (f) *Off-street parking requirements.*
- (1) Churches: One per three fixed seats.
 - (2) High schools: One per every three students and one per every employee.
 - (3) Elementary school, junior high school, day nurseries: One per employee.
 - (4) Libraries, exhibits and community centers: One per 400 square feet of floor space.
 - (5) Convalescent, children's and nursing homes: One per four beds plus one per employee.
 - (6) Hospitals: One per three beds plus one per employee.
 - (7) Golf courses: Four per hole.
 - (8) Public administrative offices: One per 350 square feet of floor space.

Current Ordinance

Sec. 44-76. Public institutional district (PI).

- (a) *Purpose.* The P-I district is intended to provide for public and institutional uses and buildings, utilized by the community, and to provide open space standards where necessary for the protection of adjacent residential properties.
- (b) *Principal permitted uses.* The following principal uses are permitted as of right in the P-I district:

Public and semi-public uses

- Educational institution; business, technical or vocational school
- Educational institution; college or university
- Educational institution; elementary school, junior high school, or high school
- Governmental facility
- Hospital
- Non-profit/religious institution
- Public parks or playgrounds
- Recreation facility, non-profit

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- Day care, group, when located and operated in an educational institution, place of worship or semi-public building
- (c) *Accessory uses.* Accessory uses in the P-I district may include:
- (1) The accessory uses, buildings and structures are permitted conditional use as of right in the P-I district.
 - (2) Fences and walls are to be six feet in height and subject to conditional use permit/appeal for higher height. Fences and walls are also allowed to be placed on the lot line.
- (d) *Temporary uses and structures.* Temporary uses and structures specified in ordinance may be permitted in the P-I district.
- (e) *Site plan.* Prior to obtaining a building permit on any land in the P-I district, a site plan shall be required. Site plan review and approval.
- (f) *Signs.* All new sign permits will go through the conditional use process.
- (g) *Parking and landscape standards.* Off-street parking and loading requirements are set forth in off-street parking and loading standards (one space for every 200 square feet of floor area). Landscaping requirements are set forth in landscaping and screening standards.
- (h) *Development standards.* The space limits applicable in the P-I district are as follows:
- (1) Minimum lot area: None.
 - (2) Maximum lot coverage: Seventy percent.
 - (3) Minimum lot width: None.
 - (4) Minimum front yard: Five feet plus an additional one foot for each two feet that the building or structure exceeds 35 feet in height.
 - (5) Minimum rear yard: Five feet plus an additional one foot for each two feet that the building or structure exceeds 35 feet in height.
 - (6) Minimum side yard: Five feet plus an additional one foot for each two feet that the building or structure exceeds 35 feet in height.
 - (7) Maximum building height: Sixty feet.

(Ord. No. O-2-21, 10-7-2021)

Adopted this XXth day of August 2026.

Jeanne Bellile, Village President

Jane Booth, Clerk-Treasurer

VILLAGE OF HORTONVILLE
APPLICATION FOR LAND DIVISION

\$300 Fee Paid _____

Number _____

Date Filed _____

Name of Applicant or Agent Chris Perreault

Address of Applicant or Agent 615 N. Lynndale Dr. Appleton, WI 54914

Phone Number of Applicant or Agent 920-731-4168

Name of Property Owner Gary & Wendy Groves Craig Ihde (builder)

Address of Property Owner 660 Wildwood Dr. Hortonville, WI 54944

Phone Number of Property Owner Craig Ihde (920)-450-2054

Parcel ID# and Legal Description of Property: 240 111351 & 240 111352

Lots 41 & 42, Wildwood 2

Lot Size 2 Acres Present Use Vacant Present Zoning Res

Proposed Use Res

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

Combining 2 Lots into one lot

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] Date 6/22/22

BEING ALL OF LOTS 41 & 42 OF WILDWIND 2 AS RECORDED IN
DOC. NO. 2212600, LOCATED IN THE NORTHWEST 1/4 OF THE
FRACTIONAL NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF
THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21
NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE,
OUTAGAMIE COUNTY, WISCONSIN.

- THIS MAP DOES NOT
TRANSFER PROPERTY
OWNERSHIP OF THE LOTS.
SALE OR TRANSFER OF THE
LOTS REQUIRES A DEED.

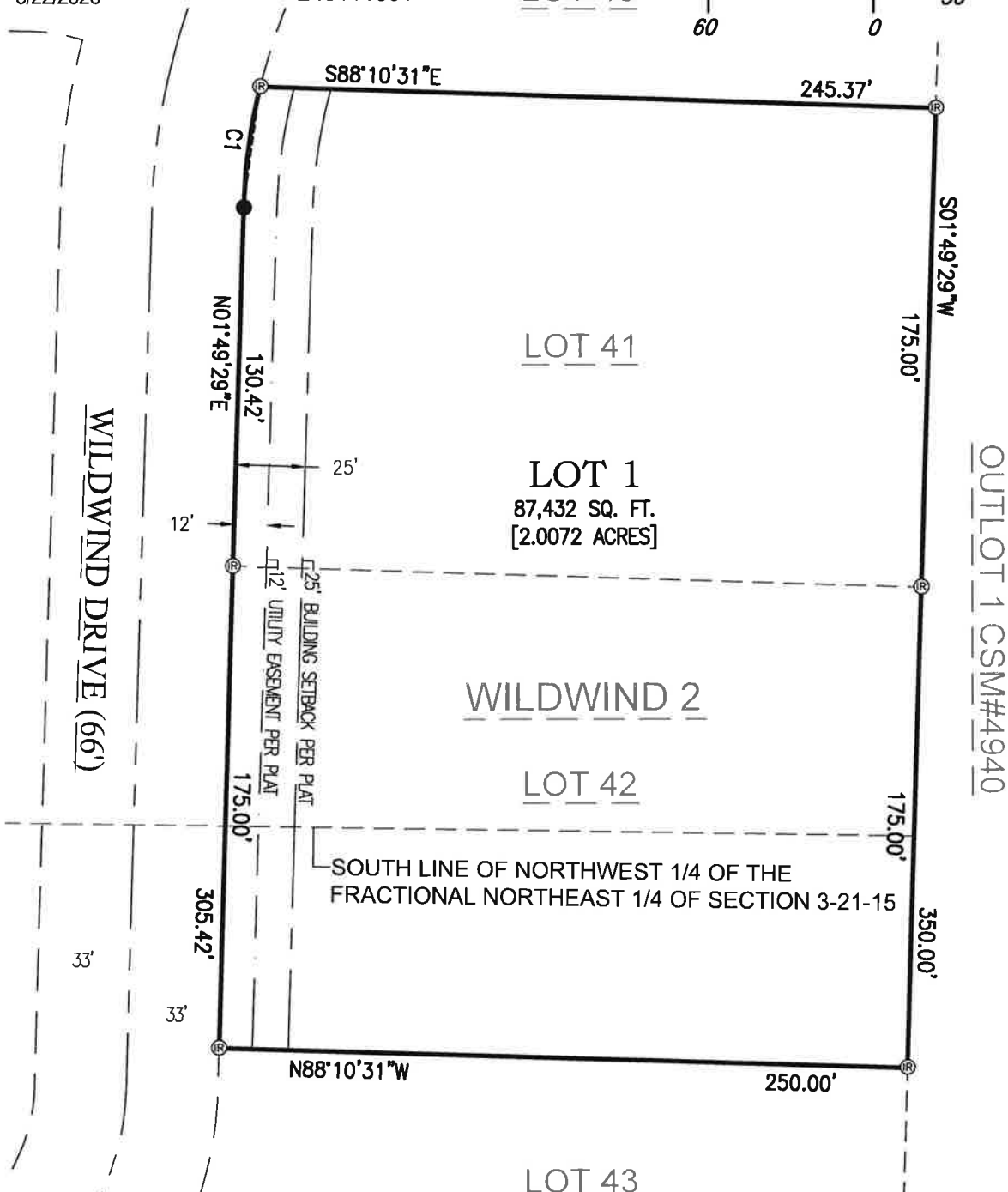
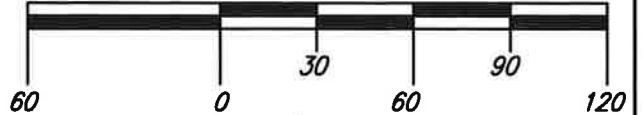
- FIELD SURVEY DATE:
6/22/2026

<u>OWNER(S) OF RECORD:</u>	<u>DOCUMENT NO.(S):</u>
GARY GROVES	2365348
WENDY GROVES	

PARCEL NO.(S):
240111352
240111351

LOT 40

GRAPHIC SCALE:

$$1'' = 60'$$


CURVE TABLE:						
	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARING
C1	217.00'	11°51'14"	44.89'	N07°45'06"E	44.81'	N13°40'43"E N01°49'29"E

● = 1 $\frac{1}{4}$ " X 18" O.D. ROUND IRON PIPE SET,
WEIGHING 1.68 LBS. PER LIN. FT.
® = 3/4" SOLID ROUND IRON REBAR FOUND

NORTH IS REFERENCED TO THE EAST LINE OF THE LOTS 41 & 42 OF WILDWIND 2, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S01°49'29"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2605.89 DATED: 6/22/2026
DRAFTED BY: cwm - BTL

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOTS 41 & 42 OF WILDWIND 2 AS RECORDED IN DOC. NO. 2212600, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, COMBINED, AND MAPPED ALL OF LOTS 41 & 42 OF WILDWIND 2 AS RECORDED IN DOC. NO. 2212600, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF CRAIG IHDE
CONSTRUCTION, 3100 MANORWOOD LANE, HORTONVILLE, WISCONSIN 54944.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE COMBINATION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF HORTONVILLE.

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2605.89 (BTL) 6/22/2026

NOTES:

- 1) THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NO.(S): 240111352 & 240111351.
- 2) THE PROPERTY INCLUDED ON THIS CERTIFIED SURVEY MAP IS OWNED BY: GARY GROVES, WENDY GROVES, & JAMES LAND CO, LLC
- 3) THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP IS WHOLLY CONTAINED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT NO. 2350948 & 2365348.

SUBDIVISION ADMINISTRATOR'S CERTIFICATE:

I, NATHAN TREADWELL, VILLAGE ADMINISTRATOR FOR THE VILLAGE OF HORTONVILLE, DO HEREBY CERTIFY THAT THE CERTIFIED SURVEY MAP AS SHOWN ABOVE IS IN COMPLIANCE WITH THE SUBDIVISION AND PLATTING CODE OF THE VILLAGE OF HORTONVILLE AND THEREBY GRANT APPROVAL OF THE LOT LAYOUT AS SHOWN HEREON.

NATHAN TREADWELL DATED

VILLAGE BOARD APPROVAL:

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE
VILLAGE OF HORTONVILLE ON THIS _____ DAY OF _____, 20____.

PRESIDENT _____ DATED _____ VILLAGE CLERK _____ DATED _____

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

COUNTY TREASURER
DATED

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 41 & 42 OF WILDWIND 2 AS RECORDED IN DOC. NO. 2212600, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 15 EAST, VILLAGE OF HORTONVILLE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER, I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

I (WE) FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
VILLAGE OF HORTONVILLE.

IN WITNESS WHEREOF, THE SAID OWNER(S) HAS CAUSED THESE PRESENT TO BE
SIGNED BY SAID OWNER(S) ON THIS _____ DAY OF _____, 20____.

GARY GROVES

WENDY GROVES

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,
THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
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