

VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
August 13th, 2026, 6:00 p.m.
Municipal Services Center
531 N. Nash St., Hortonville, WI



AGENDA

1. Call to Order
2. Approval of July 23, 2026, Meeting Minutes
3. Public hearing to repeal and replace, and create the current ordinance of traffic visibility triangle, parking requirements, highway access, storage and parking of recreational vehicles, automobiles, and utility trailers, storage of trucks, tractors and road machinery, and landscaping and buffer requirements.
4. Close Public Hearing
5. Discussion and possible action to repeal and replace, and create the current ordinance of traffic visibility triangle, parking requirements, highway access, storage and parking of recreational vehicles, automobiles, utility trailers, storage of trucks, tractors and road machinery, and landscaping and buffer requirements.
6. Any other topics for future discussion
7. 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."

Posted: August 7, 2026
Lauren Prochnow, WCMC
Deputy Clerk-Treasurer

**VILLAGE OF HORTONVILLE
PLANNING & ZONING COMMISSION
July 23, 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, 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 Deputy Clerk-Treasurer Lauren Prochnow

Approval of Minutes

Motion [Moe, Arendt Vanden Heuvel] to approve June 11, 2026, minutes. Unanimous voice vote, motion approved.

Public Hearing

1. Motion [Arendt Vanden Heuvel, Hansch] to open the 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

The CSM is to take a portion of the parcel to include parcel 240041600, and rezone to public institution.

Alex from Excel Engineering spoke on the project, explaining that the expansion would go west, leaving a fair amount of trees and landscaping, the goal is not to alter the wildlife that is already there.

Close Public Hearing

Motion [Retzlaff, Banker] to close the public hearing. Unanimous voice vote; motion approved.

Public Hearing

Motion [Hansch, Banker] to open the public hearing to amend the 2045 Comp Plan for parcel 240041600 to change the future use from Neighborhood Residential to Civic and Institutional. Unanimous voice vote; motion carried.

Administrator Treadwell explained the reason for this. No discussion ensued.

Close Public Hearing

Motion [Hansch, Moe] to close the public hearing. Unanimous voice vote; motion carried.

Public Hearing

Motion [Arendt Vanden Heuvel, Retzlaff] to open 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.

Administrator Treadwell spoke on the changes to the ordinances. There is the potential to have larger accessory structures, which could be constrictive. Only 30% of the parcel is currently allowed for the structures. The previous code became problematic.

Public Institution – allows for 150 spaces for an elementary school. Trustee Arendt Vanden Heuvel asked if we're discussing public institution, why was it created? At some point some board said we needed this....

Administrator Treadwell responded they might have and it probably wasn't looked at very well; we need to look at what we want to do and talk through it.

Close Public Hearing

Motion [Arendt Vanden Heuvel, M. Bellile] to close the public hearing. Unanimous voice vote; motion carried.

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

Motion [Retzlaff,, Hansch] to recommend to the Village Board approve the CSM and Rezone for parcel 240041600. Unanimous voice vote – motion carried.

Discussion and possible action to approve the CSM combining parcels 240111352, and 240111351

Owner would like to combine two lots into one. No water or sewer in the subdivision.

Wayne Nollenberg 703 Wildwind Drive – If combining both, can I put an outbuilding on the lot? Administrator: if you combine both parcels, you can put an accessory building on the property.

Motion [Gruenewald, Moe] to recommend to the board to combine parcels 240111352 and 240111351. Unanimous voice vote; motion carried.

Discussion and possible action to amend the 2045 Comp Plan for parcel 240041600 to change the future use from Neighborhood Residential to Civic Institutional

Motion [Hansch, Arendt Vanden Heuvel] to recommend to the board to amend the 2045 Comp Plan for parcel 240041600 to change the future use form Neighborhood Residential to Civic Institutional. Unanimous voice vote; motion carried.

Discussion and possible action to repeal and replace the current ordinance of accessory structure, as well as discussing to repeal and replace the Public Institution Zoning Code.

This would change our zoning code of accessory structures. This would be based on the size of the lot. It's based off of the principal structure size. The only time you can go bigger is if you're in those larger areas. This is to help the larger lots. What's the distinction between utility and accessory? Utility – detached garage and can still put up a 12x12 shed.

Public Institution – biggest thing that changed is the parking. Just for clarification current zoning code for every 200' to have a parking stall for elementary school. High school may need a lot more. Other ways to figure out the best need for those types of developments.

Motion [Gruenewald, Arendt Vanden Heuvel] to recommend repealing and replacing the current ordinance of accessory structures, as well as repealing and replacing the Public Institution Zoning Code.

Any other topics for future discussion

Going through other zoning chapters as quickly as possible.

Adjourn

Motion [Arendt Vanden Heuvel, M. Bellile] to adjourn. Unanimous voice vote, motion carried. The Commission meeting adjourned at 6:28 p.m.

Minutes submitted by,

Lauren Prochnow, WCMC
Deputy Clerk-Treasurer

VILLAGE OF HORTONVILLE ORDINANCE TO REPEAL AND REPLACE, AND ALSO TO CREATE THE TRAFFIC VISIBILITY TRIANGLE, PARKING REQUIREMENTS, HIGHWAY ACCESS, STORAGE AND PARKING OF RECREATIONAL VEHICLES, AUTOMOBILES AND UTILITY TRAILERS, STORAGE OF TRUCKS, TRACTORS AND ROAD MACHINERY, AND LANDSCAPING AND BUFFER REQUIREMENTS

WHEREAS, the Village of Hortonville currently has an ordinance regarding traffic visibility, loading, parking and access; common open space, 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:

1. Sections 40-44. of the Municipal Code for the Village of Hortonville is hereby rescinded and restated as follows, while creating the traffic visibility triangle, parking requirements, highway access, storage and parking of recreational vehicles, automobiles and utility trailers, storage of trucks, tractors and road machinery, landscaping and buffer requirements

ARTICLE VI. TRAFFIC VISIBILITY, LOADING, PARKING AND ACCESS; COMMON OPEN SPACE

Sec. 44-187. Traffic visibility triangle.

Where two streets intersect, there shall be a vision clearance triangle, bounded by the inner street lines and a line connecting them 25 feet from their intersection. Within this triangle, no object shall be allowed above a height of 2½ feet above the streets if it obstructs the view across the triangle. This section shall not apply to tree trunks, posts, or wire fences.

Sec. 44-188. Parking requirements.

All new nonresidential parking lots in excess of four stalls and all alterations of existing lots shall be subject to design approval by the zoning administrator. Requests for said parking lots shall be accompanied with detailed plans for landscaping, parking layout, drainage provisions and driveway locations. In all districts, there shall be provided at the time any use or building is erected, enlarged, extended, or increased off-street parking stalls for all vehicles in accordance with the following:

- (a) Access. Adequate access to a public street shall be provided for each parking space.

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- (b) *Design standards.* The size of each parking space shall be a width of at least nine feet and a stall length of at least 18 feet. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows:

- (1) Eleven feet for 30-degree parking; and
- (2) Twenty feet for 90-degree parking.

Minimum width of aisles providing access to stalls for two-way traffic shall be 24 feet. No parking area of more than two spaces shall be designed as to require any vehicle to back into a public street. Any parking area of more than five spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of unchanneled parking areas shall be avoided by interior landscaping and safety islands.

- (c) *Location.* Location requirements are as follows:

- (1) Location of on-lot parking shall be on the same lots as the principal use or not over 400 feet from the principal use pursuant to subsection (1) of this section.
- (2) Off-street parking is permitted in all other districts but shall not be closer than five feet to a nonresidential side lot line, right-of-way line or rear lot line.

- (d) *Surfacing.* All off-street parking areas and driveways shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 4,000 pounds (normally, a two-inch blacktop on a four-inch base or five inches of cement will meet this requirement). Any parking area for more than five vehicles shall have the aisles and spaces clearly marked. Compacted stone or gravel may be used only with the approval of the plan commission. Completion of surfacing is required prior to the issuance of an occupancy permit. However, for required surfacing during the period between November 1 and April 1, the owner shall enter into an agreement with the village agreeing to complete all required surfacing by no later than the following June 1. All driveway aprons shall be constructed of concrete as approved by permit to be obtained from the public works department prior to construction.

- (e) *Landscaping.* Landscaping requirements are as follows:

- (1) *Accessory landscape area.* All public and private off-street parking areas which serve four vehicles or more, are located within 15 feet of any lot line or public right-of-way and are created or redesigned and rebuilt subsequent to the adoption of the ordinance from which this zoning chapter is derived shall be provided with accessory landscape areas totaling not less than ten percent of the surfaced area. The minimum size of each landscape area shall not be less than 100 square feet.
 - (2) *Location, plant material and protection.* Location of landscape areas, plant materials and protection afforded the planting, including curbing and provision for maintenance by the property owner, shall be subject to approval by the zoning administrator.
 - (3) *Plans.* All plans for such proposed parking areas, at the discretion of the zoning administrator, shall include a topographic survey or grading plan which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.
 - (4) *Residential screening requirements.* Those parking areas for five or more vehicles if adjoining a R-1 or R-2 District shall be screened from such use by a planting pursuant to section 44-193.
 - (5) *Repair and service.* No motor vehicle repair work or service of any kind shall be permitted in association with parking facilities provided in residential districts.
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- (6) *Lighting.* Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance.
- (f) *Curbs.* Curbs or barriers may be required to be installed a minimum of four feet from the property line to prevent the parked vehicles from extending over any lot lines.
- (g) *Number of stalls.* Number of parking stalls required are prescribed in the specific district regulations for each district.
- (h) *Uses not listed; floor space measurements.* In the case of structures or uses not mentioned, the provision for a use, which is similar, shall apply. The term "floor space or area" means the gross floor area inside the exterior walls, where floor space is indicated above, as a basis for determining the amount of off-street parking required.
- (i) *Combined uses.* Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use. Two or more uses may provide required off-street parking spaces in a common parking facility less than the sum of the spaces required for each use, provided such uses are not operated during the same hours. The following conditions must be met for any joint use:
- (1) The proposed joint parking space is within 400 feet of the uses it will serve.
 - (2) The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
 - (3) A properly drawn legal instrument approved by the village board, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the village clerk prior to joint use. Said instrument may be a three-party agreement, including the village and all private parties involved. Such instrument shall first be approved by the village attorney.
- (j) *Handicapped parking requirements.* In addition to any other requirements relating to parking spaces contained in these ordinances, the provisions contained in Wis. Stats. §§ 101.13, 346.503 and 346.56, and any Wisconsin Administrative Code sections adopted pursuant thereto are hereby adopted by reference and made applicable to all parking facilities whenever constructed.
- (k) *Changes in buildings or use.* Whenever a building or use is changed, said building or use shall then comply with the parking requirements set forth in the district in which it is located.
- (l) *Off-lot parking.* The off-lot parking requirements are as follows:
- (1) Required off-street parking spaces shall be located on the same lot with the principal use, or when this requirement cannot be met, such parking spaces may be located off-lot provided the parking spaces are located in the same district and not over 400 feet from the principal use. In cases where off-street parking facilities are permitted on land other than the same lot as the principal use, such facilities shall be in the same possession as the lot occupied by the use to which the parking facilities are necessary. Such possession shall be by deed whereby the owner of the land on which the parking facilities are to be located shall be bound by a covenant filed and recorded in the office of the county register of deeds requiring such owner, his heirs or assigns to maintain the required facilities for the duration of the use served.
 - (2) Off-lot parking spaces for residential uses shall be within 200 feet of the principal entrance or the entrance for the individual occupants for whom the spaces are reserved while the farthest portions of a parking lot for all other uses shall be within 300 feet of the entrance of the establishment.
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- (3) All off-street parking lots adjoining lots zoned for residential use shall have a minimum setback of ten feet from an interior lot line.
 - (m) *Signs.* Signs located in parking areas necessary for orderly operation of traffic movement shall be permitted in addition to others permitted in this chapter.
 - (n) *Lighting.* Lighting used to illuminate off-street parking shall have no direct source of light visible from a street or adjacent land.
 - (o) *Reduction of parking areas.* Off-street parking spaces shall not be reduced in number unless said number exceeds the requirement set forth herein.

Sec. 44-189. Highway access.

- (a) No direct private access shall be permitted to the existing or proposed rights-of-way of expressways, nor to any controlled access arterial street without permission of the highway agency that has access control jurisdiction. No direct public or private access shall be permitted to the existing or proposed rights-of-way of freeways, interstate highways and their interchanges or turning lanes nor to intersecting or interchanging streets within 1,500 feet of the most remote end of the taper of the turning lanes (such as exit and entrance ramps). No driveway openings shall be permitted within 100 feet of the intersection of an arterial street right-of-way line.
- (b) Access barriers, such as curbing, fencing, ditching, landscaping or other topographic barriers shall be erected to prevent unauthorized vehicular ingress to the streets specified in subsection (a) of this section or highways.
- (c) Temporary access to the rights-of-way in subsection (a) of this section may be granted by the zoning administrator after review and recommendation by the highway agencies having jurisdiction. Such access permit shall be temporary, revocable and subject to any conditions required and shall be issued for a period not to exceed 12 months.

Sec. 44-190. Storage and parking of recreational vehicles, automobiles, and utility trailers.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Boat means every description of watercraft used or capable of being used as a means of transportation on water.

Mobile home means a structure, transportable in one or more sections, which is eight body feet or more in width and is 32 body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. The length of a mobile home means the distance from the exterior of the front wall (nearest to the exterior of the drawbar and coupling mechanism) to the exterior of the rear wall (at the opposite end of the home) where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, drawbars, couplings, hitches, wall and roof extensions or other attachments. The width of a mobile home means the distance from the exterior of one side wall to the exterior of the opposite side wall where such walls enclose living or other interior space and such distance includes expandable rooms but not bay windows, porches, wall and roof extensions or other attachments.

Recreational vehicle means any of the following:

- (1) *Boat or snowmobile trailer* means a vehicle on which a boat or snowmobile may be transported and is towable by a motor vehicle. When removed from the trailer, a boat or snowmobile, for purposes of this article, is termed an unmounted boat or snowmobile.

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- (2) *Camping trailer* means a canvas or folding structure mounted on wheels and designed for travel, recreation, vacation or other uses.
 - (3) *Chassis mounts, motor homes and mini-motor homes* means recreational structures constructed integrally with a truck or motor-van chassis and incapable of being separated therefrom.
 - (4) *Converted and chopped vans* means recreational structures which are created by altering or changing an existing auto van to make it a recreational vehicle.
 - (5) *Motor home* means a portable, temporary dwelling to be used for travel, recreation, vacation or other uses, constructed as an integral part of a self-propelled vehicle.
 - (6) *Pickup coach* means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, vacation or other uses.
 - (7) *Travel trailer* means a vehicular, portable structure built on a chassis and on wheels that is between ten and 36 feet long, including the hitch, and eight feet or less in width, designated to be used as a temporary dwelling for travel, recreation, vacation or other uses and towed by a car, station wagon, or truck. The term "travel trailer" includes so-called fifth-wheel units.
- (b) *Permitted parking or storage of recreational vehicles, automobiles and utility trailers.* In all residential and commercial districts provided for in this zoning chapter, it is permissible to park or store a recreational vehicle or boat and boat trailer or automobile or utility trailer on private property in the following manner:
- (1) No part of the unit may extend over the public sidewalk or public right-of-way.
 - (2) If the vehicle is stored on a property with residential zoning, the vehicle shall be owned by the resident of the property on which the unit is parked for storage.
 - (3) The storage of travel trailers, recreational vehicles or buses is not permitted unless there is a principal structure and use on the property. Other than the driveway area, such vehicles shall not be stored within the front yard or road right-of-way.
 - (4) Parking or storage in rear yards is allowed on lawns subject to minimum setbacks of five feet from neighboring or rear lot lines and 15 feet from the right of way.
 - (5) All paved parking or storage areas shall comply with Sec. 44-189(4)

Sec. 44-191. Storage of trucks, tractors and road machinery.

- (a) *Truck parking in residential areas.* No motor vehicle with a tare or empty weight in excess of 10,000 pounds, or having a height of more than ten feet from the roadway, bearing a commercial license, including school buses, and no commercially licensed trailer, including semitrailers, shall be parked or stored in a residential district, except when loading, unloading or rendering a service.
- (b) *Tractors and road machinery.* No person, firm, or corporation shall park, keep, or maintain on properties zoned as residential or multiple residential dwellings the following types of vehicles: tractors, tractor trailers, dump trucks, auto wreckers and road machinery. Said vehicles may not be kept or parked on said premises whether or not they are in enclosed buildings, except for the purposes of unloading or servicing the premises.
- (c) *Vehicle or storage container use in all districts prohibited.* No truck, truck tractor, truck trailer, bus, cargo or storage container, or portion thereof, shall be used for, or converted for use as, office, mercantile, residential or storage purposes in any district, except for temporary construction trailers in use at a construction site.

Sec. 44-192. Landscaping and buffer requirements.

- (a) *Purpose.* The purpose of this section is to enhance the appearance of the village by improving the quality of landscaping, buffering and screening at multifamily, institutional, commercial and industrial properties. Criteria and standards are provided to ensure that building sites and off-street parking areas are sufficiently landscaped to protect and preserve the appearance, character and value of surrounding properties and public right-of-way, thereby promoting the general welfare, safety and aesthetic quality of the village.
- (b) *Applicability.* The provisions of this section shall apply to any developments allowed as permitted use, requiring site plan approval, or special use in the R-3, C-1, I-1, I-2, C-2, PI districts and any developments allowed as a special use in the R-1 and R-2 districts. Any development occurring on vacant land shall be in full compliance with the provisions of this section. Existing occupied developments that do not conform with the provisions of this section may continue until such time that any of the following occur: the gross floor area of the building is increased by more than ten percent or 5,000 square feet, whichever is less, necessitates application of the bufferyard landscaping, and screening requirements. The provisions of this section must be met within nine months of occupancy to the extent that all other standards and requirements of this chapter can be maintained on the site.
- (c) *Approval procedure.* A landscape plan is required in conjunction with all required site plans and must be submitted before application for a building permit. The landscape plan shall be filed for review and approval with the zoning administrator along with submittal of any review fee as established by the village board. The zoning administrator shall review, add conditions as appropriate and approve the landscape plan, appealable to the planning and zoning commission.
- (d) *Landscape plan requirements.* Landscape plans submitted for review shall be drawn to an appropriate scale and shall include at a minimum the following information:
 - (1) The name and address of owner/developer, and name of the landscape architect/designer.
 - (2) The date of plan preparation, date and description of all plan revisions, name of project or development, scale of plan, and north marker.
 - (3) The location of all lot lines, locations of all existing and proposed easements and rights-of-way, and elevation, topography, and cross section details as determined necessary by the zoning administrator.
 - (4) The location of all existing and proposed structures, parking and loading areas, parking spaces (numbered), driveways, sidewalks, ground signs, refuse disposal areas, fences, freestanding electrical and other utility equipment, and other site improvement features as determined necessary by the zoning administrator.
 - (5) The location and contours at one foot intervals, of all proposed berms.
 - (6) A schedule itemizing:
 - a. Type of Plants and trees proposed
 - b. The total square foot area of all greenspace proposed on the lot;
 - c. The total square foot area of off-street parking; and
 - d. The number of off-street parking spaces.
- (e) *Landscape standards.* Landscaping required under this section shall be of the following four types:
 - (1) *Lot line landscaping.* A minimum 15-foot front strip extending along the lot line adjacent to all road rights-of-way in R-3, C-1 and C-2 districts and a minimum ten-foot front strip extending along the lot line adjacent to all road rights-of-way in the I-1 and I-2 district, plus a minimum ten-foot strip along all other lot lines shall be landscaped as follows:

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- a. *R-3, C-1 and C-2 districts.* Lot line landscape strips required in R-3, C-1 and C-2 districts shall be planted with a minimum of one shade tree and six shrubs per 40 linear feet of frontage, excluding driveway openings.
 - b. *I-1, and I-2 districts.* Lot line landscape strips required in I-1 and I-2 districts shall be planted with a minimum of one shade tree and three shrubs per 40 linear feet of frontage, excluding driveway openings.
 - c. *Berms.* Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict the view and/or to absorb noise, the planning and zoning commission can require this option for a landscape plan in any of the zoning districts.
- (2) *Bufferyard landscaping.* Any commercial or industrial use that is adjacent to a residential use or zoning district shall provide a landscaped bufferyard along the full length of the affected side and/or rear yard to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required bufferyards shall be landscaped as described in this subsection. Combinations of trees, shrubs, berms and fences shall create screening which is at least 50 percent impervious to sight at planting.
- a. Bufferyards required for multifamily, institutional and commercial uses shall be a minimum ten feet wide and shall be planted with ten evergreen trees, three shade trees, five ornamental trees, and 25 shrubs per 100 linear feet.
 - b. Bufferyards required for industrial developments shall be a minimum 40 feet wide and shall be planted with 15 evergreen trees, three shade trees, and five ornamental trees per 100 linear feet.
 - c. As an alternative to these bufferyard landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line, with the remainder of the required bufferyard planted with a minimum of two shade trees and five evergreen trees per 100 linear feet.
 - d. The required bufferyard shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.
- (3) *Screening requirements.* The intent of these requirements is to provide a visual screen around service, equipment and vehicle storage, and trash collections areas contained within commercial and industrial properties. At the time of installation or planting, screening materials must be 50 percent impervious at planting to sight and be sufficiently high and long to accomplish the desired blockage of view year-round.
- a. *Trash collection areas.* All exterior storage in refuse disposal areas, trash collection dumpsters, and trash pads on commercial and industrial properties shall be located and oriented to be as inconspicuous as possible. They shall be screened from view to all adjacent properties, all adjacent road right-of-way, and if located within commercial developments, from view to on-site entrance drives and parking areas. Screening materials may consist of the following:
 - 1. A six-foot high-sight-tight fence
 - 2. Vegetative screening
 - 3. Brick, Cement or some other similar material wall
- (f) *Maintenance.* The owner of the lot on which landscaping has been provided shall be responsible for protecting and maintaining all plant materials and landscape areas in a healthy and growing condition and shall be responsible for keeping them free from refuse, debris, and weeds. Failure to maintain or replace
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dead or diseased plant materials during the next appropriate planting period shall constitute a violation of the provisions of this zoning chapter.

Adopted this ____ day of _____ 2026.

Yay_____

Jeanne Bellile, Village President

Nay_____

Jane Booth, Clerk-Treasurer

Appendix

Current Ordinance

Sec. 40-44. - Parking semi-trailers and trucks.

No person shall park a semi-trailer or truck tractor, as defined in Wis. Stats. §§ 340.01(57) and 340.01(73), on any street or alley not designated as a heavy truck route, as defined in Wis. Stats. § 349.17(1), or upon any residential property within the village except during the process of loading or unloading such vehicle or except in such cases when the police department has given permission due to extenuating circumstances.

Sec. 44-7. - Vision clearance triangle.

In each quadrant of every street intersection, there shall be designated a vision clearance triangle, bounded by the inner street lines and a line connecting them 35 feet from their intersection. Within this triangle, no object shall be allowed above a height of 2½ feet above the streets if it obstructs the view across the triangle. This section shall not apply to tree trunks, posts, or wire fences.

Sec. 44-224. - Travel trailers, recreational vehicles, and buses for habitation.

Travel trailers, recreational vehicles, buses or bus bodies, cargo containers, railroad cars, truck vans, converted manufactured homes and similar manufactured recreational shelters shall not be used for habitation in any district unless such use is permitted as a permitted or conditional use. The storage of travel trailers, recreational vehicles or buses is not permitted unless there is a principal structure and use on the property. Other than the driveway area, such vehicles shall not be stored within the front yard or road right-of-way.

Sec. 44-192. Landscaping and buffer requirements.

- (e) *Landscape standards.* Landscaping required under this section shall be of the following four types:
- (1) *Lot line landscaping.* A minimum 15-foot front strip extending along the lot line adjacent to all road rights-of-way in R-3, C-1 and C-2 districts and a minimum ten-foot front strip extending along the lot line adjacent to all road rights-of-way in the I-1 and I-2 district, plus a minimum ten-foot strip along all other lot lines shall be landscaped as follows:
 - a. *R-3, C-1 and C-2 districts.* Lot line landscape strips required in R-3, C-1 and C-2 districts shall be planted with a minimum of one shade tree and six shrubs per 40 linear feet of frontage, excluding driveway openings.
 - b. *I-1, and I-2 districts.* Lot line landscape strips required in I-1 and I-2 districts shall be planted with a minimum of one shade tree and three shrubs per 40 linear feet of frontage, excluding driveway openings.
 - c. *Berms.* Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict the view and/or to absorb noise, the planning and zoning commission can require this option for a landscape plan in any of the zoning districts.

Recommendation

- (e) *Landscape standards.* Landscaping required under this section shall be of the following four types:
- (1) *Lot line landscaping.* A minimum 15-foot front strip extending along the lot line adjacent to all road rights-of-way in R-3 and C-2 districts and a minimum ten-foot front strip extending along the lot line adjacent to all road rights-of-way in the I-1 and I-2 district, plus a minimum ten-foot strip along all other lot lines shall be landscaped as follows:
 - a. *R-3 and C-2 districts.* Lot line landscape strips required in R-3, C-1 and C-2 districts shall be planted with a minimum of one shade tree and six shrubs per 40 linear feet of frontage, excluding driveway openings.
 - b. *I-1, and I-2 districts.* Lot line landscape strips required in I-1 and I-2 districts shall be planted with a minimum of one shade tree and three shrubs per 40 linear feet of frontage, excluding driveway openings.
 - c. *Berms.* Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict the view and/or to absorb noise, the planning and zoning commission can require this option for a landscape plan in any of the zoning districts.

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- (2) *Bufferyard landscaping.* Any commercial or industrial use that is adjacent to a residential use or zoning district shall provide a landscaped bufferyard along the full length of the affected side and/or rear yard to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required bufferyards shall be landscaped as described in this subsection. Combinations of trees, shrubs, berms and fences shall create screening which is at least 50 percent impervious to sight at planting.
- a. Bufferyards required for multifamily, institutional and commercial uses shall be a minimum ten feet wide and shall be planted with ten evergreen trees, three shade trees, five ornamental trees, and 25 shrubs per 100 linear feet.
 - b. Bufferyards required for industrial developments shall be a minimum 40 feet wide and shall be planted with 15 evergreen trees, three shade trees, and five ornamental trees per 100 linear feet.
 - c. As an alternative to these bufferyard landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line, with the remainder of the required bufferyard planted with a minimum of two shade trees and five evergreen trees per 100 linear feet.
 - d. The required bufferyard shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.

Recommendation

- (2) *Bufferyard landscaping.* Any commercial or industrial use that is adjacent to a residential use or zoning district shall provide a landscaped bufferyard along the full length of the affected side and/or rear yard to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required bufferyards shall be landscaped as described in this subsection. Combinations of trees, shrubs, berms and fences shall create screening which is at least 50 percent impervious to sight at planting.
- a. As an alternative to these bufferyard landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line.
 - b. The required bufferyard shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.