

VILLAGE OF HORTONVILLE
AGENDA OF THE VILLAGE BOARD
SEPTEMBER 17, 2026
6:00 P.M. Regular Board Meeting
Municipal Services Center Board/Court Room
531 N. Nash St., Hortonville, WI



1. Pledge of Allegiance
2. Call to Order by Presiding Officer
3. Roll Call
4. Agenda Changes [to change the position of an item already on the agenda]
5. Consent Agenda
 - A. September 3, 2026, Committee of the Whole meeting minutes
 - B. September 3, 2026, Regular Board meeting minutes
 - C. Licenses and Permits
 - D. Presentation of accounts and other claims against the Village
6. Preregistered Citizens to be heard. – LIMIT 5 MINUTES
 - A. State name and address
 - B. Comments to be limited to 5 minutes
 - C. Pursuant to WI Statutes 19.83(2) and 19.84(2), The Board's role is to listen to public comments, and not to ask questions, discuss, or take action regarding pre-registered citizens comments.
7. Committee Reports
8. Unfinished Business from Previous Meetings
9. New Business
 - A. Presentation of Industrial Park Avenue Flood Study - MSA
 - B. Discussion and possible action on R-15-26 Amending Façade Loan Program
 - C. Discussion and possible action on Police Radios CIP Purchase
 - D. Discussion and possible action on purchase of underground locator
 - E. Discussion and possible action on Sommers Construction Pay App #1 (Grandview Rd)
 - F. Discussion to repeal and replace, or create the ordinance(s) of: Article 3 - planned unit development overlay district,
 - G. Discussion to repeal and replace, or create the ordinance(s) of: Article 4 - conditional uses,
 - H. Discussion to repeal and replace, or create the ordinance(s) of: Article 5 - non-conforming uses, structures, and lots,
 - I. Discussion to repeal and replace, or create the ordinance(s) of: Article 8 - satellite earth stations; television or radio antenna towers; wind energy systems,
 - J. Discussion to repeal and replace, or create the ordinance(s) of: Article 9 - outside storage of firewood, fences and hedges, private recreational facilities,
 - K. Discussion to repeal and replace, or create the ordinance(s) of: Article 11 – zoning board of appeals
10. Report of Village Officials
 - A. Clerk-Treasurer
 - B. Director of Public Works
 - C. Police Chief
 - D. Library Director

- E. Attorney
- F. Administrator
- G. Building Permit Report
- H. Any other miscellaneous topics for future discussion
[Topics or questions for future agendas only – no discussion or answers, motion to schedule an item]

11. Communications and Miscellaneous Business

- A. Black Otter Lake District news
- B. Hortonville-Hortonia Fire District news
- C. Gold Cross Ambulance run reports and news
- D. Hortonville Civic Association
- E. Senior Activities

12. Comments and suggestions from citizens present

13. Motion to go into Closed Session under State Statute State 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. "Specifically, the potential purchase of property, Bethlehem update, and potential sale of property, Sentry and Village Park Land"

Potential sale of Parcels 240045500, 240046707, 240040800

14. 5-minute recess to clear meeting room

15. Board to go into Closed Session under State Statute 19.85 (1)(e)

16. Board to return to Open Session (roll call vote)

17. Any action on matters discussed in Closed Session

18. Adjournment

NEXT REGULAR VILLAGE BOARD MEETING: OCTOBER 1, 2026

Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Village Administration Office at 779-6011 with as much advance notice as possible.

**VILLAGE OF HORTONVILLE
COMMITTEE OF THE WHOLE
SEPTEMBER 3, 2026 MEETING MINUTES**

President Jeanne Bellile called the meeting to order at 5:00 p.m. in the Community Center at 531 N. Nash St., Hortonville, Wisconsin.

Trustees present: Therese Abitz, Dalton Davis, Carrie Lathrop, Jim Moeller arrived at 5:50, Jane Olk arrived at 5:05, Julie Arendt Vanden Heuvel

Trustees excused:

Officials/Staff present: Administrator Nathan Treadwell, Deputy Clerk-Treasurer Lauren Prochnow, Library Director Alexandria Krause

Discussion on Downtown Amenities and Maintenance Plan

Administrator Treadwell – the things we need to know – is there anything in particular you would want with the hanging baskets and planters? The timeline in purchasing that – we weren't purchasing baskets or planters until winter. Ideally, we have time to look at what we would want. Planters would be removed for winter.

Trustee Arendt Vanden Heuvel – the planters in New London are amazing with their plants. Maybe we inquire because they have a vessel of water that remains in there.

Administrator Treadwell – we can do that too. An ATV/UTV with something on the back to water them would be more beneficial. Parking on the road could get tricky because we're relying on the parking space to be open.

Trustee Arendt Vanden Heuvel asked, "Is there going to be a spicket out downtown to get hosed down by memorial square? Looking to save on water capacity"?

Discussion ensued.

Trustee Arendt Vanden Heuvel – I want to make sure we're set in case we need to budget for these items. So if we're buying the planters/hanging baskets, I want to make sure we're meeting the expectations. The utv would be multi-purpose. I want to have stuff we can maintain but also don't want artificial plants either.

Concerns regarding Alonzo splashpad were addressed.

Discussion on Holiday Decorations and Banners

Administrator Treadwell addressed the Board: We do have money in our CIP for holiday lights. I think it's hard for you all to imagine what it would look like. I asked if there was anything that was polar bear related. Looking for something that would attach to poles. We are probably towards the end of ordering lights for the year.

Question posed: What are we doing in memorial square? Probably a tree and lights we can wrap around the pole.

Before we sell the flagpole, can we use that for the downtown. Seasonally, banners would be nice to have. Once the lights are up, we would be able to present more options so you could visually see it.

Adjourn

Motion [Davis, Olk] to adjourn. Unanimous voice vote, motion carried. The Committee adjourned at 5:51 p.m.

Minutes submitted by Lauren Prochnow, WCMC
Deputy Clerk-Treasurer

**VILLAGE OF HORTONVILLE
VILLAGE BOARD
SEPTEMBER 3, 2026, MEETING MINUTES
DRAFT – NOT APPROVED**

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

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

Officials/Staff present: Administrator Nathan Treadwell, Deputy Clerk-Treasurer Lauren Prochnow, Chief of Police Brian Bahr, Library Director Alexandria Krause and Attorney Ashley Lehocky

Officials Excused: Director of Public Works Aaron Steber, Clerk-Treasurer Jane Booth

Consent Agenda

Motion [Arendt Vanden Heuvel, Olk] to approve as outlined with changes. Roll call vote, 7 ayes, 0 nays, motion carried.

- A. August 20, 2026, Regular Board meeting minutes – Trustee Arendt Vanden Heuvel requested one update to add to meeting minutes. Under Keary Mattson in the citizens to be heard, it's a summary and I would like specific information in here with the comments regarding the current businesses downtown.
- B. Presentation of accounts and other claims against the Village

Agenda Changes

None.

Preregistered Citizens to be heard

Tom Hipp – 720 Giese St – My back yard backs up to the new subdivision. I talked to Nathan and Tom McHugh. Parker was up here with bulldozers, I saw him Tuesday morning and was starting to dig the first hole, and McHugh said the subcontractors are all really good. Cement truck is up and down Giese St. These guys don't know where they're going. I'd really like for Hortonville to have documentation when something comes up to call someone and complain/express concerns. During working hours, we can handle the noise and dust but when his stuff comes through, they need to know who to call. Our street can't take this traffic. Block off Gale so they can't use that road. They can use the gravel road so they can't come down that road. Oh, I support Shauna and Alex.

Shauna Keel – 235 S. Mill St.

I want to piggyback on Tom's comment – the dump trucks are coming down and are heavy, which is not good for the road. The bridge is not rated for that traffic as a NON truck route and because it is currently a detour walking path for pedestrians which means there is a lot more foot traffic on that route currently and large construction vehicles carrying heavy loads can be a safety issue on these roads especially during the school day/release times when foot traffic is at its peak.

Shauna continued....

"I want to use this opportunity to share with the residents of Hortonville and this board a few things that I have learned over the last few weeks that I didn't previously know or expect from the place I have called home for 45 years.

I have learned that there is now an abundance of people asking me if I have operated a strip club out of my property due to the defamatory and insulting comments and references that were made on the June 18, 2026, board meeting at 1 hour and 20 min mark. Given that those comments are now public record, I feel that a public apology is fully justified as it has forced me to address distressing questions from members of the community in front of my 10-year-old children.

I have also learned that despite the perceived historical goal of the board to support and encourage residents' input, it appears that public participation is now met with intimidation and potential stalking. At least three residents who recently spoke—as permitted under WI Statutes 19.83 (2) and 19.84 (2)—have faced what I would consider harassment. Furthermore, numerous notifications from residents and business owners supporting a single campaign have been entirely ignored.

Based on the open records documents, there seems to be inconsistent enforcement of our zoning codes and ordinances.

First there are enforcement “gray areas”. If a zoning code or ordinance is being reviewed for potential changes, it is not going to be enforced allowing violations to potentially be grandfathered in once finalized.

Second, there is selective application. Ordinances seemingly apply only to new buildings or businesses, leaving existing non-compliance, regardless of when the non-compliance occurred, unaddressed or deemed subjective.

Third, there is the Lack of Proof Requirements. Property owners are apparently not required to provide proof of compliant zoning or conditional use. If neither the owner nor the village has documentation, the default benefits the property owner, meaning silence equals compliance. I have also learned that going forward, I will need to notify both the village and the police department when I choose to enjoy my property for personal pleasure. We now expect police visits within minutes of turning on our garage lights due to false, anonymous complaints regarding family gatherings, movie nights or simply spending time on our property. I am not blaming the police as they are simply responding to a call. I am not sure if this is a new requirement for all residents, but it certainly seems to be the situation for me. This police presence and constant feeling of being watched is severely impacting my 10-year-old children's sense of security. Please be assured that our property is monitored by security cameras and we are safe. My family visits often.

Regarding our business relocation efforts, the Village held off the decision on the only feasible and available property for conditional use, primarily due to traffic concerns, yet subsequently attempted to purchase that same lot from the owner to build a parking lot, a project intended solely to create traffic. This action is deceitful and unethical. Furthermore, that lot has been left unmaintained for months, resembling an unsafe site with graffiti and trash. If I were someone from out of town, I would suspect that is a homeless camp even before the construction started, not an available lot for business use.

Finally, while the downtown is being redesigned for pedestrians and cyclists, basic infrastructure maintenance is being neglected on major detour walkways like Mill Street and Bath Street. Overgrowth and low-hanging trees violate the 14-foot clearance ordinance, forcing adults and children to walk in the street. Some of these weeds are taller than my 10-yr old and growth of that nature is from well before construction started. Failing to maintain these high-traffic areas is

negligent and violates code by the village. It is clear, given that the Village is seeking space for parking, we can expect parking to continue down side-streets and pedestrians to walk to the downtown. This is not a construction issue; this is a maintenance one.

Out of curiosity, given what I have learned, I am curious as to why the village is focused on buying all of the available or coming available properties that could be used for businesses. The village has shown interest in buying the county garage (5 parcels), the empty lot previously discussed in the downtown district and now another 5-parcel property owned by a single owner. We have an abundance of residential coming available yet providing nowhere for these people to establish business for both high schoolers and residents to work.

Our family and business have donated thousands of dollars and countless hours to community organizations, including the Hortonville Hortonville Fire Department, the Hortonville Police Department, Adopt a Family, and local emergency snow services. We wish to continue supporting this community, but we must do better and work together to find a solution that adheres to what is shared in marketing for the village and our comprehensive plan. Hortonville claims to support new and local business. It claims to work with residents and business owners for success and growth. It's time for those claims to be realized and fulfilled- not just empty words. It would be great to be able to serve the community again. Great things are only achieved by working together and listening to our residents- not the opinions of a few but the desires of the village they represent. I truly hope that we can do better at learning and working TOGETHER for the goals of those dozens of residents AND existing BUSINESS OWNERS who have spoken both publicly and via email.

I appreciate your time and really hope that everyone learned as much from what I have said as I have learned from it in the last few weeks.

Thank you."

Committee Reports

None.

Unfinished Business from previous meetings

None.

New Business

Discussion and possible action on Economic development Request to increase the Façade Loan Program maximum amount from \$15,000 to \$20,000

The Economic Development Committee met a few weeks ago and the suggestion from the committee and staff was to increase the amount. This helps with the current applicants and the updates they are doing in the downtown with the grant and façade loan. We still have funds available; costs have increased since we last updated it. Estimation is given to the village and we check the work and reimburse them at that point.

Motion [Moeller, Davis] to increase the maximum amount of the Façade Loan Program from \$15,000 to \$20,000

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

Discussion and possible action on Special Assessment for Main Street Laterals for 327 W Main Street.

This was one that wasn't in the special assessment for laterals last meeting. The contractor couldn't get in touch with the homeowner until they moved in. It's the same details as the others; there's no difference between them.

Motion [Arendt Vanden Heuvel, Olk] to approve the special assessment for the Main Street Laterals for 327 W Main Street.

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

Discussion and possible action on Resolution R-14-26 for the Temporary Suspension of Ordinance 28.4 – Public Consumption of Alcohol Beverages

Correction to the agenda as R-13-26 was already in use. Advancing to the next number of R-14-26.

This is for the October 30 festival on Main Street and was a suggestion from the State on how to allow temporary alcoholic usage in the street. It would be allowed by the State.

Motion [Arendt Vanden Heuvel, Olk] to approve Resolution R-14-26

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

Discussion and possible action on the removal of the Temporary No Parking Zone on Olk Street from Main Street to Nash Street

Chief Bahr addressed the board: We talked about this a couple of weeks ago at board. They made a pretty big adjustment yesterday. I need to sit on this and wait – we're detouring a bunch of traffic and. St. Peter & Paul has asked if they can open up a couple spots on Olk Street for parking. I think we need to watch these things and change them on the fly.

No action needed.

Discussion and possible action on Speed Limit Change on Grandview Road in the area of Parkview Drive

Bahr – a resident asked me to take a look at the speed limit. It's the yellow triangles where the switch is, some residential. Additional stops and there are some issues where 35 feels a lot faster there. The proposal would be to switch 35 to 25 to those red triangles. We would make sure to flag it for awhile to make it noticeable. There's a lot more going on in that area than before.

Motion [Arendt Vanden Heuvel, Davis] to change the speed limit as noted from 35 to 25 on Grandview Road in the area of Parkview Drive.

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

Discussion and possible action on Hortonville Urban Forestry Plan Final

This is part of the grant we got from the state to help pay for the plan. Approving this approves what the plan says, it doesn't mean that we are promising to implement the plan. The plan is a good first step in how we want to manage the trees in the Village.

Motion [Arendt Vanden Heuvel, Olk] to accept the Hortonville Urban Forestry Plan and Tree Inventory Analysis dated June 2026.

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

Discussion and possible action on Main Street Change Order

Treadwell – there's a summary in here about the shutoff valves in here with the issue we're having. The problem is we have a number of them that don't work anymore and we have to go further out in the streets, which means more people without water when we need to shut down a certain section. If we don't have a good way to shut the water off, the more water we have to bring in somehow from neighboring streets.

Ron Wolf from McMahon spoke more on this; discussion ensued.

It costs \$48,944 to fix the 3 shutoffs. The amount will come out of the water fund, there is money in there.

Motion [Moeller, Davis] to approve the change order for Main Street to include the replacing of the shut off valves in the amount of \$48,944.00

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

Discussion and possible action on Special Needs Child Warning Sign Policy

Treadwell – we've had a few complaints on speed in certain areas, and someone had mentioned they had a disabled child. We've created a form that would have a checklist to monitor if people did move within or out of the Village at final billing. The idea is to create a policy and if someone wanted to have one up, there was a set of criteria on what they would have to do.

Motion [Arendt Vanden Heuvel, Olk] to accept the special needs child warning sign policy and application with the changes noted by Nathan.

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

Report of Village Officials

Clerk-Treasurer: The report is in the packet.

Director of Public Works: The report is in the packet.

Chief of Police: I want to show appreciation of staff noted by a property manager on West Main Street. We've had thefts and one property. There's stuff on social media; we've resolved almost all of these. E-bikes – Nathan and I attended this just hearing other struggles, and what trends are. Our focus points need to be on safety as everyone is dealing with this right now. When we talk about helmets and general safety, and potentially what we're learning, there's a lot. Safety needs to be our #1 issue. There are statutes and laws not everyone is aware of.

High school parade – our intention is to speak with the school district. We want to make this as much of a school and community event as possible. Discussion ensued.

President Bellile – Regarding construction – could the police do some directing down around Main Street? Chief Bahr: What's interesting about that is it's changing so quickly, but we want traffic to stop for pedestrian crossing. We will continue to monitor traffic.

Library Director: We are actively hiring for our PT position, please keep sharing our Facebook post; the more eyes on it, the better.

Attorney: Tyler Pluff gave notice. He is going to work in the planning office in Door County. Hopefully we'll find someone to replace him. If you have anything outstanding with Tyler, let us know.

Administrator: The report is in the packet. Trying to stay above water right now, dealing with the Main Street Project daily, keeping business owners up to date. Temporary routes, detours. We got our first submittal from the state for the rate case so we're working on that. It's been a very busy few weeks here. President Bellile – when do you want us to start on your review? Administrator Treadwell – the first meeting in November, if you want to hand them out in October.

Any other miscellaneous topics for future discussion

None.

Communications and Miscellaneous Business

Black Otter Lake District news: BOLD had their annual meeting last Thursday. Motion was passed to look into the new harvester. Jared Dorn was re-elected and BOLD needs one more member.

Building permit report: None

Hortonville-Hortonia Fire District news: None.

Gold Cross Ambulance run reports and news: None

Hortonville Civic Association: None.

Senior Activities Committee: None.

Comments and suggestions from citizens present

Tom Hipp – look at Tom McHugh's banner, he tells his sub-contractors to use the construction road. We don't want those big trucks to come down those streets.

Motion to go into Closed Session

Motion [Olk, Arendt Vanden Heuvel] to go into Closed Session under State Statute State 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." Specifically potential purchase of property
Roll call vote, 7 ayes, 0 nays, motion carried.

Board to return to Open Session

Motion [Arendt Vanden Heuvel, Davis] to return to open session at 7:45 p.m. Unanimous voice vote, motion carried.

Any action on matters discussed in Closed Session

None.

Adjournment

Motion [Davis, Olk] to adjourn. Unanimous voice vote, motion carried.
The Board adjourned at 7:45 p.m.

Minutes submitted by,

Lauren Prochnow, WCMC
Deputy Clerk/Treasurer

September 17, 2026 INVOICE LISTING

VILLAGE INVOICES

September 04, 2026- September 17, 2026

26-142	Automotive Computer Mounts LLC	#22 New Headlight Installation- PD	\$	260.00
26-149	Automotive Computer Mounts LLC	Install Cradle Point Modems/Antennas- 4 Squad Cars- PD	\$	455.00
08/26	Bartlett, Maggie	Alonzo Park Return Deposit- 08/30/26	\$	50.00
EQUIPINV_063721	Baycom Inc	Antennas for Cradlepoint- PD	\$	1,036.00
09/26	Behnke, Mark	Overpayment Final Water Bill	\$	203.70
08-31-26	Brick's Hardware	Supplies- MSC/Street/ALonzo Park/Water/Sewer/Elections	\$	1,000.00
242745601090126	Charter Communications	Internet/Email- September 2026- PW/W/S	\$	209.48
171759001090126	Charter Communications	Internet/Email- September 2026- Admin/PD/Library/W/S	\$	163.37
171758901090126	Charter Communications	Internet/Email- September 2026- Admin/PW/Court	\$	159.99
171758301090126	Charter Communications	Phone/Internet- September 2025- PD	\$	139.99
09/26	Clark, April	Alonzo Park Return Deposit- 09/12/26	\$	50.00
Clothing2026-1	Cleereman, Joseph	Boot Allowance- 2026	\$	197.22
ACH	EFTPS	Federal, FICA taxes for 09/10/2026 Payroll	\$	16,040.84
INV107326	Ehlers	2026 Creation of TID 7	\$	2,500.00
5588744	Employee Benefits Corporation	Health Reimbursement- September 2026	\$	438.74
5596984	Employee Benefits Corporation	Health Reimbursement- September 2026	\$	195.20
INV-68782	Fox Cities Embroidery	Employee Clothing Allowance- C. Glocke/M. Hass	\$	239.08
1673	Foxgate Technology Group	Microsoft Password Reset- PD	\$	82.50
0363943	Government Forms & Supplies	Voting Stickers	\$	33.73
2055068	Harter's Fox Valley Disposal	Village Wide Refuse Pickup- August 2026	\$	14,839.22
Summer 2026-2	HASD	Summer Rec Field Trips- June 2026	\$	689.86
P007004875-Oct26	Illinois Mutual	Employee Disability Insurance- October 2026	\$	167.50
8000594-0826	Kwik Trip	Fuel- DPW-August 2026	\$	68.67
09/26	Marek, Carly	Alonzo Park Return Deposit- 08/29/26	\$	50.00
48629	Menards	Supplies- Streets- Sockets	\$	5.98
030780	MSA Professional Services Inc	WDEC Vibrant Spaces Grant Application	\$	500.00
1410/17194/19207	Multi Media Channels	Public Hearing P&Z- August 13th	\$	84.77
6611-170140	O'Reilly Auto Parts	Street Supplies- Fuses	\$	43.20
August 2026	Outagamie County Treasurer	Court Fines- August 2026	\$	540.00
09/26	Patzke, Bryana	Reimbursement- Postage for OWI Kit	\$	8.05
45820156August2026	Reserve Account	Machine Postage- August 2026- Pitney Bowes	\$	137.50
315144	Thedacare Laboratories	Blood Draw- S. Heise	\$	42.50
3205	Town Counsel Law & Litigation LLC	Legal Services- June 2026	\$	1,059.02
3241	Town Counsel Law & Litigation LLC	Legal Services- July 2026	\$	1,611.00
3245	Town Counsel Law & Litigation LLC	Court Services- July 2026	\$	43.50
5715	Unitel LLC	Phone Line Repair- MSC	\$	37.50
VC3-261309	VC3 Inc	IT- September 2026 Invoice	\$	3,424.90
6151786010	Verizon	Monthly Phone Charges- August 2026	\$	3,792.58
6067086432	WE Energies	Water/Sewer Electric/Gas-August 2026	\$	6,447.92
ACH	Wisconsin Deferred Comp	EE contributions 09/10/2026 Payroll	\$	1,061.00
August 26	Wisconsin Department of Administration	Court Fines-August 2026	\$	1,920.20
090226	Wisconsin DNR	Wastewater Operator Certification Exam- L. Green/G. Ploch	\$	50.00
ACH	Wisconsin Retirement System	WRS Contributions- August 2026	\$	20,680.60
ACH	Wisconsin, State of	State W/H for 09/10/2026 Payroll	\$	2,839.05
ACH	Wolf River Community Bank	Principle and Interest- WRCB Loan #1613790-10001	\$	1,025.45
CM16059	YMCA of the Fox Cities	Member Dues- September 2026	\$	40.00

Invoice Total \$ 84,664.81

09/10/26 Direct Deposit P/R \$ 51,013.55

Grand Total \$ 135,678.36

WATER & SEWER UTILITY INVOICES**September 04, 2026- September 17, 2026**

27063083026	Charter	Inter/Email- September 2026- Sewer	\$	115.65
9012192732	Clean Water Testing	Coliform Bacteria Test	\$	57.00
9012216069	Clean Water Testing	Coliform Bacteria Test	\$	57.00
9851	Environmental Consulting & Testing	WET Testing	\$	1,100.00
Mileage2026-1	Hass, Mark	WRWA Conference- Plover	\$	60.80
August 2026	Hortonville, Village of	Payables- August 2026	\$	63,752.28
CI-15590	Hydrocorp	Cross Connection Program Inspections- September 2026	\$	887.36
6611-172493	O'Reilly Auto Parts	Water Truck Supplies- Oil Filter	\$	12.01
2026-0205	SafetyU Logistics	WET Samples Shipping	\$	1,200.00
W&S 0826	WE Energies	Water/Sewer Electric & Gas- August 2026	\$	9,935.14
			Grand Total	<u>\$ 77,177.24</u>

To: Village of Hortonville
From: Makenzie Gingras, P.E. and Eric Thompson, P.E.
Subject: Industrial Park Avenue Drainage Study
Date: August 19, 2026

Introduction

This memorandum summarizes the findings of a modeling study of flood conditions along Industrial Park Ave., south of Nye St.

Study Area

Figure 1 presents an overview of the entire 110-acre area included in this study. Culvert and storm sewer elements included in the modeling are labeled.

Methods

Modeling for this study was completed using the PCSWMM 2D computer model (version 7.7.3920). PCSWMM is a fully dynamic integrated hydrologic and hydraulic model capable of generating runoff hydrographs for specified rainfall conditions and routing the hydrographs through a complex drainage system consisting of closed conduits (pipes/culvert) and topographical surface features. The 2D capability of the model allows simulation of overland flow conditions and the creation of detailed flood maps.

Hydrologic Calculations

Hydrologic calculations were completed using the TR-55, 'Urban Hydrology for Small Watersheds' (USDA, 1986) method. In addition to a rainfall intensity data record to be used to simulate rainfall conditions, the TR-55 method requires three primary input parameters to determine peak discharge rates and runoff volumes. These parameters describe the runoff characteristics of a watershed and include drainage area, runoff curve number, and time of concentration. The model uses these input parameters to translate a rainfall hyetograph (distribution of rainfall depth over time) to a runoff hydrograph that the hydraulic portion of the model then routes through the system to determine peak runoff rates and flood elevations.

Rainfall Events

Flood conditions for this study were evaluated for various statistical 'design-event' conditions, including the 1-, 2-, 10-, 25-, and 100-yr 24-hr rainfall events. Event rainfall depths were assigned using county-level values from NOAA Atlas 14 for Outagamie County. An MSE 4 rainfall intensity distribution (hyetograph), as appropriate for Outagamie County, was assigned for all events. Table 1 lists the design rainfall depths used in the analysis.

Table 1. NOAA Atlas 14 Design Storm Rainfall Depths

Rainfall Duration	1-Year	2-Year	10-Year	25-Year	100-Year
24-hours	2.14-in	2.45-in	3.51-in	4.24-in	5.50-in

Drainage Areas

Drainage areas were manually delineated in GIS software using LiDAR topographic data, 1-foot contours, storm sewer mapping, and aerial photographs obtained from Outagamie County and the Village of Hortonville. The primary watershed boundary was defined as those areas draining towards Industrial Park Ave. Subwatersheds were delineated according to the presence of significant stormwater management features such as culverts, storm sewer inlets, and ponds.

In total, 110 acres of area is included in the study area limits. This area was subdivided into 21 subwatersheds.

Runoff Curve Numbers

For this study, each subwatershed was divided into two (2) separate catchment elements, one representing directly connected impervious areas and one representing the aggregation of disconnected impervious areas and pervious areas. \

Impervious areas within the study area were manually digitized using GIS software and recent aerial photos (see Figure 2). Impervious area connectivity was estimated according to its type (sidewalk, street, roof, etc.) and the surrounding land use category (residential, commercial, institutional, etc.) according to published average values. In total 40.3 acres of total impervious area was mapped within the study area (36.5% of the study area) of which approximately 25.6 acres are estimated to be directly connected.

All impervious areas, regardless of connectivity, were assigned a runoff curve number of 98. Water surfaces within ponds were treated as impervious and assigned a runoff curve number value of 100. Pervious areas were identified as either turf, woods, or cropland. Curve numbers were assigned to each pervious land use class according to their underlying hydrologic soil classification as defined by USDA NRCS soil mapping. Figure

3 presents a map of soils within the study area. Table 2, below, summarizes runoff curve numbers assigned within the study area

Table 2. Study Area Curve Numbers

Land Use	Hydrologic Soil Group			
	HSG A	HSG B	HSG C	HSG D
Impervious	98	98	98	98
Water	100	100	100	100
Turf	39	61	74	80
Woods	NA	NA	NA	77
Cropland	NA	78	85	89

Times of Concentration

Times of concentration were calculated assuming only sheet flow and shallow concentrated flow regimes occurred. Unique times of concentration values were calculated for each subwatershed and for each directly connected impervious and pervious portion of each subwatershed.

Sheet flow was limited to a maximum of 100-feet and was assigned a Manning's roughness coefficient based off the land use along the flow path:

- Impervious surfaces (street surfaces), $n = 0.016$
- Turf grass, $n = 0.150$
- Woods: Light underbrush, $n = 0.400$
- Cultivated: Residue<20% (agricultural areas), $n = 0.060$

Shallow concentrated flow was assumed to be occurring between the end of the sheet flow conditions and the outlet point for the subwatershed (typically at a culvert inlet). Shallow concentrated flow velocity factors were assigned as follows:

- Impervious areas (paved), velocity factor = 20.3 ft/sec.
- Grassed waterways (turf grass), velocity factor = 15.0 ft/sec.
- Woodland, velocity factor = 5.0 ft/sec
- Cultivated Straight Rows (agricultural areas), velocity factor = 9.0 ft/sec
- Short Grass Pasture, velocity factor = 7.0 ft/sec

Due to the small size and corresponding short overland flow path within many of the subwatersheds, calculated time of concentration values were often less than 6 minutes. In such cases, a minimum value of 6 minutes was applied.

Hydraulic Calculations

Information describing existing drainage infrastructure was obtained primarily from engineering design plans and construction record drawings provided by the village. MSA staff also conducted several visual inspections of drainage structures and took measurements of critical dimensions. No topographic survey was conducted, when elevation data was required, it was estimated from LiDAR topographic mapping.

1D Hydraulic Drainage System. Hydraulic modeling of culverts and storm sewer was completed using a 1D layer within the model. The following information was used in the 1D model:

- **Pipes & Other Hydraulic Conveyances**
 - o Length
 - o Diameter (the majority of pipes in the study area are circular)
 - o Upstream and downstream inverts
 - o Material
- **Manholes/Inlets:**
 - o Structure invert
 - o Incoming/outgoing pipe invert
 - o Rim elevation
- **Storm Sewer Inlet Capacity**
 - o N/A. Storm sewer inlet capacity was not considered for this study.
- **Manning Roughness**
 - o Reinforced concrete pipes (RCP) were assigned a value of 0.013.
 - o Corrugated metal pipes (CMP) were assigned a value of 0.025.
 - o Corrugated plastic pipe was assigned a value of 0.020.
- **Minor Losses**
 - o Culvert and Pipe Entrances
 - End Section conforming to fill = 0.5
 - Projecting = 0.9
 - o Culver and Pipe Exits
 - To open channel = 0.5
 - To lake or pond = 1.0
 - o Storm Sewer Junctions:
 - Straight Through = 0.05
 - 45-degree bend = 0.25
 - 90-degree bend = 0.5

There are two wet ponds located at the far eastern/downstream-most end of the study area. Neither engineering plans or construction as-build documents were available and so the pond storage areas could not be defined as 1D elements, which is a more accurate way to evaluate pond function. Instead, pond storage volumes were modeled as part of the 2D surface. Pond outlet structure sizes were obtained through field inspections and were entered into the model as 1D elements. Elevation data describing structure inverts was approximated from LiDAR data.

2D Surface Hydraulic Drainage System. The 2D surface was used by the model to route runoff through the study area any time there was inadequate pipe capacity or where the predominant drainage system was via surface flow. The entire study area was included as a 2D surface within the PCSWMM model. All buildings were set to be inactive, forcing surface flow to pass around buildings.

2D cell size varied throughout the study area. A minimum variable time step of 0.5 seconds was used regardless of cell size. The model grid cell size resolution and style varies depending on the land use and impervious coverage. Street surfaces utilize a rectangular style with a 12ft resolution. The remainder of the model area utilizes a hexagonal style with a 20ft resolution. Within each assigned grid cell, values defining overland flow characteristics are aggregated to a single value applicable to the entire area defined by a single cell.

There were five principal roughness categories assigned to the 2D model layer. The following Manning roughness values were assigned for each:

- **2D Land Use and Roughness Values**
 - o Turf = 0.03
 - o Pavement = 0.016
 - o Gravel = 0.02
 - o Agricultural & Wooded = 0.05
 - o Water = 0.1

1D-2D connections were added to the model to connect the 1D and 2D layers of the model at the junctions representing catch basins, inlets, or culvert entrances and outfalls. Catch basins and inlets used the 'connect bottom orifices' method. Culvert entrances and outfalls were connected with the 'direct connection method' as this replaces the 2D node at that location with the corresponding 1D node and updates the invert of the 2D cell to match the 1D node invert.

A 2D downstream boundary condition was added around the perimeter of the ponds east of Industrial Avenue. The boundary condition allowed a 'free outfall' from the ponds once the pond containment berm was overtopped.

Findings

Figures 4A through 4E depict estimated existing flood conditions within the study area under 1-, 2-, 10-, 25-, and 100-yr 24-hr rainfall conditions. Figure 5 includes the project locations of interest, as well as the existing culvert sizes at and near these locations.

Figure 5 presents analysis locations used in the study to quantify flow conditions near Industrial Park Avenue for purposes of quantifying flow conditions. Selected culverts along Industrial Park Avenue are identified as are several other locations identified by the following letters.

- A.** Flow through the culvert under Nye Street at Industrial Park Avenue
- B.** Overland flow across the intersection of Nye St. and Industrial Park Ave.
- C.** Flows within the ditch flowing east toward Industrial Park Avenue
- D.** Overland flow across Industrial Park Avenue
- E.** Flows within the ditch flowing east away from Industrial Park Avenue.
- F.** Flow through the primary pond outlet

Tables 3 and 4, below, quantify flow conditions for selected events at locations identified on Figure 5.

Table 3. Model Predicted Flood Elevations

Location		10-yr	100-yr	Crest Elevation
Nye St. culvert	U.S.	851.0	851.1	850.9
	D.S.	847.9	848.3	
Driveway E. of Industrial Park Ave. (15")	U.S.	847.3	847.7	847.7
	D.S.	847.1	847.4	
Driveway E. of Industrial Park Ave. (18")	U.S.	847.0	847.2	846.6
	D.S.	846.1	846.2	
Industrial Park Ave. Cross-Culvert	D.S.	845.6	846.0	845.5
Pond East of Industrial Park Ave.		845.4	845.7	845.2

Table 4. Model Predicted Peak Flow Rates

Location of Interest		Peak Flow Rate (cfs)				
		1-yr	2-yr	10-yr	25-yr	100-yr
A	Nye St. Culvert	16	18	21	21	21
B	Across Nye St.	0	0	11	34	78
C	Flow in Channel	25	29	51	61	86
D	Across Ind. Park Ave.	17	27	65	85	129
	Ind. Park Ave. Culvert	25	25	25	25	25
E	Flow in Channel	59	71	112	147	240
F	Primary Pond Outlet	20	22	27	28	31

Important findings from the data shown in Tables 3 and 4 are:

1. The intersection of Nye Street and Industrial Park Avenue is anticipated to be overtopped during 10-yr and larger flood events. This is a lower service level than the 25-yr event, which might be expected for a culvert crossing under a county road.
2. The estimated service level of the 15" and 18" driveway culverts are influenced by the restriction and Nye Street as well as a backwater condition caused by the downstream pond. These culverts are smaller in size than the upstream culvert at Nye Street, so any plans to increase the size of the culvert at Nye Street would likely cause the driveway culverts to overtop with greater frequency.
3. The cross-culvert under Industrial Park Avenue is predicted to be overtopped during 1-yr and larger events, although flows over the road are low until roughly 10-yr conditions. As a local road, a typical service level might be established at a 10-yr level; however, as this culvert is along a major open channel, a minimum 25-yr service level, or even higher, could be appropriate. Unfortunately, there is only approximately 2.5 feet of distance between the invert of the culverts under Industrial Park Drive and the elevation of the centerline of Industrial Park Avenue. Installing larger culvert pipes at this location to achieve a higher level of service will likely require raising the roadway profile.
4. The stormwater detention pond east of Industrial Park Avenue has an unconventional configuration and is likely contributing to upstream flooding along Industrial Park Drive.
 - a. The approximately normal water in the pond is elevation 843.0. This is controlled by the invert of the pond's 36-inch diameter primary outlet pipe.

LiDAR mapping indicates that the containment berm surrounding the pond has an overflow elevation of approximately 845.2, indicating that the pond will overtop before the 36" pipe reaches maximum capacity (at overtopping depth, the pipe will pass less than 80% of design capacity).

- b. The 2-yr peak flood elevation in the pond is approximately 845.2, right at the elevation of the overflow berm. Under these conditions:
 - i. Floodwater will be within 0.3 feet of flooding Industrial Park Avenue at its low spot.
 - ii. Floodwater will back up in the roadside ditches along Industrial Park Avenue to roughly the midpoint between the 15" and 18" driveway culverts. Water may pool here for an extended time.

Potential Improvement Alternatives

Nye Street. Tables 5, below identifies the anticipated size of cross-culvert necessary to achieve increasing levels-of-service at this location. Estimated construction costs are also included. These cost estimates are inclusive of the pipe length, apron endwalls, and pavement replacement. The proposed pipes are assumed to be reinforced concrete pipes (RCP).

Table 5. Alternative Culverts at Nye St. and Industrial Park Ave.

Service Level	Required Size	Pipe Capacity (cfs)	Cost
10-Year	30"	46	\$55,000
25-Year	36"	79	\$60,000
100-Year	42"	116	\$75,000

Driveway Culverts. If the capacity of the culvert under Nye St. is increased, the subsequent driveway culverts on the Hortonville Storage Center property should also be considered for improvement. Costs to replace culverts under each driveway is anticipated to be comparatively less than that for Nye Street (private vs. public). Nevertheless, an additional \$50,000 to \$70,000 could be anticipated to replace both culverts (total for both).

Industrial Park Ave. There is very little cover over the existing dual 24" culverts crossing under Industrial Park Avenue. Additionally, backwater effects from the downstream pond would reduce the capacity of any larger culvert installed at this location, assuming it could be made to fit. Short of fully reconstructing the road allowing a major upsizing of the cross-culverts, or potential modifications to the pond that could have extensive downstream ramifications, it is likely that only minimal improvements in flooding conditions at this location can be achieved. Replacement of the existing dual 24" pipes at this location with dual 36" equivalent horizontal elliptical pipes, the largest that can be

accommodated without changing the roadway profile, might be capable of achieving a 1-yr level of service, but could cost as much as \$70,000.

Stormwater Pond. As has been mentioned previously, the configuration of the existing pond's outlet structure is unconventional and the pond causes backwater conditions on Industrial Park Avenue as well as, at least, the southern driveway culvert east of Industrial Park Avenue (serving the mini storage site). Modification of this pond to lower flood elevations would likely increase discharges onto downstream properties beyond the scope of this study and would need to be evaluated. It is noted that the pond lies right near the Village limits, but that the drainage channel receiving water from the pond flows north and back into the Village under Nye Street approximately 1,800 feet east of Industrial Park Avenue. Regardless of improvements that could be made within the study area, modifications to the pond could potentially cause additional impacts within other parts of the Village.

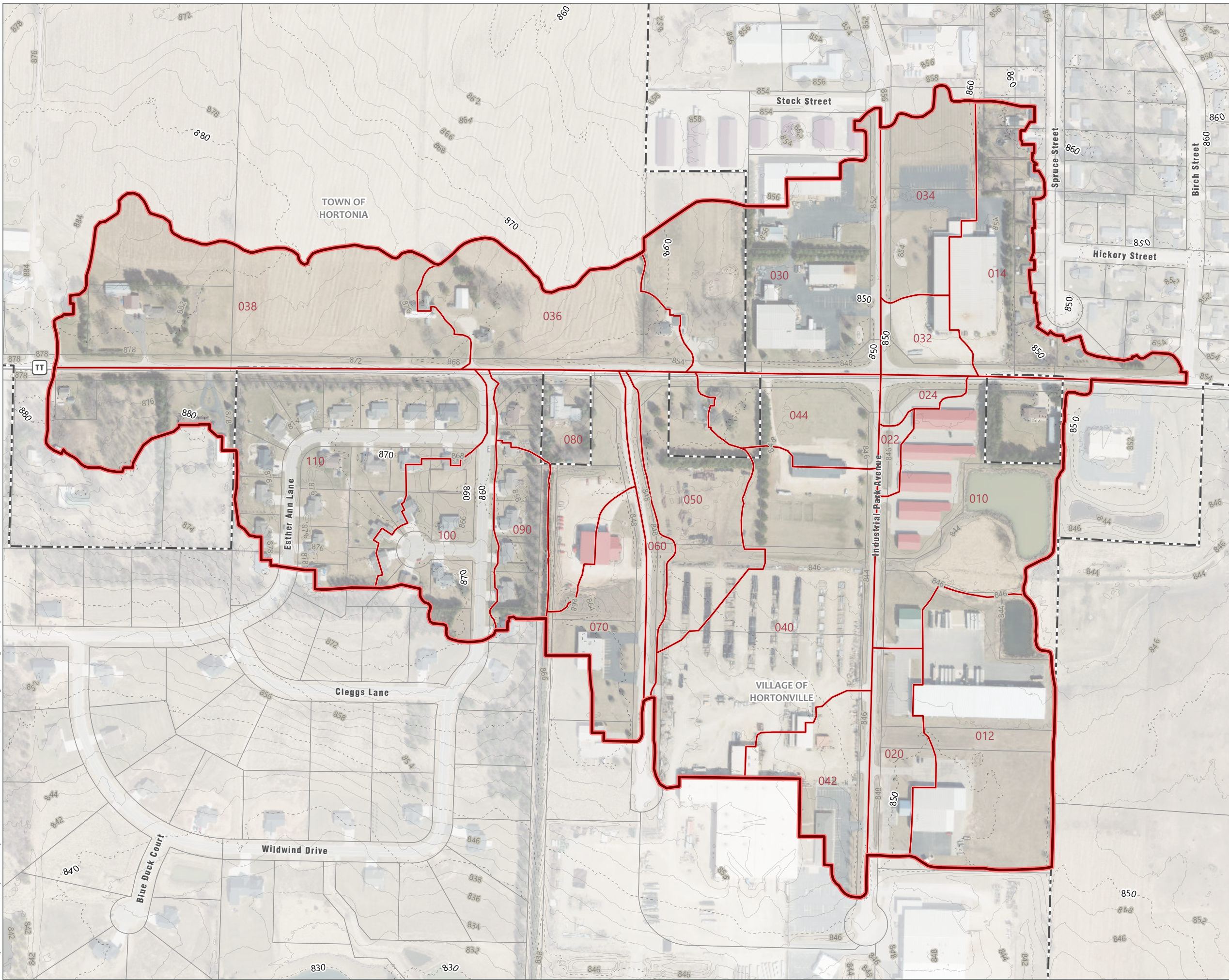


Figure 1: Study Area

Hortonville Drainage Study

**Village of Hortonville,
Outagamie County, Wisconsin**

-  Study Area Boundary
-  Watershed Boundary
-  Municipal Boundaries
-  Parcel Boundary
- Contours (2018 LiDAR)
 -  10-ft
 -  2-ft

Data Sources:
Outagamie County GIS (2026); Outagamie County Aerial (2025)
Product of the Version 11 Statewide Parcel Map Database Project (V11).
Created by: The Wisconsin State Cartographer's Office, Administrated by:
The Wisconsin Land Information Program (WLIP) at the Department of
Administration (DOA), Wisconsin Department of Transportation (WisDOT),
Walworth County Land Information Office, The OpenStreetMap
Foundation and GeoFabrik

Figure 2: Land Cover

Hortonville Drainage Study

Village of Hortonville,
Outagamie County, Wisconsin

- Study Area Boundary
- Watershed Boundary
- Parcel Boundary
- Modeled Impervious Type
 - Driveway
 - Gravel Driveway
 - Gravel Parking
 - Parking
 - Roof
 - Sidewalk
 - Street

- Modeled Land Use (WinSLAMM)
 - Agricultural
 - Commercial, Office Park
 - Commercial, Strip
 - Industrial, Light
 - Open Space
 - Residential, Low Density
 - Residential, Medium Density without alley
 - Water
 - Wooded

Data Sources:
Outagamie County GIS (2026); Outagamie County Aerial (2025)
Wisconsin Department of Transportation (WisDOT), Walworth County
Land Information Office

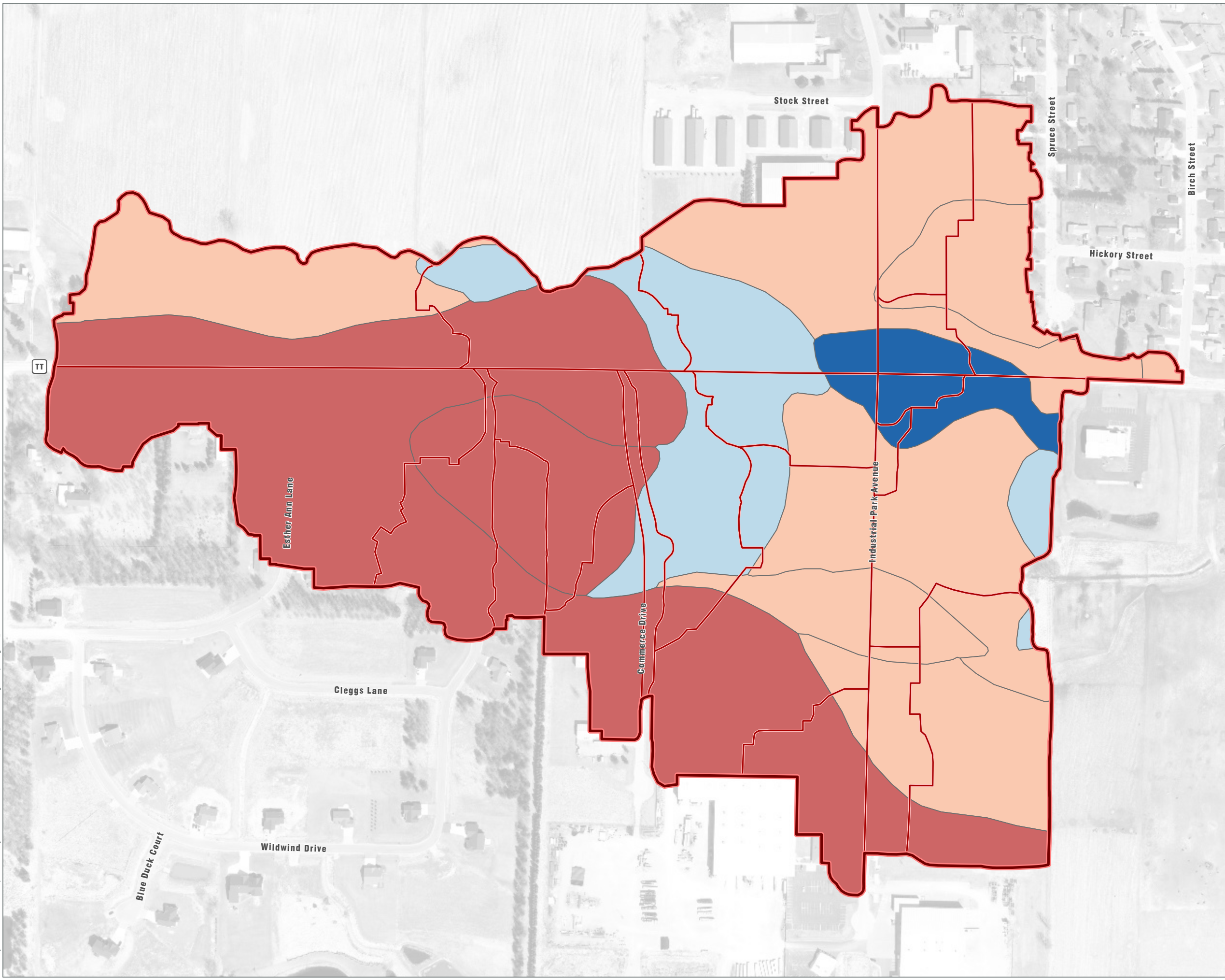


Figure 3: Soils

Hortonville Drainage Study

**Village of Hortonville,
Outagamie County, Wisconsin**

- Study Area Boundary
- Watershed Boundary
- Modeled Soil Group
 - A (Sand)
 - B (Silt)
 - C (Clay)
 - D (Clay)

Data Sources:
Outagamie County GIS (2026); Outagamie County Aerial (2025)
Soils: NRCS Download Oct 2025
Wisconsin Department of Transportation (WisDOT), Walworth County
Land Information Office, The OpenStreetMap Foundation and GeoFabrik

Figure 4A: 1-Year Flood Event

Hortonville Drainage Study

Village of Hortonville,
Outagamie County, Wisconsin

- Study Area Boundary
- Watershed Boundary
- Municipal Boundaries
- Parcel Boundary
- Modeled Node
- Outfall
- Modeled Conduit

Maximum Water Depth (ft)

- 0 - 0.25
- 0.25 - 0.5
- 0.5 - 1
- 1 - 3
- 3 - 6
- >6

Data Sources:
Outagamie County GIS (2026); Outagamie County Aerial (2025)
Soils: NRCS Download Oct 2025
Product of the Version 11 Statewide Parcel Map Database Project (V11).
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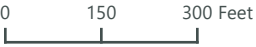


Figure 4B: 2-Year Flood Event

Hortonville Drainage Study

Village of Hortonville,
Outagamie County, Wisconsin

- Study Area Boundary
- Watershed Boundary
- Municipal Boundaries
- Parcel Boundary
- Modeled Node
- Outfall
- Modeled Conduit
- Maximum Water Depth (ft)
 - 0 - 0.25
 - 0.25 - 0.5
 - 0.5 - 1
 - 1 - 3
 - 3 - 6
 - >6

Data Sources:
Outagamie County GIS (2026); Outagamie County Aerial (2025)
Soils: NRCS Download Oct 2025
Product of the Version 11 Statewide Parcel Map Database Project (V11).
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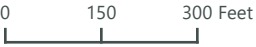


Figure 4C: 10-Year Flood Event

Hortonville Drainage Study

Village of Hortonville,
Outagamie County, Wisconsin

-  Study Area Boundary
-  Watershed Boundary
-  Municipal Boundaries
-  Parcel Boundary
-  Modeled Node
-  Outfall
-  Modeled Conduit

Maximum Water Depth (ft)

-  0 - 0.25
-  0.25 - 0.5
-  0.5 - 1
-  1 - 3
-  3 - 6
-  >6

Data Sources:

Outagamie County GIS (2026); Outagamie County Aerial (2025)

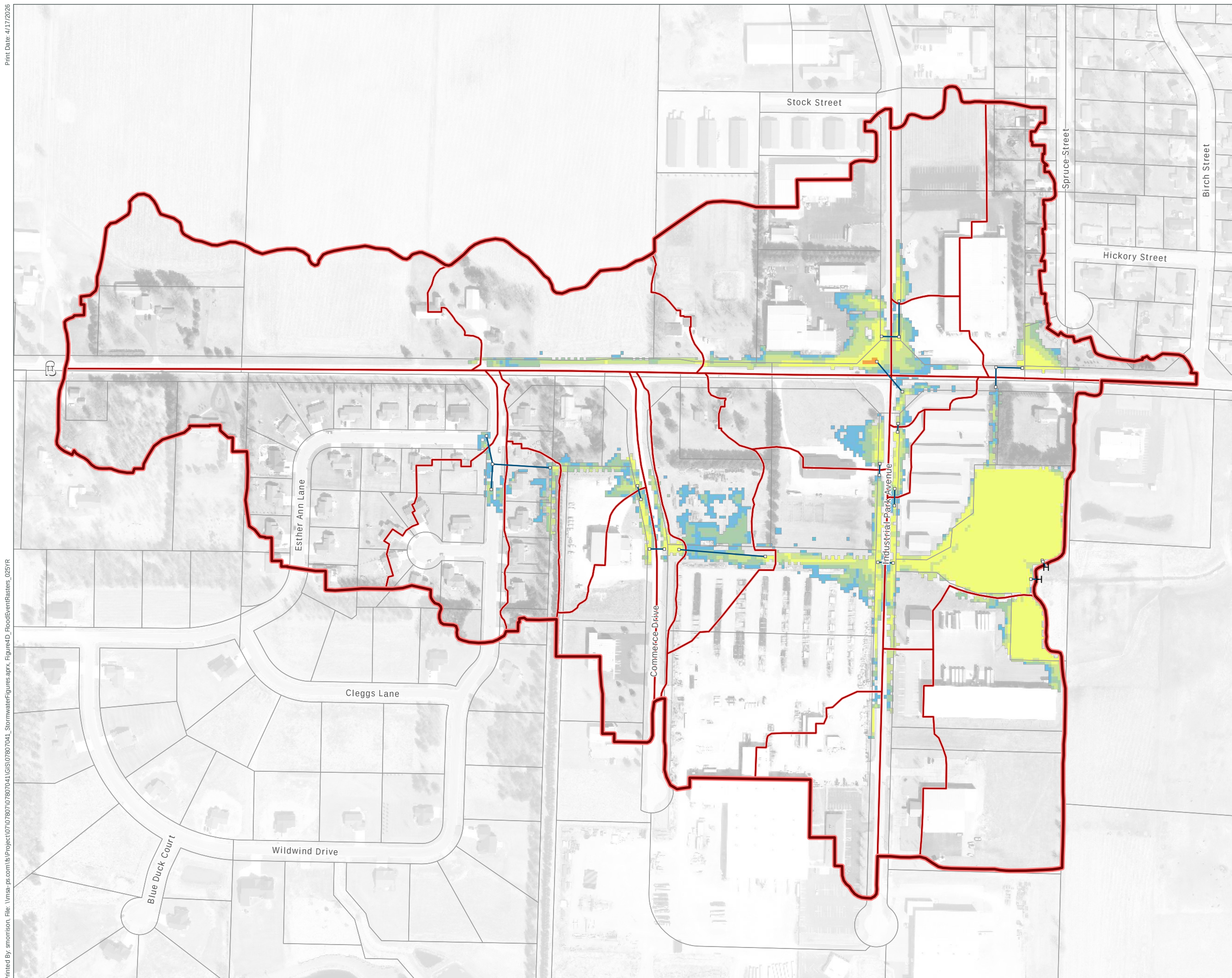
Soils: NRCS Download Oct 2025

Product of the Version 11 Statewide Parcel Map Database Project (V11).
Created by: The Wisconsin State Cartographer's Office, Administrated by:
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Foundation and GeoFabrik



Hortonville Drainage Study

Village of Hortonville,
Outagamie County, Wisconsin



-  Study Area Boundary
-  Watershed Boundary
-  Municipal Boundaries
-  Parcel Boundary
-  Modeled Node
-  Outfall
-  Modeled Conduit

Maximum Water Depth (ft)

- | | |
|---|------------|
|  | 0 - 0.25 |
|  | 0.25 - 0.5 |
|  | 0.5 - 1 |
|  | 1 - 3 |
|  | 3 - 6 |
|  | >6 |

Data Sources:

Outagamie County GIS (2026); Outagamie County Aerial (2025)

Soils: NRCS Download Oct 2025

*Product of the Version 11 Statewide Parcel Map Database Project (V11).
Created by: The Wisconsin State Cartographer's Office, Adminstrated by:
The Wisconsin Land Information Program (WLIP) at the Department of
Administration (DOA), Wisconsin Department of Transportation (WisDOT),
Walworth County Land Information Office, The OpenStreetMap
Foundation and GeoFabrik*

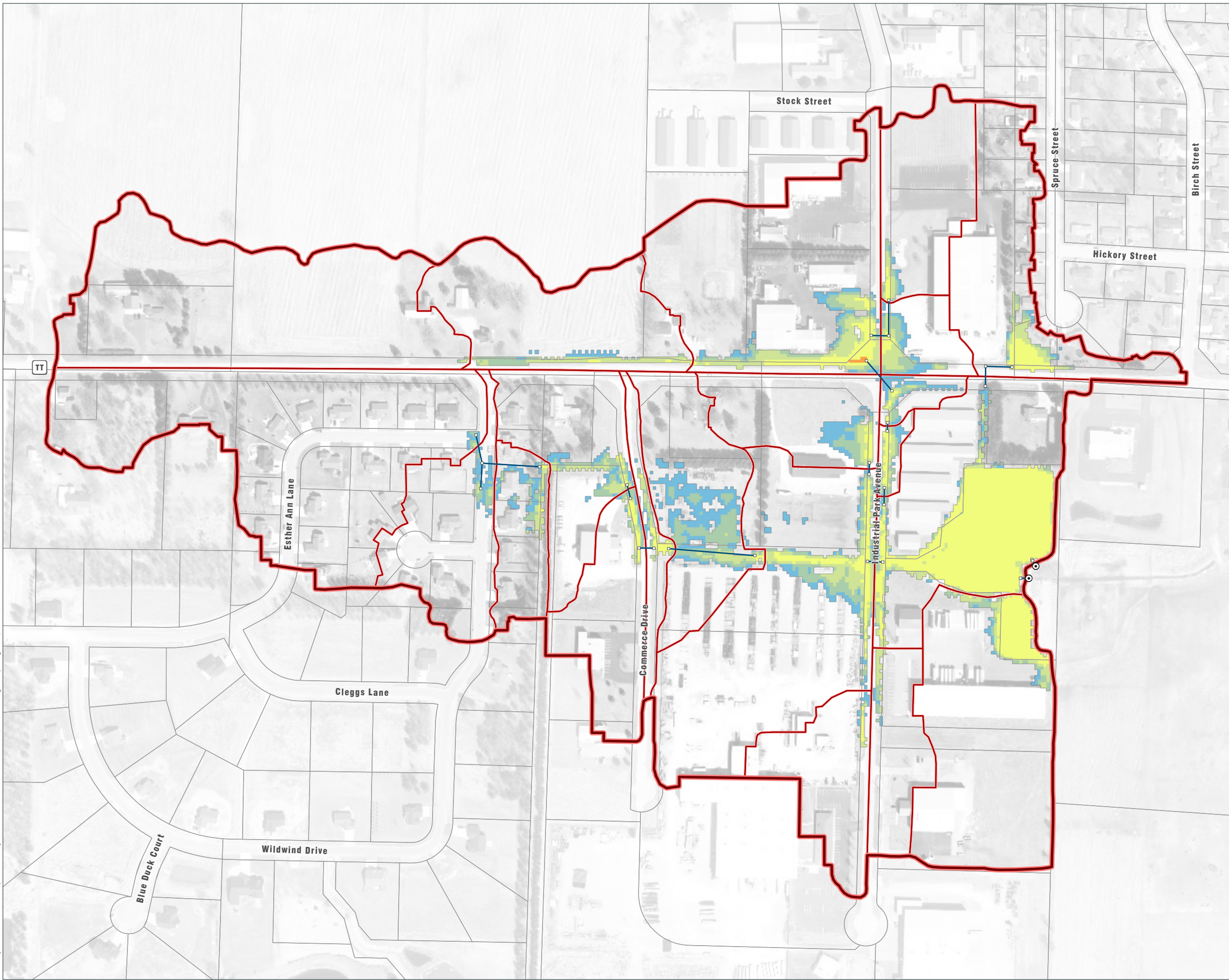


Figure 4E: 100-Year Flood Event

Hortonville Drainage Study

Village of Hortonville,
Outagamie County, Wisconsin

- Study Area Boundary
- Watershed Boundary
- Municipal Boundaries
- Parcel Boundary
- Modeled Node
- Outfall
- Modeled Conduit

Maximum Water Depth (ft)

- 0 - 0.25
- 0.25 - 0.5
- 0.5 - 1
- 1 - 3
- 3 - 6
- >6

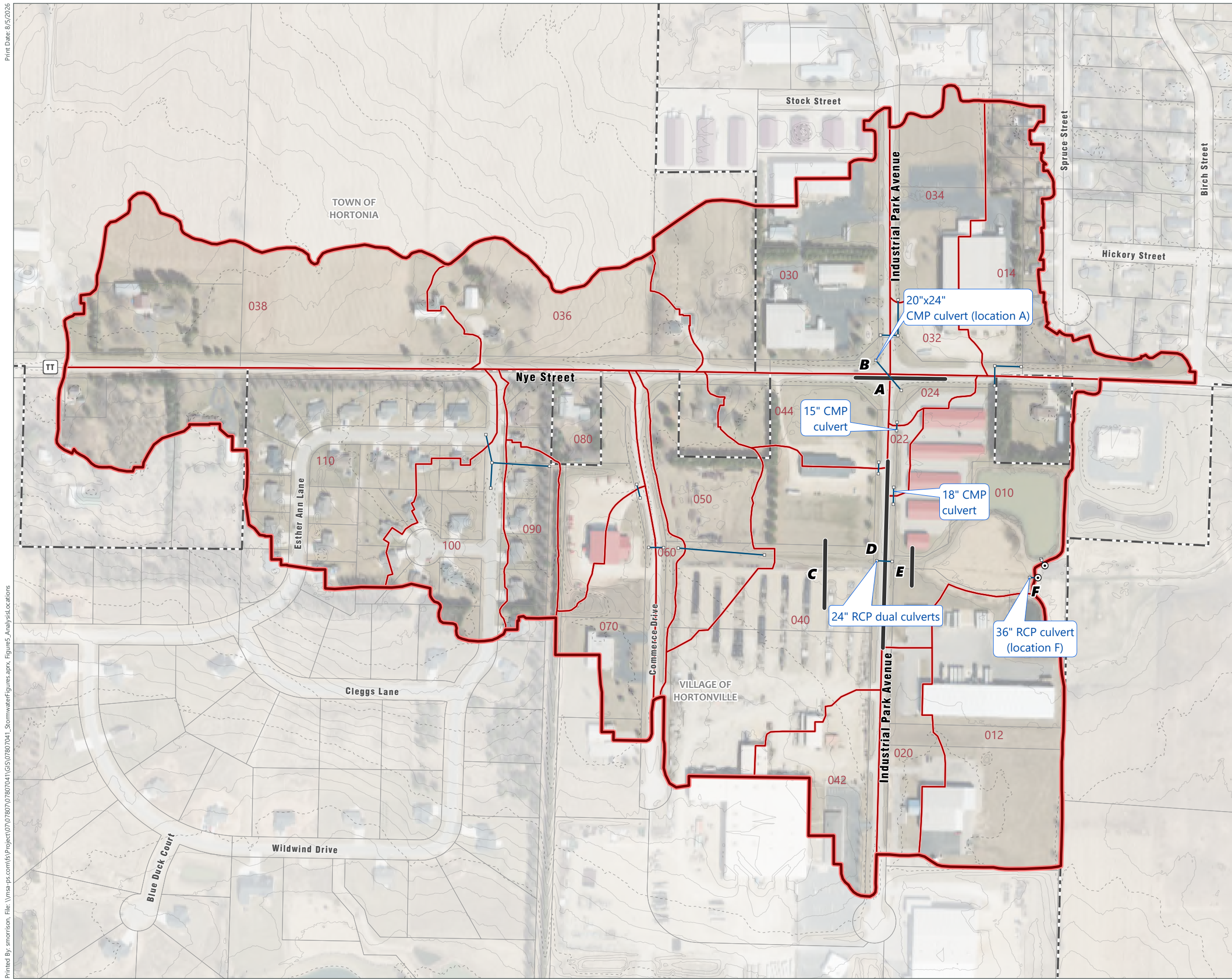
Data Sources:
Outagamie County GIS (2026); Outagamie County Aerial (2025)
Soils: NRCS Download Oct 2025
Product of the Version 11 Statewide Parcel Map Database Project (V11).
Created by: The Wisconsin State Cartographer's Office, Administrated by:
The Wisconsin Land Information Program (WLIP) at the Department of
Administration (DOA), Wisconsin Department of Transportation (WisDOT),
Walworth County Land Information Office, The OpenStreetMap
Foundation and GeoFabrik



Figure 5: Analysis Locations

Hortonville Drainage Study

Village of Hortonville,
Outagamie County, Wisconsin



- Study Area Boundary
- Watershed Boundary
- Municipal Boundaries
- Parcel Boundary
- Location of Interest
- Modeled Node
- Outfall
- Modeled Conduit
- Hydrograph
- Contours (2018 LiDAR)
 - 10-ft
 - 2-ft

Data Sources:
Outagamie County GIS (2026); Outagamie County Aerial (2025)
Wisconsin Department of Transportation (WisDOT), Walworth County
Land Information Office, Product of the Version 12 Statewide Parcel Map
Database Project (V12). Created by: The Wisconsin State Cartographer's
Office, Administrated by: The Wisconsin Land Information Program (WLIP)
at the Department of Administration (DOA)



RESOLUTION AMENDING R-16-22
THE FAÇADE LOAN PROGRAM

WHEREAS, the governing Board of Trustees of the Village of Hortonville adopted R-16-22 which amended the original Village Business Revitalization Revolving Loan Program (i.e. the Façade Restoration Program) and,

WHEREAS, the Board of Trustees of the Village of Hortonville realize that the need exists to periodically update and amend such programs in order to achieve more participation and enhanced benefits to the Program,

THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby amends and revises the Business Revitalization Revolving Loan Program allocation of funds to increase the max amount of a potential loan from \$15,000 to \$20,000.

IT IS SO RESOLVED THIS 17th DAY OF SEPTEMBER 2026.

BY THE BOARD

Ayes _____

Nays _____

Jeanne Bellile, President

Jane Booth, Clerk-Treasurer

2026 Radio Quotes Overview

Quote Summary

- Nielson Communications- Neenah
 - Kenwood, Harris, and Tait radio dealer
 - Quote Detail
 - 6 portable radios- Harris XL200p
 - \$4,606.00 per radio
 - 5 mobile radios- Kenwood VM7000
 - \$6,653.88 per radio
 - Programming/setup included in price
 - Harris warranty- 2 years for manufacturer defect (not damage)
 - Harris- current pricing is below state contract
 - Kenwood warranty- 2 years for manufacture defect (not damage)
 - Kenwood- price is the current state contract (good through the end of 2026)
- Baycom- Green Bay
 - Motorola radio dealer
 - Quote Detail
 - 6 portable radios- Motorola APX8000
 - \$8,040.17 per radio with mic and charger
 - 5 mobile radios- Motorola APX8500
 - \$7,595.96 per radio
 - Did not include programming (billed separately at \$100 per radio)
 - Cost is the state contract price
 - Standard 1 year warranty (for defects, not damage)
 - 3 year warranty- \$200 per radio extra
 - 5 year warranty- \$400 per radio extra
 - 7 year warranty- \$600 per radio extra
- Frank's Radios- Manitowoc
 - Motorola radio dealer
 - Quote Detail
 - 6 portable radios- Motorola APX8000
 - \$8,408.45 per radio
 - 5 mobile radios- Motorola APX8500
 - \$7,809.12 per radio
 - Did not include programming

Price Totals

Dealer	Brand	Portable Radios (6)	Mobile Radios (5)	Total
Nielson Communications	Harris and Kenwood	\$27,636.00	\$33,269.40	\$60,905.40
Baycom	Motorola	\$48,241.02	\$37,979.80	\$86,220.82
Frank's Radio	Motorola	\$50,450.70	\$39,045.60	\$89,496.30



A NIELSON COMMUNICATIONS INC COMPANY SINCE 1974

COMMUNICATION AND SECURITY SOLUTIONS

QUOTE

QUOTE #	BUPWQ1232
DATE	7/20/2026

Nielson Communications, Inc

TO Tyler Heiden
Hortonville Police Department
531 N Nash St
Hortonville, WI 54944-9998
United States
Phone: (920)779-6165

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Ben W			

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
6	Harris XL-200P Dual Band Portable Radio with Standard Speaker Mic	\$4,606.00	\$27,636.00
	XL-PFM1M PORTABLE,XL-200P,FULL,MIDNT BLK,US		
	XL-PL5K FEATURE P25 OTAP PROFILE		
	XL-FW2X OPERATION,LOAD NIFOG PERSONALITY		
	XL-PL5L FEATURE, OTAR		
	XL-PL4F FEATURE, PHASE 2 TDMA		
	XL-PL4E FEATURE CONVENTIONAL VOTE SCAN		
	XL-PKG8F FEATURE, 256-AES, 64-DES ENCRYPTION		
	XL-PKGPT FEATURE PACKAGE, P25 TRUNKING		
	XL-PKGF3 FEATURE PACKAGE, DUAL BAND, VHF+7/800		
	XL-PA3V BATTERY,LI-ION,3100 MAH		
	XL-NC5Z ANTENNA,FLEX,HELICAL,136-870 MHZ		
	XL-HC3L BELT CLIP,METAL		

645 Mike McCarthy Way
Green Bay WI 54304
Ph.920-494-1828
Fx. 920-494-7391

www.nielsoncom.com
sales@nielsoncom.com

2416 Industrial Drive
Neenah WI 54956
Ph. 920-886-1112
Fx. 920-886-0267



QUOTE-3733750
Hortonville Police: (6) APX8000 & (5)
APX8500

Billing Address:
HORTONVILLE POLICE DEPT
111 S NASH ST
HORTONVILLE, WI 54944
US

Quote Date:07/21/2026
Expiration Date:09/19/2026
Quote Created By:
Eric Schroeder
Communications Consultant
eschroeder@baycominc.com
9205444203

End Customer:
HORTONVILLE POLICE DEPT
Tyler Heiden
theiden@hortonvillepd.com
920-779-6165

Contract: 24752 - WCA
AGREEMENT: STATE OF WISCONSIN

Radio programming, if needed, will be invoiced separately at \$100 per radio.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8000 Series	APX8000				
1	H91TGD9PW6AN	PORTABLE RADIO APX 8000 ALL BAND MODEL 2.5	6	\$10,688.42	\$7,802.55	\$46,815.30
1a	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	6			
1b	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	6			
1c	Q361AN	ADD: P25 9600 BAUD TRUNKING	6			
1d	Q667BB	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	6			
1e	QA00580AA	ADD: TDMA OPERATION	6			
1f	QA05509AA	DEL: DELETE UHF BAND	6			
1g	QA05100AA	EHN: STD 1 YR WARRANTY APPLIES	6			
1h	H38BS	ADD: SMARTZONE OPERATION	6			
1i	QA09113AB	ADD: BASELINE RELEASE SW	6			



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800



QUOTE-3733750
Hortonville Police: (6) APX8000 & (5)
APX8500

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
2	PMMN4062A	IMPRES RSM, NOISE CANC. EMERGENCY BUTTON 3.5MM JACK IP54	6	\$125.94	\$91.94	\$551.64
3	NNTN8860B	CHARGER, DESKTOP SINGLE UNIT IMPRES 2, FAST US/NA	6	\$199.56	\$145.68	\$874.08
	APX™ 8500					
4	M37TSS9PW1CN	APX8500 ALL BAND MP MOBILE	5	\$10,405.42	\$7,595.96	\$37,979.80
4a	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	5			
4b	GA00580AA	ADD: TDMA OPERATION	5			
4c	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U)	5			
4d	G51AT	SOFTWARE LICENSE ENH:SMARTZONE	5			
4e	GA05509AA	DEL: DELETE UHF BAND	5			
4f	GA01606AA	ADD: NO BLUETOOTH/ WIFI/GPS ANTENNA NEEDED	5			
4g	GA05100AA	ADD: STD WARRANTY - NO ESSENTIAL	5			
4h	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	5			
4i	G444AH	ADD: APX CONTROL HEAD SOFTWARE	5			
4j	G67EH	ADD: REMOTE MOUNT E5 MP	5			
4k	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED	5			
4l	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	5			
4m	GA01670AA	ADD: APX E5 CONTROL HEAD	5			
4n	W22BA	ADD: STD PALM MICROPHONE APX	5			
4o	QA09113AB	ADD: BASELINE RELEASE SW	5			
4p	G193AK	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	5			
4q	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX	5			

Grand Total

\$86,220.82(USD)



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800



MOTOROLA SOLUTIONS

QUOTE-3733750
Hortonville Police: (6) APX8000 & (5)
APX8500

Line #	Item Number	Parametric Data
1a	QA01648AA	ASKHOMID = 04E1
4a	QA01648AA	ASKHOMID = 04E1



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800



Budgetary

QUOTE-3297399
budget

Billing Address:
HORTONVILLE POLICE DEPT
111 S NASH ST
HORTONVILLE, WI 54944
US

Quote Date:09/12/2025
Expiration Date:11/11/2025
Quote Created By:
Jeffrey Frank
frankradio@
frankradioservice.com

End Customer:
HORTONVILLE POLICE DEPT
TYLER HEIDEN
theiden@hortonvillepd.com

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Disc %	Sale Price	Ext. Sale Price
1	H91TGD9PW6AN	PORTABLE RADIO APX 8000 ALL BAND MODEL 2.5	1	\$11,518.42	27.0%	\$8,408.45	\$8,408.45
2	H98UCF9PW6BN	PORTABLE RADIO APX6000 700/800 MODEL 2.5	1	\$6,338.42	27.0%	\$4,627.05	\$4,627.05
3	H35UCT9PW8AN	PORTABLE RADIO APX N70 7/800 MODEL 4.5	1	\$9,921.42	27.0%	\$7,242.64	\$7,242.64
4	PSV01S03059A	APX NEXT PROVISIONING WITH CPS*	1	\$0.00	0.0%	\$0.00	\$0.00
5	M37TSS9PW1CN	APX8500 ALL BAND MP MOBILE (O3 Control Head)	1	\$10,697.42	27.0%	\$7,809.12	\$7,809.12
6	M37TSS9PW1CN	APX8500 ALL BAND MP MOBILE (O7 Control Head)	1	\$10,412.42	27.0%	\$7,601.07	\$7,601.07
7	M25URS9PW1BN	MOBILE RADIO APX6500 ENHANCED 7/800 MHZ (O3 Control Head)	1	\$8,287.42	27.0%	\$6,049.82	\$6,049.82
8	M25URS9PW1BN	MOBILE RADIO APX6500 ENHANCED 7/800 MHZ (O7 Control Head)	1	\$8,002.42	27.0%	\$5,841.77	\$5,841.77

Grand Total

\$47,579.92(USD)



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800



Subsurface Solutions

Damage Prevention Experts

Subsurface Solutions
14250 N 55th Street, Oak Park Heights, MN, 55082
www.SubsurfaceSolutions.com

QUOTE 38099

Attention to: Sean Kuske

Valid Till Jul 31, 2025
Sales Person Scott Anderson
Phone 651-442-1147
Email scott@subsurfacesolutions.com

Bill To
Hortonville WI
521 West Cedar Street,
Hortonville, WI, 54944

Ship To
Hortonville WI
521 West Cedar Street,
Hortonville, WI, 54944

Item & Description	List Price	Qty	Total
RX 82SG with Bag 10/RD8200SG-FCC-KIT-US 2025 Radiodetection RD8200SG Survey Grade Receiver - Soft Carry Bag Included - Onboard RTK Antenna (sub inch accuracy) - Lilon Rechargeable Receiver Battery with AC Mains Charger - USB-C cable - 20+ active frequencies from 256Hz to 200kHz, Power, Radio & CPS frequencies - 5 custom user frequencies - 512Hz, 640Hz, 8kHz, 33kHz Sonde frequencies - Guidance Mode, Peak Mode, Null Mode & Peak Plus - Fault Find mode (A-frame compatible) - Auto digital depth with over 50ft range, Directional compass, Current measurement - Enhanced Power mode with Power filters and depth - Dynamic Overload Protection auto-filtering - USB port for free updates, Bluetooth 2.0 and 5.0 BLE for communicating to external devices - Enhanced Self Test, eCal calibration - Enhanced Volume (Vol 0-5 and high low audio freq) - Swing Warning - 3 Year Warranty after registration & much more... https://www.subsurfacesolutions.com/product-page/rd8200sg-locator-kit		\$ 9,058.00	1 \$ 9,058.00
TX10 Transmitter 10/TX10-FCC 2025 Tx-10 (10 Watt) transmitter - 20+ Active Frequencies, 8 Induction frequencies - 10 Watt of power & 90V capacity - LCD backlit display with battery & Volt-Ohm meter - Direct connect cables, ground rod, 30ft jumper cable, earth magnet - 3 year warranty after registration		\$ 3,547.00	1 \$ 3,547.00
RD8200SG RAM Mount SG RAM Mount RD8200SG RAM Mount Phone Holder bundle with X-grip for phones up to 6 inches, quick release cold shoe adaptor with 1" RAM ball.		\$ 112.00	1 \$ 112.00

Contact me if you have questions

Sub Total

\$ 12,717.00

Tax

\$ 0.00 Not Configured

Grand Total

\$ 12,717.00

MidAmerican Technology, Inc.

3708 E. 25th Road

Serena, IL 60549

Phone: (815) 496-2400

Fax: (815) 496-2500



THE LOCATOR GUYS ®

Quote

Date	Number
08/17/2026	R6908

Bill To:

Village of Hortonville
Accounts Payable Dept.
531 N Nash Street
PO Box 99
Hortonville, WI 54944

Ship To:

Village of Hortonville
Sean Kuske
920-419-1571
521 W Cedar Street
Hortonville, WI 54944

P.O. No.		Terms	Sales Rep		Ship Via	
		Net 30 Days	WI		Best Way	
Product ID	Description	Qty	Cost	Total		
1.226.01.00029	vLoc3 RTK-Pro Receiver with Bluetooth and WiFi	1	9,000.00	9,000.00		
1.219.05.00025	Loc3-5Tx, 5-Watt Transmitter	1	1,600.00	1,600.00		
1.222.04.00001	Loc3 5" Induction Clamp	1	540.00	540.00		
2.226.01.00030	Kit Bag, RTK-Pro	1	0.00	0.00		
2.219.02.00011	Bag, Loc3 Series Transmitter	1	90.00	90.00		
Above items are currently in stock.						
						
Shipping: Prepay & Add				Total \$11,230.00		

MidAmerican Technology, Inc.

3708 E. 25th Road

Serena, IL 60549

Phone: (815) 496-2400

Fax: (815) 496-2500



THE LOCATOR GUYS ®

Quote

Date	Number
08/04/2026	R6889

Bill To:

Village of Hortonville
Accounts Payable Dept.
531 N Nash Street
PO Box 99
Hortonville, WI 54944

Ship To:

Village of Hortonville
Sean Kuske
920-419-1571
521 W Cedar Street
Hortonville, WI 54944

P.O. No.		Terms	Sales Rep		Ship Via	
		Net 30 Days	WI		Best Way	
Product ID	Description	Qty	Cost	Total		
1.226.01.00029	vLoc3 RTK-Pro Receiver with Bluetooth and WiFi	1	9,000.00	9,000.00		
1.219.02.00042	Loc3-10Tx, 10-Watt Transmitter	1	2,440.00	2,440.00		
1.222.04.00001	Loc3 5" Induction Clamp	1	540.00	540.00		
2.226.01.00030	Kit Bag, RTK-Pro	1	0.00	0.00		
2.219.02.00011	Bag, Loc3 Series Transmitter	1	90.00	90.00		
1 Year Data Plan	1 Yr Data Plan, vLoc3 RTK-Pro	1	160.00	160.00		
Above items are currently in stock.						
						
Shipping: Prepay & Add				Total \$12,230.00		

Contractor's Application for Payment

Owner:	Village of Hortonville	Owner's Project No.:	07807039.300
Engineer:	MSA Professional Services	Engineer's Project No.:	07807039.300
Contractor:	Sommers Const Co Inc	Contractor's Project No.	2663
Project:	Grandview Road Urbanization		
Contract:			
Application No.:	1	Application Date: Sept 8, 2026	
Application Period:		From 06/01/2026	To 09/08/2026
1. Original Contract Price		\$	111,988.00
2. Net Change by Change Orders		\$	-
3. Current Contract Price (Line 1 + Line 2)		\$	111,988.00
4. Total Work Completed and Materials Stored to Date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		\$	119,345.24
5. Retainage-5%		\$	5,967.26
a.	work completed	\$	5,967.26
b.	Stored Materials	\$	-
c.	Total Retainage	\$	5,967.26
6. Amount Eligible to date (Line 4-5.c)		\$	113,377.98
7. Less Previous Payments (Line 6 from prior application)		\$	-
8. Amount Due This Application		\$	113,377.98
9. Balance to finish, including retainage(Line 3-Line 4)		\$	5,967.26
Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.			
Contractor:	Sommers Construction Company, Inc		
Signature		Date:	09/08/2026
Recommended by Engineer		Approved by Owner	
By:		By:	
Title:		Title:	
Date:		Date:	
Approved by Funding Agency			
By:		By:	
Title:		Title:	
Date:		Date:	

Sommers Construction Co., Inc.
Shiocton, WI 54170



Invoice

Phone # 920-986-3301
 Fax # 920-986-3484

DATE	INVOICE #
5/8/2026	27638

Sommers Job # 2663

BILL TO
Village of Hortonville 531 N Nash Street PO Box 99 Hortonville, WI 54944

RE:

CITY	COUNTY	Highway	PROJECT DESCRIPTION		CONTRACT #	REP
Hortonville	Outagamie	Local	Grandview Road Urbanization		2026	
ITEM #	ITEM DESCRIPTION		UNIT	UNIT PRICE	QUANTITY	AMOUNT
619.1000	General Improvements		Each	16,000.00	1	16,000.00
628.2004	Mobilization		LS	2,650.00	1	2,650.00
643.1220	Erosion and Sediment Controls		LS	2,000.00	1	2,000.00
205.0100	Traffic Control		CY	39.85	130	5,180.50
30404	Excavation Unclassified		C.Y.	26.65	200	5,330.00
690.0250	Imported Fill		LF	10.00	546	5,460.00
204.0110	Sawcut		SY	8.00	72	576.00
204.0150	Removing Asphaltic Surface		LF	6.25	29	181.25
625.0105	Removing Curb & Gutter		SY	6.25	1,240	7,750.00
630.0130	Topsoil		SY	0.75	1,240	930.00
627.0205	Seeding		SY	1.00	1,240	1,240.00
601.0419	Hydromulch					
602.0405	Roadway Improvements		L.F.	28.50	522	14,877.00
602.0415	Concrete Curb & Gutter 30" Type L		S.F.	8.95	2,504	22,410.80
320.0140	Concrete Sidewalk 4"		S.F.	9.95	454	4,517.30
602.0515	Concrete Sidewalk 6"		Ton	27.00	221.57	5,982.39
628.2004	Dense Graded Base 1 1/4", 12"		SF	45.00	28	1,260.00
205.0100	Curb Ramp Detectable Warning Field		SY	5.00	275	1,375.00
602.2400	Geotextile Fabric Type SAS		CY	15.00	0	0.00
611.3230	Excavation Below Subgrade		S.F.	20.00	39	780.00
611.8115	Concrete Flume					
611.8110	Storm Sewer Improvements		EACH	6,355.00	2	12,710.00
	Inlets 2x3-FT		LF	85.00	20	1,700.00
	Storm Sewer PVC 12"		EACH	3,075.00	1	3,075.00
	Adjust Existing Storm Structure		EACH	3,360.00	1	3,360.00
	Core and Connect to Existing Storm					
	Subtotal					119,345.24

Project Total : \$119,345.24

Payments/Credits : \$0.00

Balance Due : \$119,345.24

Current Ordinance

DIVISION 2. PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Sec. 44-92. Purpose.

The purpose of the planned unit development district is to promote creative and efficient use of the land by providing design flexibility in the application of the provisions of a primary zoning district by providing an overlay district within any of the primary zoning districts. The planned unit development provisions are intended to:

- (1) Protect natural features in private, common, or public open space.
- (2) Improve the efficiency of public streets and utilities.
- (3) Provide transitions in land use in keeping with the character of adjacent land use, or improve the arrangement of structures, facilities, and amenities on a site for both private and public benefit.

(Code 1989, § 17.27(1))

Sec. 44-93. Designation.

All planned unit development districts shall be designated on the official zoning map of the village and in the legal description of the property to be overlaid.

(Code 1989, § 17.27(2))

Sec. 44-94. Uses.

All principal, provisional, conditional, and accessory uses allowed in the primary zoning district are permitted in the planned unit development district subject to the provisions of the primary zoning district and as specified on an approved development plan.

(Code 1989, § 17.27(3))

Sec. 44-95. Applicability.

All applicable primary zoning district provisions, other than use restrictions, are superseded by the approval of a preliminary development plan by the village board. The approved preliminary development plan establishes the provisions. The preliminary or final development plan shall govern and take precedence over primary zoning district provisions. However, no preliminary or final development plan shall be approved by the village board which, for the total land area of the planned development:

- (1) Exceeds maximum coverage area of a lot by more than 30 percent;

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DIVISION 6. NONCONFORMING USES

- (2) Reduces minimum lot area and lot width by more than 25 percent of the applicable district provision; and
- (3) Reduces minimum setback in an industrial primary zoning district from a property line adjoining a residential primary zoning district. The approval of a final development plan subject to the provisions of the planned unit development district shall satisfy the requirements for final site and building plan approval in all primary and overlay zoning districts.

(Code 1989, § 17.27(5))

Sec. 44-96. Applicable procedure.

Prior to an applicant's request for rezoning, or submission of a preliminary development plan, a pre-PUD application meeting is required between the applicant and village staff. At this time the appropriate application procedures, requirements and applicable Code provisions will be reviewed and explained. Prior to the issuance of any permits for development within a planned unit development district, a rezoning of planned unit development district shall be adopted by the village board, a preliminary development plan shall be approved by the village board, and a final development plan shall be approved by the village board according to the procedure provided in this division.

(Code 1989, § 17.27(6)(intro. ¶))

Sec. 44-97. Preliminary development plan.

(a) Content.

- (1) The applicant shall submit preliminary development plans, which include the following:
 - a. A location map which indicates existing and future land uses.
 - b. Maps of existing and proposed site features and uses at a scale specified by the zoning administrator which indicates topography in two-foot contours; building outlines; location of significant vegetation; location of streets, drives, and parking areas; and other significant features.
 - c. Drawings of all proposed structure elevations including signs.
 - d. A preliminary circulation plan indicating pedestrian and vehicular movement systems. This plan shall also include service access for receiving material and trash removal.
 - e. A preliminary drainage, grading, utility and erosion control plan.
 - f. A written report which indicates covenants or agreements which will influence the use and maintenance of the proposed development, describes the analysis of site conditions and development objectives which have resulted in the planned unit development proposal, and includes a statement of which primary zoning district provisions are being modified by the planned unit development.
 - g. A shift of density or intensity plan, if applicable.

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DIVISION 6. NONCONFORMING USES

- h. A wetlands identification plan which identifies all wetlands on the property where development is proposed.
 - i. Any other information deemed necessary by the zoning administrator in order to evaluate plans.
 - (2) Five copies of the information listed in subsection (a)(1) of this section shall be submitted plus one reduced set no larger than 8.5 inches by 11 inches.
- (b) For village-initiated rezoning to planned unit development districts, the preliminary development plan may consist of any information deemed necessary to identify and protect the public interest.
- (c) The purpose of the preliminary development plan is to establish the intent, density, and intensity for a proposed development. The applicant shall submit a preliminary development plan to the zoning administrator together with an application for rezoning to the planned unit development district. The planning and zoning commission shall conduct an informal public hearing, to consider the rezoning request, and to consider a recommendation for approval or disapproval of a preliminary development plan. At this public hearing, the planning and zoning commission shall receive a report from the zoning administrator recommending approval, disapproval, or approval with specified modifications. Upon due consideration the planning and zoning commission shall recommend to the village board, by a two-thirds vote of the entire commission, approval or disapproval of the rezoning, or approval of the preliminary development plan, or disapproval of the preliminary development plan, or approval of the preliminary development plan with specified modification.
- (d) Following planning and zoning commission recommendation, the village board shall hold a public hearing for consideration of the rezoning request and a public hearing, in accordance with the law, for consideration of a preliminary development plan. At this public hearing, the village board shall receive the recommendation from the planning and zoning commission and a report from the zoning administrator. Upon due consideration, the village board shall, by a two-thirds vote of the entire board, approve or disapprove the rezoning, or approve the preliminary development plan, or disapprove the preliminary development plan, or approve a preliminary development plan with specified modifications. Any preliminary plan approval and rezoning shall be valid for one year from the date of the approval. If the applicant fails to obtain final development approval within that time period, the preliminary plan and rezoning approval shall be automatically deemed null and void.

(Code 1989, § 17.27(6)(a))

Sec. 44-98. Final development plan.

- (a) Content.
 - (1) The applicant shall submit final development plans, which include the following information:
 - a. A location map which indicates existing and future land uses.
 - b. Maps of existing and proposed site features and uses at a scale specified by the zoning administrator which indicate topography in two-foot contours; building outlines; location of significant vegetation; location of streets, drives and parking areas; and other significant features.

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- c. Detailed drawings of all proposed structure elevations, including scaled elevations of all signs. Samples of all proposed materials which will be used on the exterior of structures may be required with the elevation drawings.
 - d. Proposed floor plans for all floor levels.
 - e. A landscape plan indicating tree and shrub species, luminaire location, type and height, and provisions for plant material watering.
 - f. A final circulation plan indicating pedestrian and vehicular movement systems. This plan shall also include service access for receiving and trash removal.
 - g. A final drainage, grading, utility and erosion control plan.
 - h. A written report which indicates covenants or agreements which will influence the use and maintenance of the proposed development, describes the analysis of site conditions and development objectives which have resulted in the planned unit development proposal, and includes a statement of which primary zoning district provisions are being modified by the planned unit development.
 - i. A shift of density or intensity plan, if applicable.
 - j. Any other information deemed necessary by the village board in order to evaluate plans.
- (2) Five copies of the information listed in subsection (a)(1) of this section shall be submitted, plus one reduced set no larger than 8.5 inches by 11 inches.
- (b) The purpose of the final development plan is to establish a detailed development plan for a proposed development. Following approval of final development plans by the village board, a permit for development within the planned unit development district may be issued. The applicant shall submit a final development plan to the zoning administrator. The planning and zoning commission shall conduct an informal public hearing to consider a recommendation for approval or disapproval of a final development plan. At this public hearing, the planning and zoning commission shall receive a report from the zoning administrator recommending approval, disapproval, or approval with specified modifications. The planning and zoning commission shall determine that the proposed final development plan is in substantial conformance with the approved preliminary development plan. Upon due consideration, the planning and zoning commission shall recommend to the village board, by a two-thirds vote of the entire commission, approval of the final development plan, or disapproval of the final development plan, or approval of the final development plan with specified modifications.
- (c) Following planning and zoning commission recommendation, the village board shall hold a public hearing in accordance with the law, for consideration of a final development plan. At this public hearing, the village board shall receive the recommendation from the planning and zoning commission and a report from the zoning administrator. Upon due consideration, the village board shall, by a two-thirds vote of the entire board, approve the final development plan, or disapprove the final development plan, or approve the final development plan with specified modifications. If the village board disapproves the final development plan, the preliminary development plan previously considered and approved by the village shall also be considered disapproved by the village board as of the same date.
- (d) The planning and zoning commission and the village board shall find the following by a two-thirds vote of the entire body, prior to the approval of preliminary development plans or final development building plans:
- (1) The planned unit development is not in conflict with the comprehensive plan.

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- (2) The planned unit development is not in conflict with any adopted district plan.
- (3) The planned unit development is not in conflict with the intent of the primary zoning district.
- (4) The planned unit development is not in conflict with other applicable provisions of this Code.
- (5) The planned unit development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit.
- (6) The planned unit development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which are proposed to serve the planned unit development.
- (7) The planned unit development will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.
- (8) That any variation from strict application of the primary zoning district provisions in the planned unit development is not in conflict with the intent of the planned unit development district and is justified by the design of the proposed development.

(Code 1989, § 17.27(6)(b))

Sec. 44-99. Administration may approve certain minor changes.

The zoning administrator may approve minor changes to final development plans adopted by the village board, provided that the changes do not involve an increase in floor area of structures or number of dwelling units, a change in exterior building material, or an alteration of any condition attached or modification to the final development plan made by the village board. A major change to a final development plan which is at variance with any standards of this Code or is less restrictive than any conditions of approval for the initial final development plan shall require approval by a two-thirds vote of all members of the village board.

(Code 1989, § 17.27(6)(c); Ord. of 3-2-2000)

Secs. 44-100—44-126. Reserved.

Current Ordinance

ARTICLE II. CONDITIONAL USES

Sec. 44-39. Authorization.

The village board may authorize the zoning administrator to issue a conditional use permit for conditional uses specified in this chapter after review and a public hearing, provided such uses are in accordance with the purpose and intent of this chapter.

(Code 1989, § 17.11(1))

Sec. 44-40. Permit.

Application for a conditional use permit shall be submitted to the zoning administrator on forms provided and shall be accompanied by a plan showing the location, size and shape of the lots involved, any proposed structures and the existing and proposed use of each structure and lot. The cost of a land use permit shall be established by the village board.

(Code 1989, § 17.11(2))

Sec. 44-41. Review.

Both the planning and zoning commission and the village board shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation.

(Code 1989, § 17.11(3))

Sec. 44-42. Conditions.

Conditions related to landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, operational control, hours of operation, traffic circulation, deed restrictions, access restrictions, increased yards and parking requirements may be required by the village board upon its finding that such conditions are necessary to fulfill the purposes and intent of this chapter.

(Code 1989, § 17.11(4))

Sec. 44-43. Other provisions.

Conditional uses shall comply with all other provisions of this chapter, such as lot width and area, yards, height, parking, and loading.

(Code 1989, § 17.11(5))

Sec. 44-44. Uses in specific districts.

- (a) In the R1, R2, and R3 districts, conditional uses include home occupations, hospitals and clinics, colleges and vocational schools, public museums, art galleries and microwave relay structures and community television antenna towers.
- (b) In the R2 district:

- CODE OF ORDINANCES
Chapter 12 - ENVIRONMENT
ARTICLE III. - FLOOD DAMAGE PREVENTION AND CONTROL
DIVISION 6. NONCONFORMING USES

- (1) One or more manufactured homes are conditional uses, provided that the location of the homes must be approved and a license granted by the village board as a part of a planned manufactured home development.
- (2) A planned manufactured home development must be intended to be exclusively for residential use of manufactured homes and shall include only single-family homes, offices and a dwelling for the owner or administrator of the manufactured home development, and structures for residents of the development, including, without limitation, toilets, bathing, clothes washing facilities and similar services. Such developments are subject to the following regulations:
 - a. *Height.* No mobile home or building shall exceed one story or 15 feet in height.
 - b. *Yards.* Every manufactured home development shall have minimum front, side and rear yard setbacks of 40 feet.
 - c. *Spacing of units.* Manufactured homes shall not be placed closer than 20 feet apart or within ten feet of the roadway serving such units.
 - d. *Area.* Each manufactured home development shall have a minimum area of five acres. Each manufactured home lot shall have a minimum lot area of 3,000 square feet and a minimum lot width of 40 feet.
 - e. *Additional requirements.* In addition to the foregoing, the village board may impose such other conditions, requirements or limitations concerning the design, development, and operation of such manufactured home developments as it may deem necessary for the protection of adjacent properties and public interest.
- (c) In the R1, R2, and R3 districts, medical and dental clinics are conditional uses.
- (d) In the C2 Highway Commercial District, the following highway-oriented uses are conditional uses:
 - (1) Automotive sales and service.
 - (2) Automotive parts sales.
 - (3) Lumberyards.
 - (4) Greenhouses.
 - (5) Feed and seed stores.
 - (6) Farm machinery and equipment sales.
 - (7) Building supply stores.
 - (8) Plant nurseries.
 - (9) Meeting and gathering places (churches, event venues).
 - (10) Post-secondary schools.
- (e) In the C1 district, conditional uses include adult establishments, including bookstores, motion picture theaters, mini-motion picture theaters, bath houses, massage parlors, modeling studios, body painting studios, cabarets and novelty shops.

(Code 1989, § 17.11(6))

Secs. 44-45—44-61. Reserved.

CURRENT ORDINANCE

DIVISION 6. NONCONFORMING USES

Sec. 12-197. Generally.

- (a) Applicability. If standards of this division conform with Wis. Stats. § 62.23(7)(h), they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of the ordinance from which this article is derived or any amendment thereto.
- (b) The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this article may continue subject to the following conditions:
 - (1) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this article. The terms "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Ordinary maintenance repairs are not considered an extension, modification or addition; these include painting, decorating, paneling and the replacement of doors, windows and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Ordinary maintenance repairs do not include any costs associated with the repair of a damaged structure. The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.
 - (2) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this article.
 - (3) The village shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent.
 - (4) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50 percent of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this article. Contiguous dry land access must be provided for residential and commercial uses in compliance with section 12-146(1). The costs of elevating a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50 percent provisions of this subsection.
 - (5) Substantially damaged or destroyed nonconforming structures or buildings.
 - a. Except as provided in subsection (b)(2) of this section, if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be

replaced, reconstructed or rebuilt unless the use and the structure meet the current article requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50 percent of the structure's present equalized assessed value.

- b. For nonconforming buildings that are damaged or destroyed by a non-flood disaster, the repair or reconstruction of any such nonconforming building may be permitted in order to restore it after the non-flood disaster, provided that the nonconforming building will meet all the minimum requirements under applicable FEMA regulations (44 CFR 60), or the regulations promulgated thereunder.
- (6) A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with section 12-114(a), flood-resistant materials are used, and construction practices and floodproofing methods that comply with section 12-226 are used.

(Code 1989, § 20.06(1))

Sec. 12-198. Floodway areas.

- (a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in a floodway area, unless such modification or addition:
 - (1) Has been granted a permit or variance which meets all ordinance requirements;
 - (2) Meets the requirements of section 12-197;
 - (3) Will not increase the obstruction to flood flows or regional flood height;
 - (4) Any addition to the existing structure shall be floodproofed, pursuant to section 12-226, by means other than the use of fill, to the flood protection elevation;
 - (5) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - a. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of floodwaters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch of every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - b. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - c. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - d. The use must be limited to parking or limited storage.
- (b) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all village ordinances and Wis. Admin. Code ch. COMM 83.

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- (c) No new well or modification to an existing well used to obtain potable water shall be allowed in a floodway area. Any replacement, repair or maintenance of an existing well in a floodway area shall meet the applicable requirements of all village ordinances and Wis. Admin. Code chs. NR 811 and 812.

(Code 1989, § 20.06(2))

Sec. 12-199. Floodfringe areas.

- (a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the village, and the modification or addition shall be placed on fill or floodproofed to the flood protection elevation in compliance with the standards for that particular use in section 12-146, except where subsection (b) of this section is applicable.
- (b) Where compliance with the provisions of subsection (a) of this section would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the board of appeals, using the procedures established in section 12-224, may grant a variance from those provisions of subsection (a) of this section for modifications or additions, using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:
- (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (2) Human lives are not endangered;
 - (3) Public facilities, such as water or sewer, will not be installed;
 - (4) Flood depths will not exceed two feet;
 - (5) Flood velocities will not exceed two feet per second; and
 - (6) The structure will not be used for storage of materials as described in section 12-146(5).
- (c) If neither the provisions of subsections (a) or (b) of this section can be met, one addition to an existing room in a nonconforming building or a building with a nonconforming use may be allowed in the flood fringe, if the addition:
- (1) Meets all other regulations and will be granted by permit or variance;
 - (2) Does not exceed 60 square feet in area; and
 - (3) In combination with other previous modifications or additions to the building, does not equal or exceed 50 percent of the present equalized assessed value of the building.
- (d) All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal systems shall meet all the applicable provisions of all local ordinances and Wis. Admin. Code ch. SPS 383.
- (e) All new wells, or addition to, replacement, repair or maintenance of a well, shall meet the applicable provisions of this article and Wis. Admin. Code chs. NR 811 and 812.

(Code 1989, § 20.06(3))

CURRENT ORDINANCE

Sec. 26-27. - Junk accumulations, junked vehicles, and similar nuisances.

(f)

Storage of firewood. No person shall store firewood on any residential premises, except for use on the premises. No firewood pile may be located within the front setback or within three feet of any side or rear property line.

Sec. 44-222. Fences.

- (a) For reasons of suitability, aesthetics, and public safety, conditional use permits shall be required for all fences except simple chain-link fences without barbed wire or electrical charge, split or decorative rail fences and picket fences.
- (b) Fences shall not be located in any recorded easement without the written consent of the entity controlling the easement. If the easement is controlled by the Village the property owner must sign a permission agreement that will be recorded by the register of deeds.
- (c) Fences in residential districts shall not exceed six feet in height on the side and rear yards, and can be placed on the lot line.
- (d) Fences located in the front yard setback area:
 - (1) All Fences located within the front yard setback area shall be a minimum of 50 percent open to vision through the fence equally distributed throughout the fence length
 - (2) No boundary or aesthetic fence or wall including a hedge or row planting shall be permitted in excess of four feet in the front yard setback area visual clearance requirements of section 44-7 and shall not impede any driveway or sidewalk.
 - (3) Exceptions if the fence is located on a double frontage lot where there is an access restriction on one frontage then that frontage with access restriction may be treated as a side or rear yard for fence placement, but shall still follow section 44-222(d)(1).
- (e) Fences in the shoreland and floodplain districts are allowed within 75 feet of the normal high water mark if they are open fences.
- (f) Fences may be located in all yards in commercial and industrial districts. Fences located in the front yard shall be approved by the planning and zoning commission prior to the issuance of a permit. Fences installed in commercial and industrial districts shall not exceed six feet in height, except when required to enclose outside storage areas and when approved by the planning and zoning commission. Fencing constructed to enclose outside storage areas shall comply with the conditions of use in the village business park covenants.
- (g) It shall be the responsibility of the property owner in any district wishing to construct a fence or barrier between an adjacent property to locate the correct property stakes. If the property stakes are missing, it will be the responsibility of the property owner constructing the barrier to have the property stakes installed by a registered surveyor. All costs shall be borne by the property owner installing the barrier.
- (h) The finished side of the fence, as deemed by the building inspector, shall face the adjacent property and the posts should be placed in the interior of the fence.
- (i) The property owner shall be required to maintain the fence in a safe and suitable condition and the yard from the fence to the property line.
- (j) Permit required. No barrier shall be constructed without a permit having been issued by the building inspector. Application for the permit shall be made at the village administration office. The fee for the permit shall be established by the village board.

Sec. 44-223. - Private recreational facilities.

The following rules and regulations shall apply to private recreational facilities allowed as accessory uses and structures in the R1, R2, R3, and A districts:

(1) Private swimming pools. For private swimming pools, the pool, pump, and filter shall not be located closer than ten feet to any property line or 50 feet from a street right-of-way. No electrical power lines shall be located over or under the pool, pump, and filter.

(2) Nothing in this division shall be construed as to prohibit the installation of basketball equipment in a driveway area within the R1, R2, R3 and A districts in accordance with district requirements.

CURRENT ORDINANCE

Sec. 2-238. Board of zoning appeals.

(a) *Composition; terms.* The board of zoning appeals of the village shall consist of five members and two alternate members who shall be residents of the village, appointed by the village president and confirmed by a majority vote of the village board. Members first appointed shall serve one for one year, two for two years and two for three years and the alternate members shall serve three years. Thereafter, all members shall be appointed for three years.

(b) *Appointment of members; compensation; removal.* The board of appeals shall be appointed as specified in Wis. Stats. § 62.23. The members shall serve without compensation and shall be removable by the village president for cause upon written charges and after public hearing.

(c) *Rules of procedure.* The board of appeals shall make and file in the office of the village clerk-treasurer its own rules of procedure consistent with the statutes.

(d) *Powers and duties.* The board of appeals shall have the powers and duties provided in this Code and under Wis. Stats. § 62.23, including, without limitation, the authority to hear and decide appeals where it is alleged that the building inspector has made an erroneous finding or order and to grant specific variances from the terms of chapter 44, pertaining to zoning, where it is shown that unique physical circumstances applying to a lot cause hardship to the owner under chapter 44, pertaining to zoning, and that the variance still will be in fundamental harmony with surrounding uses.

(e) *Hearing authority; voting.* The board of appeals may reverse or affirm wholly or in part or may modify any order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination as in its opinion ought to be made and to that end shall have all the powers of the building inspector. The concurring vote of four members of the board shall be necessary to reverse any order, requirement, decision or determination appealed from or to decide in favor of the applicant on any matter on which it is required to pass or to affect a variance. The grounds of every such determination shall be stated and recorded.

(f) *Board may not approve prohibited uses.* No action of the board of appeals shall have the effect of permitting in any zoning district uses prohibited in such district by this Code.

(g) *Filing of minutes and variances.* The minutes of proceedings and hearings before the board of appeals and all variances granted by it shall be filed promptly at the office of the village clerk-treasurer and shall be open for public inspection during office hours.

(Code 1989, §§ 1.28, 17.40; Ord. of 10-6-2005)

State law reference(s)—City planning, Wis. Stats. § 62.23; village planning, Wis. Stats. § 61.35.

Proposed with Changes

ARTICLE III. PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD) –

Sec. 44-92. Purpose.

The Planned Unit Development Overlay District is an overlay district that is established to encourage and promote creative and efficient design in the Village of Hortonville by allowing for greater design flexibility in the development of land while ensuring substantial compliance with the basic intent of the zoning ordinance and the underlying zoning district. preservation of open land. The planned unit development provisions are intended to:

- (1) Protect natural features in private, common, or public open space.
- (2) Improve the efficiency and economic development of public streets, services and utilities.
- (3) Encourage and facilitate preservation of open land.
- (4) Provide transitions in land use in keeping with the character of adjacent land use, or improve the arrangement of structures, facilities, and amenities on a site for both private and public benefit.

Sec. 44-93. Designation.

All planned unit development overlay districts shall be designated on the official zoning map of the village and in the legal description of the property to be overlaid.

Sec. 44-94. Uses.

All principal, provisional, conditional, and accessory uses allowed in the primary zoning district are permitted in the planned unit development overlay district subject to the provisions of the primary zoning district and as specified on an approved development plan.

Sec. 44-95. Applicability.

All applicable primary zoning district provisions, other than use restrictions, are superseded by the approval of a development plan by the village board. However, no preliminary or final development plan shall be approved by the village board which, for the total land area of the planned development:

- (1) Exceeds maximum coverage area of a lot by more than 30 percent;
- (2) Reduces minimum lot area and lot width by more than 25 percent of the applicable district provision; and
- (3) Reduces minimum setback in an industrial primary zoning district from a property line adjoining a residential primary zoning district. The approval of a final development plan subject to the provisions of the planned unit development district shall satisfy the requirements for final site and building plan approval in all primary and overlay zoning districts.

Sec. 44-96. Applicable procedure.

Before the planning and zoning commission may review a preliminary development plan, the plan and application shall be submitted to the zoning administrator at least 20 days prior to the planning and zoning commission meeting. The preliminary plan shall include all items listed in Sec. 44.97.1. A pre-PUD application meeting is required between the applicant and village staff. At this time the appropriate application procedures, requirements and applicable Code provisions will be reviewed. The procedure for rezoning to a planned unit development district shall be as required for any other zoning district change under this chapter, except that, in addition thereto, and prior to the issuance of any permits for development within a planned unit development district, a rezoning of planned unit development district shall be adopted by the village board, a preliminary development plan shall be approved by the village board, and a final development plan shall be approved by the village board according to the procedure provided in this division.

Sec. 44-97. Preliminary development plan.

(a) Content.

- (1) The applicant shall submit preliminary development plans, which include the following:
 - a. A location map which indicates existing and future land uses.
 - b. Maps of existing and proposed site features and uses at a scale specified by the zoning administrator which indicates topography in two-foot contours; building outlines; location of significant vegetation; location of streets, drives, and parking areas; and other significant features.
 - c. Drawings of all proposed structure elevations including signs.
 - d. A preliminary circulation plan indicating pedestrian and vehicular movement systems. This plan shall also include service access for receiving material and trash removal.
 - e. A preliminary drainage, grading, utility and erosion control plan.
 - f. A written report which indicates covenants or agreements which will influence the use and maintenance of the proposed development, describes the analysis of site conditions and development objectives which have resulted in the planned unit development proposal, and includes a statement of which primary zoning district provisions are being modified by the planned unit development.
 - g. A shift of density or intensity plan, if applicable.
 - h. A wetlands identification plan which identifies all wetlands on the property where development is proposed.
 - i. Any other information deemed necessary by the zoning administrator in order to evaluate plans.
 - (2) Five copies of the information listed in subsection (a)(1) of this section shall be submitted plus one reduced set no larger than 8.5 inches by 11 inches.
- (b) For village-initiated rezoning to planned unit development districts, no preliminary development plan is required.
- (c) The purpose of the preliminary development plan is to establish the intent, density, and intensity for the proposed development. The applicant shall submit a preliminary development plan to the zoning administrator together with an application for rezoning to the planned unit development overlay district. The planning and zoning commission shall hold a public hearing within 30 days of receiving a complete preliminary development plan and plan application and the same. At the public hearing, the planning and zoning commission may receive a report from the zoning administrator recommending approval,

disapproval, or approval with specified modifications and/or conditions. Upon due consideration, the planning and zoning commission shall recommend to the village board, by a two-thirds vote of the entire commission, either the approval or disapproval, with or without specified modifications and/or conditions, of the rezoning and preliminary development plan to the village board.

- (d) Once the planning and zoning commission's recommendations have been received, the village board shall consider the rezoning request, preliminary development plan, commission recommendation and any report from the zoning administrator. Upon due consideration, the village board shall, by a two-thirds vote of the entire board, approve or disapprove the rezoning and approve or disapprove the preliminary development plan, with any specified modifications or conditions. Any preliminary plan approval and rezoning shall be valid for one year from the date of the approval. If the applicant fails to obtain final development approval within that time period, the preliminary plan and rezoning approval shall be automatically deemed null and void.

Sec. 44-98. Final development plan.

- (a) Content.

- (1) The applicant shall submit final development plans, which include the following information:

- a. A location map which indicates existing and future land uses.
- b. Maps of existing and proposed site features and uses at a scale specified by the zoning administrator which indicate topography in two-foot contours; building outlines; location of significant vegetation; location of streets, drives and parking areas; and other significant features.
- c. Detailed drawings of all proposed structure elevations, including scaled elevations of all signs. Samples of all proposed materials which will be used on the exterior of structures may be required with the elevation drawings.
- d. Proposed floor plans for all floor levels.
- e. A landscape plan indicating tree and shrub species, luminaire location, type and height, and provisions for plant material watering.
- f. A final circulation plan indicating pedestrian and vehicular movement systems. This plan shall also include service access for receiving and trash removal.
- g. A final drainage, grading, utility and erosion control plan.
- h. A written report which indicates covenants or agreements which will influence the use and maintenance of the proposed development, describes the analysis of site conditions and development objectives which have resulted in the planned unit development proposal, and includes a statement of which primary zoning district provisions are being modified by the planned unit development.
- i. A shift of density or intensity plan, if applicable.
- j. Any other information deemed necessary by the village board in order to evaluate plans.

- (2) Five copies of the information listed in subsection (a)(1) of this section shall be submitted, plus one reduced set no larger than 8.5 inches by 11 inches.

- (b) The purpose of the final development plan is to establish a detailed development plan for a proposed development. Following approval of final development plans by the village board, a permit for development within the planned unit development overlay district may be issued. The applicant shall submit a final development plan to the zoning administrator. The planning and zoning commission shall conduct a public hearing to consider the proposed final development plan. At this public hearing, the planning and zoning

commission may receive a report from the zoning administrator recommending approval, disapproval, or approval with specified modifications or conditions. The planning and zoning commission shall determine whether the proposed final development plan is in substantial conformance with the approved preliminary development plan, fulfillment of all required items and continued compliance with finding required for preliminary development plan approval. Upon due consideration, the planning and zoning commission shall recommend to the village board, by a two-thirds vote of the entire commission, either approval or disapproval of the final development plan, with any proposed specified modifications or conditions.

- (c) Following the planning and zoning commission's recommendation, the village board shall receive the recommendation from the planning and zoning commission and the report from the zoning administrator. Upon due consideration, the village board shall, by a two-thirds vote of the entire board, approve the final development plan, or disapprove the final development plan, or approve the final development plan with specified modifications and/or conditions. If the village board disapproves the final development plan, the preliminary development plan previously considered and approved by the village shall also be considered disapproved by the village board as of the same date.
- (d) The planning and zoning commission and the village board may, in their discretion, consider whether:
 - (1) The planned unit development is in conflict with the comprehensive plan.
 - (2) The planned unit development is in conflict with any adopted district plan.
 - (3) The planned unit development is in conflict with the intent of the primary zoning district.
 - (4) The planned unit development is in conflict with other applicable provisions of this Code.
 - (5) The planned unit development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as a complete unit without dependence upon any subsequent unit.
 - (6) The planned unit development will create an excessive burden on parks, schools, streets, and other public facilities and utilities which are proposed to serve the planned unit development.
 - (7) The planned unit development will have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.
 - (8) Any variation from strict application of the primary zoning district provisions in the planned unit development is in conflict with the intent of the planned unit development district and is justified by the design of the proposed development.
 - (9) Any other factor that the planning and zoning commission and/or village board deem reasonably necessary to ensure compatibility with surrounding uses and to protect the public interest.

Sec. 44-99. Administration may approve certain minor changes.

The zoning administrator may approve minor changes to final development plans adopted by the village board, provided that the changes do not involve an increase in floor area of structures or number of dwelling units, a change in exterior building material, or an alteration of any condition attached or modification to the final development plan made by the village board. A major change to a final development plan which is at variance with any standards of this Code or is less restrictive than any conditions of approval for the initial final development plan shall require approval by a two-thirds vote of all members of the village board.

Secs. 44-100—44-126. Reserved.

Proposed Ordinance with Changes

ARTICLE IV. CONDITIONAL USES

Sec. 44-127. Permit.

The village board may authorize the zoning administrator to issue a conditional use permit for conditional uses specified in this chapter after review and a public hearing, provided that such conditional uses and related structures are in accordance with the purpose and intent of this chapter and are found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community. Only conditional uses allowed in each zoning district per Article 4, Use Regulations, may be considered for a conditional use permit.

Sec. 44-128. Application.

Application for a conditional use permit shall be submitted to the zoning administrator on forms provided and shall be accompanied by a plan showing the location, size and shape of the lots involved, any proposed structures, and the existing and proposed use of each structure and lot. The cost of a land use permit shall be established by the village board.

Sec. 44-129. Review.

Both the planning and zoning commission and the village board shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation.

Sec. 44-130. Conditions.

Conditions related to landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, operational control, hours of operation, traffic circulation, deed restrictions, access restrictions, setback and yards, type of shore cover, specified sewage disposal and water supply systems, planting screens, piers and docs, parking requirements and any other requirements to fulfill the purpose and intent of this chapter may be required by the village board upon its finding that such conditions are necessary.

Sec. 44-131. Other provisions.

Conditional uses shall comply with all other provisions of this chapter, including but not limited to lot width and area, yards, height, parking, and loading.

Sec. 44-132. Village Board Action.

After holding a public hearing, as provided within this article, and after careful consideration of the recommendation of the plan commission, the village board may grant the conditional use permit as applied for, grant the conditional use permit with conditions deemed appropriate by the board, or deny the permit. Compliance with all other provisions of this chapter such as site plan approval, lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses. Recordation. When a conditional use is approved, an appropriate record shall be made of the land use and building permits and such conditional use shall be applicable solely to the structures, use and property so described.

Sec. 44-133. Permit Lapses.

A conditional use permit shall lapse and be void unless the use granted is operational, or substantial construction required to implement such use has been commenced, within one year of the issuance of such permit unless a different time period is established by the village board.

Sec. 44-134. Termination.

In the event that a permitted conditional use subsequently does not conform to the conditions of the original permit granted, the conditional use permit may be terminated by action of the village board following a hearing.

Secs. 44-135—44-155. Reserved.

PROPOSED ORDINANCE WITH CHANGES

ARTICLE V. NONCONFORMING USES, STRUCTURES, AND LOTS.

Sec. 44-156. Intent.

Any use of land or structures, or any lot or structure which was lawfully established and existed at the effective date of adoption or amendment of the ordinance from which this chapter is derived, which are no longer permitted or permissible by the provisions of this chapter as adopted or amended or as a result of some other government action (for example, as a result of a right-of-way acquisition) shall be deemed nonconforming. It is the intent of this chapter to recognize the interests of landowners in continuing to use their property for uses and activities that were lawfully established and to permit such nonconformities to continue subject to certain restrictions.

Sec. 44-157. Nonconforming uses.

A nonconforming use is a land use that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which the use is now located. Such use may continue subject to the following restrictions:

- (1) Such use shall not be enlarged or increased, and it may not be extended to occupy a greater area of the lot than was occupied at the effective date of adoption or amendment of this chapter.

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- (2) A nonconforming use that has been discontinued for a period of twelve months shall not be reestablished, and any future use of the land or primary structure shall conform to the provisions of this chapter.

Sec. 44-158. Nonconforming structures.

A nonconforming structure is a building or structure that was lawfully constructed in accordance with all zoning and building regulations, but does not meet the current setback, height, or other dimensional or density requirements of this ordinance for permitted uses in the zoning district in which it is located. A nonconforming structure may be maintained and repaired, subject to the following restrictions.

- (1) Additions or expansions may be made to a nonconforming structure provided that such additions or expansions do not increase the degree of nonconformity of the structure.
- (2) Ordinary repairs and nonstructural alterations may be made to nonconforming structures. Ordinary repairs and nonstructural alterations include internal and external painting; decorating; paneling; the repair or replacement of doors, windows, nonbearing walls, fixtures, heating and cooling components, wiring, plumbing, roofing and other nonstructural components; and the maintenance, repair, or replacement of existing private sewage and water supply systems or connections to public utilities.
- (3) Pursuant to Wis. Stat. sec. 62.23(7)(hc), a nonconforming structure which is damaged on or after March 2, 2006, by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation may be restored or rebuilt to its size, location, and use that it had immediately before the damage or destruction occurred, except that it may be constructed larger in size to the extent required to comply with applicable state or federal requirements. Such reconstruction shall start within one year from the date of damage or destruction and diligently pursued to completion.

Sec. 44-159. Nonconforming lots of record.

A nonconforming lot is a lawfully platted and recorded lot but no longer meets all applicable minimum lot area or lot width regulations of the zoning district in which the lot is located. A nonconforming lot may be used as a building site and developed with a use allowed in the subject zoning district subject to the following conditions:

- (1) Development of nonconforming lots must comply with the lot and building regulations of the subject zoning district unless otherwise expressly stated.
- (2) Nonconforming lots may not be adjusted in size or shape to create additional nonconformity or increase the degree of nonconformity for lot area, lot width, setbacks, or other applicable lot and building regulations. Lot area or shape adjustments that do not increase the extent of nonconformity are allowed.
- (3) The existence of a nonconforming lot may be maintained under this chapter, but where practicable, should be eliminated in the event of any division of contiguous property owned by the same owner. If two or more lots or combinations of contiguous lots in single ownership are of record at the effective date of adoption or amendment of this chapter, the lands involved shall be considered to be an individual parcel for the purpose of this chapter and no portion of such parcel shall be used, divided, or sold which does not meet the lot area and lot width requirements for the district in which it is located.

Sec. 44-160. Repairs and maintenance.

Nothing in this chapter shall be deemed to prevent normal maintenance or repair of any structure or to prevent restoring to a safe condition any structure declared to be unsafe.

Sec. 44-161. Nonconforming characteristics of use.

If characteristics of use such as lighting, parking, or other matters pertaining to the use of land, premises, and structures are made nonconforming by the provisions of this chapter as adopted or amended, no change shall thereafter be made in such characteristics of use which increase the nonconformity, however, that changes may be made which do not increase or which decrease such nonconformity.

ARTICLE VIII SATELLITE EARTH STATIONS; TELEVISION OR RADIO ANTENNA TOWERS; WIND ENERGY SYSTEMS

DIVISION 1. SATELLITE EARTH STATIONS; SOLAR ARRAY SYSTEM APPLICATIONS

Sec. 44-249. Satellite earth stations; solar array system applications.

- (a) *Permit required.* No owner shall, within the village, build, construct, use or place any type of satellite earth station until a permit shall have first been obtained from the Director of Public Works.
- (b) *Application.* Application for a solar array system permit shall be made, in writing, to the zoning administrator. With such application there shall be submitted a complete set of plans and specifications, including a plot plan showing the location of the proposed solar array system with respect to adjoining alleys, lot lines and buildings. The zoning administrator, or the zoning administrator's designee, shall act on all such applications within a period of ten (10) days.
- (c) *Installation restrictions.* Satellite earth stations installed in any zoning district within the village shall comply with the following provisions:
 - (1) *Number of units.* Not more than one (1) satellite earth station may be allowed per individual recorded lot, except additional stations may be permitted upon application for a variance in nonresidential zones.
 - (2) *Location and setbacks.* Satellite earth stations shall be allowed only in rear and side yards. However, satellite stations in side yards may not be any closer to the street line than the established setback of the principal building or structure. Side and rear yard setbacks shall be the same as for an accessory structure within the respective zoning district but not less than the total vertical height of the satellite earth station.
 - (3) *Mounting.* Satellite earth stations located in agricultural or residential areas shall be ground mounted only. Satellite earth stations may be wall or roof mounted in business or industrial areas only with the permission of the Village Board. Satellite earth stations attached to the wall or roof of any principal or accessory structure shall be subject to the structure being constructed to carry all imposed loading. The village may require engineering calculations.
 - (4) *Diameter.* Satellite earth stations shall not exceed twelve (12) feet in diameter except for stations used to provide community antenna television services.

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- (5) *Height.* In residential and agricultural districts, no satellite earth station shall exceed the height of twelve (12) feet above the ground measured at grade level.
 - (6) *Wind pressure.* All satellite earth stations shall be permanently mounted in accordance with the manufacturer's specifications for installation. All such installations shall meet a minimum wind load design velocity of eighty miles per hour (80MPH).
 - (7) *Electrical installations.* Electrical installations in connection with earth satellite receiving stations, including grounding of the system, shall be in accordance with the National Electrical Safety Code, Wisconsin State Electrical Code and the instructions of the manufacturer; in cases of conflict the stricter requirements shall govern. All cable used to conduct current or signals from the satellite earth station to the receivers shall be installed underground unless installation site conditions preclude underground. If a satellite earth station is to be used by two or more residential property owners, all interconnecting electrical connections, cables and conduits must also be buried. The location of all such underground lines, cables and conduits shall be shown on the application for permit. All satellite earth stations shall be grounded against direct lightning strikes.
 - (8) *Temporary placement.* No portable or trailer-mounted satellite earth station shall be allowed, except for temporary installation for on-site testing and demonstration purposes for periods not exceeding five (5) days.
 - (9) *Advertising.* No form of advertising or identification is allowed on the dish or framework other than the customary manufacturer's identification plates.
 - (10) *Interference with broadcasting.* Satellite earth stations shall be filtered and/or shielded so as to prevent the emission or reflection of an electromagnetic radiation that would cause any harmful interference with the radio and/or television broadcasting or reception on adjacent properties. In the event that harmful interference is caused subsequent to its installation, the owner of the satellite earth station shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
 - (11) *Compliance with federal regulations.* The installation and use of every satellite earth station shall be in conformity with the Federal Cable Communications Policy Act of 1984 and regulations adopted thereunder.
- (d) *Variances.* Requests for variances from the standards established by this section may be made to the Village Board.

Sec. 44-250 – 44-270 Reserved.

DIVISION 2. RADIO, TELEVISION, CELL PHONE AND INTERNET ANTENNA TOWERS

Sec. 44-271. Tower Location.

No radio, television, cell phone or internet antenna tower shall be erected or installed within the front yard or side yard. The rear setback and the side setback in rear yards shall be that for the principal structure within the respective zoning district. The exact location of the tower shall be subject to approval by the Village Board.

Sec. 44-272. Height Limitation.

No radio, television, cell phone or internet antenna tower shall exceed a height of 50 feet above the roofline of the building on the property upon which the antenna is located or 90 feet above the ground measured at grade level, whichever is the minimum.

Sec. 44-273. Conformance with State and National Safety Codes.

Radio, television, cell phone or internet antenna towers shall be erected and installed in accordance with the Wisconsin State Electrical Code, the National Electrical Safety Code and the instructions of the manufacturer; in cases of conflict the stricter requirements shall govern.

Sec. 44-274 – 44-294 Reserved.

DIVISION 3. WIND ENERGY SYSTEMS

Sec. 44-295. Purpose.

The purpose of this Article X, Division 3 is to provide a regulatory scheme for the construction and operation of Wind Energy Systems in the Village of Hortonville. This Ordinance is adopted pursuant to Wis. Stat. § 66.0401 and PSC 128 and pursuant to the Village's general police powers. All regulations contained herein are adopted to preserve and protect the public health and safety.

Sec. 44-296. Definitions.

- (a) *Wind Energy System* has the meaning given in Wis. Stat. § 66.0403(1)(m) and is used to convert wind energy to electrical energy. "Wind Energy System" includes Small Wind Energy Systems.
- (b) *Small Wind Energy System* means a Wind Energy System that has a total installed nameplate capacity of 300 kilowatts or less and that consists of individual wind turbines that have an installed nameplate capacity of not more than 100 kilowatts.
- (c) *Other Definitions*: The remaining definitions set forth in PSC 128.01 are incorporated by reference as though fully set forth herein.

Sec. 44-297. Permit Required.

No Wind Energy System may be installed, constructed or expanded in the Village without a Wind Energy System Permit granted pursuant to this section.

Sec. 44-298. Application.

Every application for a Wind Energy System Permit shall be made in writing accompanied by the fees as established by the Village Board and shall include the following information:

- (a) Wind Energy System description and map(s) showing the location(s) of all proposed wind energy facilities.
- (b) Technical description of wind turbines and wind turbine sites.
- (c) Timeline and process for construction the Wind Energy System.
- (d) Information regarding anticipated impact of the Wind Energy System on local infrastructure.
- (e) Information regarding noise anticipated to be attributed to the Wind Energy System.
- (f) Information regarding shadow flicker anticipated to be attributable to the Wind Energy System.
- (g) Information regarding the anticipated effects of the Wind Energy System on existing land uses within 0.5 miles of the Wind Energy System.
- (h) Information regarding the anticipated effects of the Wind Energy System on airports and air space.

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- (i) Information regarding the anticipated effects of the Wind Energy System on line-of-sight communications.
 - (j) A list of all state and federal permits required to construct and operate the Wind Energy System.
 - (k) Information regarding the planned use and modification of roads within the Village during the construction, operation, and decommissioning of the Wind Energy System, including a process for assessing road damage caused by Wind Energy System activities and for conducting road repairs at the owner's expense.
 - (l) A copy of all emergency plans developed in collaboration with appropriate first responders under PSC 128.18(4)(b).
 - (m) A decommissioning and site restoration plan providing reasonable assurances that the owner will be able to comply with PSC 128.19.
 - (n) A representative copy of all notices issued under Section ##-### [Notice to Property Owners] herein and PSC 128.105(1)(a) and 128.42(1).
 - (o) Any other information necessary to understand the construction, operation, community impact or decommissioning of the proposed Wind Energy System.

Sec. 44-299. Accuracy of Information.

The owner shall certify that the information contained in an application is accurate. The Village may reject or deny any application containing false, misleading, incomplete, or inaccurate information.

Sec. 44-300. Duplicate Copies.

The applicant shall file an original and three (3) copies of the application with the Village. One copy shall be in electronic form. Each copy shall include, but is not limited to, all worksheets, maps, and other attachments included in the application.

Sec. 44-301. Notice to Property Owners and Residents.

- (a) On the same day an owner files an application for a Wind Energy System, the owner shall, pursuant to Wis. Stat. sec. 66.0401(4)(a)3, use commercially reasonable methods to provide written notice of the filing of the application to all property owners within which any property or portion of property is within a one mile radius of the proposed location of any Wind Energy System facility. At the same time, a copy shall be provided to the Village. The notification shall include all of the following:
 - (1) A complete description of the Wind Energy System, including the number and size of the proposed wind turbines.
 - (2) A map showing the locations for all proposed Wind Energy System facilities.
 - (3) The proposed timeline for construction and operation of the Wind Energy System.
 - (4) Locations and times where the application will remain available for public view.

(5) Owner contact information.

- (b) After the Village receives an application for a Wind Energy System, the Village shall publish notice as set forth in Wis. Stat. sec. 66.0401(4)(a)1.

Sec. 44-302. Public Participation.

- (a) The Village shall make a copy of an application for a Wind Energy System available for public review at the Village Office and the Village website.
- (b) The Village shall accept written public comments on an application for a Wind Energy System filed with the Village Clerk and shall make them part of the record at the public hearing held pursuant to para. (c).
- (c) The Village Board shall hold at least one public hearing to obtain comments on and to inform the public about a proposed Wind Energy System.

Sec. 44-303. Joint Application Review Process.

If a Wind Energy System is proposed to be located in the Village and at least one other municipality with jurisdiction over the Wind Energy System, the Village may participate in the joint application review process as set forth in PSC 128.30(7).

Sec. 44-304. Application Completeness.

- (a) Applications submitted for Wind Energy Systems must be true, accurate, and complete. An application is complete if it meets the filing requirements set by ordinance and PSC 128.50(1).
- (b) No later than 45 days after the day an application is filed, the Village shall determine the completeness of the application and required materials and shall notify the owner in writing of his or her determination. An application is considered filed the day the owner notifies the Village in writing that all application materials have been filed. If the Village determines that the application is incomplete, the notice provided to the owner shall state the reasons for the determination.
- (c) The owner may file a supplement to an application that the Village has determined to be incomplete. There is no limit to the number of times that an owner may re-file an application. Once the supplement to an application has been submitted, the owner must file written notice with the Village and an additional 45-day completeness review period shall begin.

Sec. 44-305. Requests for Additional Information.

The Village may request additional information necessary to understand the Wind Energy System after determining that an application is complete. An owner shall timely provide additional information in response to all reasonable requests by the Village.

Sec. 44-306. Owner Requirements.

Pursuant to PSC 128.10(1), the Village incorporates by reference all owner requirements set forth in Subchapter II of PSC 128.

Sec. 44-307. Written Decision.

- (a) The Village shall issue a written decision to grant or deny an application. The Village shall provide its written decision to the owner and to the Wisconsin PSC. If the Village approves an application for a Wind Energy System, the Village shall provide the owner with a duplicate original of the decision.
- (b) The owner shall record the duplicate original of a decision approving an application with the Register of Deeds for Outagamie County, Wisconsin within no more than seven (7) days.
- (c) The Village shall keep a complete written record of its decision-making relating to an application for Wind Energy Systems, if denied, for at least seven (7) years from denial and, if granted, for at least seven (7) years following decommission.

Sec. 44-308. Additional Requirements.

The Village requires the following as conditions for approval of an application to construct a Wind Energy System:

- (a) *Information.* The owner shall inform the Village in writing whether the owner has consulted with and received any non-binding recommendations for constructing, operating or decommissioning the Wind Energy System from a state or federal agency, and whether the owner has incorporated such non-binding recommendations into the design of the Wind Energy System.
- (b) *Studies.* The owner shall cooperate with any study of the effects of Wind Energy Systems coordinated by a state agency.
- (c) *Monetary Compensation.* The owner of a Wind Energy System shall offer an agreement that includes annual monetary compensation to the owner of a nonparticipating residence, if the residence is located within 0.5 mile of a constructed wind turbine. An agreement offered under this subsection shall specify in writing any waiver of a requirement or right under PSC 128 and whether the landowner's acceptance of payment establishes the landowner's property as a participating property under PSC 128.
- (d) *Aerial Spraying.* The owner of a Wind Energy System shall offer an agreement that includes monetary compensation to a farm operator farming on a nonparticipating property located within 0.5 mile of a constructed wind turbine if the farm operator demonstrates all of the following:
 - (1) Substantial evidence of a history, before the Wind Energy System owner gives notice under PSC 12S. 105(1), of using aerial spraying for pest control or disease prevention for growing potatoes, peas, snap beans or sweet corn on all or part of a farm field located within 0.5 mile of a constructed wind turbine.
 - (2) A material reduction in potato, pea, snap bean or sweet corn production or a material increase in application costs on all or part of a farm field located within 0.5 mile of a constructed wind turbine as a result of the Wind Energy System's effect on aerial spraying practices.
- (e) *Permits.* The owner shall submit to the Village copies of all necessary county, state, and federal permits and approvals.

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- (f) *Annual Reports.* The owner shall file an annual report with the Village documenting the operation and maintenance of the Wind Energy System during the previous calendar year.

Sec. 44-309. Post-Construction Filing Requirements.

Within 90 days of the date a Wind Energy System commences operation, the owner shall file with the Village an as-built description of the Wind Energy System, an accurate map of the Wind Energy System showing the location of all Wind Energy System facilities, geographic information system information showing the location of all Wind Energy System facilities and current information identifying the owner of the Wind Energy System. An owner shall label each wind turbine location with a unique identifier consistent with the information posted at the wind turbine location under s. PSC 128.1 8(1)(g).

Sec. 44-310. Modifications to an Approved Wind Energy System.

- (a) *Material Changes.*
- (1) An owner may not make a material change in the approved design, location or construction of a Wind Energy System without the prior written approval of the Village, unless the Village automatically approves the material change by taking either of the steps specified in s. PSC 128.32(2)(b)1 or 2.
 - (2) An owner shall submit to the Village an application for a material change to an approved Wind Energy System.
- (b) *Review Limited.*
- (1) The Village, upon notice of receiving an application for a material change to a Wind Energy System shall not reopen the merits of the earlier approval but shall consider only those issues relevant to the proposed change
 - (2) An application for a material change is subject to ss PSC 128.30(1), (3) to (5), (6)(a) and (b) and (7) and 128.31 to 128.34.
 - (3) An application for a material change shall contain all information necessary to understand the material change as determined by the Village.
 - (4) The Village may, in its discretion, hold a public hearing to obtain comments on and to inform the public about a proposed material change to an approved Wind Energy System.

Sec. 44-311. Monitoring Compliance.

- (a) *Monitoring Procedure.* The Village may establish a procedure to monitor compliance by the owner with any condition on an approved Wind Energy System or to assess when Wind Energy System facilities are not maintained in good repair and operating condition. The procedure may include timelines, provide for payment of reasonable fees for conducting an assessment, and provide for notification to the public, or other conditions as established by the Village. Such procedures shall be included in the permits granted under this ordinance. The owner shall cooperate with the Village during its monitoring.

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- (b) *Third-Party Inspections During Construction.* The Village may require an owner to pay a reasonable fee for a third-party inspector to monitor and report to the Village regarding the owner's compliance with permit requirements during construction. An inspector monitoring compliance under this subsection shall also report to a state permitting authority upon the state permitting authority's request.

Sec. 44-312. Notice of Complaint Process.

- (a) *Notice of Process for Making Complaints.* Before construction of a Wind Energy System begins, an owner shall provide written notice of the process for making complaints and obtaining mitigation measures to all residents and landowners within 0.5 mile of any Wind Energy System facility. An owner shall include in the notice the requirements under s. PSC 128.40(1) for submitting a complaint to the owner, a petition for review to the Village, and an appeal to the PSC, and shall include a contact person and telephone number for the owner for receipt of complaints or concerns during construction, operation, maintenance, and decommissioning.
- (b) *Notice to Village.* An owner shall provide a copy of the notice provided under subsection (a) to the Village, and the owner shall keep the contact person and telephone number current and on file with the Village.

Sec. 44-313. Small Wind Energy Systems.

- (a) All of the provisions of this ordinance shall apply to Small Wind Energy Systems except for provisions adopted under the following subsections of PSC 128; PSC 128.14(4)(d), 128.15(1)(c), (3)(b) to (e), and (5), 128.16(2) to (4), 128.18(1)(g), (2)(b) and (c), (3)(am), (b) and (c), and (4)(b) to (f), 128.19(1)(c) to (e), (3) and (4), 128.30(2)(l) and (m), 128.33(1) to (3m) and (5), 128.34(3), 128.36, 128.40(2)(b) to (e), 128.41 and 128.42.
- (b) The standards in this Ordinance applicable to Wind Energy Systems are modified for Small Wind Energy Systems as follows:
- (1) The pre-application notice shall be filed at least sixty (60) days before an owner files an application to construct a Small Wind Energy System and the notice shall be provided only to adjacent landowners and the Village
 - (2) Setback distances for Small Wind Energy Systems are as set forth in s. PSC 128.61(3).
 - (3) An owner shall provide notice of the requirements of s. PSC 128.14 only to each adjacent nonparticipating residence or occupied community building before the initial operation of the Small Wind Energy System.
 - (4) For purposes of PSC 128.19(1)(b) a Small Wind Energy System is presumed to be at the end of its useful life if it generates no electricity for a continuous 360-day period. Under PSC 128.19 (l)(f) When decommissioning is required, the owner shall begin decommissioning within 360 days after the wind energy system has reached the end of its useful life.
 - (5) For purposes of s. PSC 128.30(2)(9), the information regarding the anticipated effects of the Small Wind Energy System on existing land uses shall be only for parcels adjacent to the Wind Energy System.

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- (6) Written notice of the filing of an application shall be provided only to property owners and residents located adjacent to the Small Wind Energy System.
 - (7) Under PSC 128.30(6)(c) the Village may hold at least one public meeting to obtain comments on and to inform the public about a proposed Small Wind Energy System.

Sec. 44-314. Revocation.

Any permit granted for the installation, construction or expansion of a Wind Energy System may be revoked by the Village if the permit holder, its heirs, or assigns, violates any provision of this ordinance or the provisions of a Wind Energy System Permit granted pursuant to this ordinance.

Sec. 44-315. Penalties.

Any person found in violation of this ordinance shall be subject to a forfeiture as set forth by the Village Board WHERE and may result in revocation of the applicable license. Each day a violation continues shall constitute a separate and distinct offense for which additional citations may be issued.

Sec. 44-316. Severability.

If any section, subsection, sentence or phrase of this ordinance shall be held invalid, illegal, unenforceable, or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance; and there shall be substituted for the provision at issue a valid and enforceable provision as similar as possible to the provision at issue.

Sec. 44-317. Interpretation.

In their interpretation and application, the provisions of this ordinance shall be considered minimum requirements. Where the provisions of this ordinance impose greater restrictions than any statute, other regulation, ordinance or covenant, to the extent allowed by law the provisions of this ordinance shall prevail. Where the provisions of any statute other regulation, ordinance, or covenant impose greater restrictions than the provisions of this ordinance, to the extent allowed by law the provisions of such statute, other regulation, ordinance or covenant shall prevail. All references to statutes and regulations in this ordinance refer to the current version of the statute or regulation referenced, as amended from time to time.

Sec. 44-318. Guaranty/Warranty.

Nothing in this Ordinance may be interpreted as guaranteeing or warranting that any method, construction, product, service, building, or structure is free from risk. No issuance of a license or permit, approval, inspection, or other action by any Village official, employee, or agent shall constitute a warranty or guaranty that any method, construction, product, service, building, or structure is free from risk.

Secs. 44-319—44-339. Reserved.

PROPOSED ORDINANCE

Sec. 44-341. Outside storage of firewood.

- (a) No person shall store firewood in the front yard on residentially zoned property, except that firewood may be temporarily stored in the front yard for a period of up to 30 days from the date of its delivery.
- (b) No person shall store in the open more than two full cords of firewood in any residential district. No open storage of firewood shall exceed a dimension of four feet high, eight feet wide, and eight feet in length. No firewood shall be stored in any front yard or closer than five feet to any residential lot line.
- (c) All brush, debris and refuse from processing of firewood shall be promptly and properly disposed of and shall not be allowed to remain on the premises.
- (d) Woodpiles that contain diseased wood that is capable of transmitting disease to healthy trees and woodpiles or that harbor or are infested or inhabited by rats or other vermin are public nuisances and may be abated pursuant to the provisions of this Code of Ordinances.

Sec. 44-342. Outside storage.

Outside storage in agricultural, commercial or industrial districts shall be located within an opaque fenced area, screening structure, or vegetative screening to block visibility; outside storage is not permitted in any required front yard.

Sec. 44-343. Fences and hedges.

- (a) For reasons of suitability, aesthetics, and public safety, conditional use permits shall be required for all fences except simple chain-link fences without barbed wire or electrical charge, split or decorative rail fences and picket fences.
- (b) Fences shall not be located in any recorded easement without the written consent of the entity controlling the easement. If the easement is controlled by the Village the property owner must sign a permission agreement that will be recorded by the register of deeds prior to the erection of a fence.
- (c) Fences in residential districts shall not exceed six feet in height on the side and rear yards and can be placed on the lot line.
- (d) Fences located in the front yard setback area:
 - (1) All fences located within the front yard setback area shall be a minimum of 50 percent open to vision through the fence equally distributed throughout the fence length
 - (2) No boundary or aesthetic fence or wall including a hedge or row planting shall be permitted in excess of four feet in the front yard setback area visual clearance requirements of section 44-7 and shall not impede any driveway or sidewalk.
 - (3) Exceptions if the fence is located on a double frontage lot where there is an access restriction on one frontage then that frontage with access restriction may be treated as a side or rear yard for fence placement but shall still follow section 44-222(d)(1).
- (e) Fences in the shoreland and floodplain districts are allowed within 75 feet of the normal high-water mark if they are open fences.

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- (f) Fences may be located in all yards in commercial and industrial districts. Fences located in the front yard shall be approved by the planning and zoning commission prior to the issuance of a permit. Fences installed in commercial and industrial districts shall not exceed six feet in height, except when required to enclose outside storage areas and when approved by the planning and zoning commission. Fencing constructed to enclose outside storage areas shall comply with the conditions of use in the village business park covenants.
 - (g) It shall be the responsibility of the property owner in any district wishing to construct a fence or barrier between an adjacent property to locate the correct property stakes. If the property stakes are missing, it will be the responsibility of the property owner constructing the barrier to have the property stakes installed by a registered surveyor. All costs shall be borne by the property owner installing the barrier.
 - (h) The finished side of the fence, as deemed by the building inspector, shall face the adjacent property and the posts should be placed in the interior of the fence.
 - (i) The property owner shall be required to maintain the fence in a safe and suitable condition and the yard from the fence to the property line.
 - (j) Permit required. No barrier shall be constructed without a permit having been issued by the building inspector. Application for the permit shall be made at the village administration office. The fee for the permit shall be established by the village board.

Sec. 44-344. Private Recreational Facilities

- (a) The following rules and regulations shall apply to private recreational facilities allowed as accessory uses and structures in the R-1, R-2, R-3, and Ag districts:
 - (1) Private swimming pools. For private swimming pools, the pool, pump, and filter shall not be located closer than ten feet to any property line or 50 feet from a street right-of-way. No electrical power lines shall be located over or under the pool, pump, and filter.
 - (2) If you have a fence, your pool may be located as close as 5 feet from the property line and must be at least 25 feet from the street right-of-way.
 - (3) Nothing in this division shall be construed as to prohibit the installation of basketball equipment in a driveway area within the R-1, R-2, R-3 and Ag districts in accordance with district requirements.

Secs. 44-345—44-365. Reserved

PROPOSED ORDINANCE

ARTICLE XI. ZONING BOARD OF APPEALS

Sec. 44-394. Board of appeals.

- (a) *Establishment and purpose.* There is hereby established a Board of Appeals for the Village of Hortonville as authorized by Wis. Stat. sec. 62.23.(7)(e) for the purpose of hearing appeals from any aggrieved person or from any officer, department, board or commission of the Village affected by a zoning decision of the zoning administrator or plan commission. The board of appeals shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter. Members and

alternate members shall be appointed as set forth in Sec. 2-238. The board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as such ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issue of a permit. No action of the board of appeals shall have the effect of permitting in any zoning district uses prohibited in such district by this Code.

- (b) *Procedures.* Appeals under this chapter shall be taken within 30 days of the order, requirement, decision, or determination appealed from by filing with the officer from whom the appeal is taken, as well as with the board of appeals, written notice of appeal specifying the grounds thereof together with a filing fee as may be established by the village board. The administrative officer with whom the appeal is filed shall promptly transmit to the board of appeals all papers constituting the record upon which the action appealed from was taken. The board of appeals may request the applicant provide additional information as may be needed to determine the case. The board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time.
- (c) *Stay of Proceedings.* An appeal shall stay all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of appeals that, by reason of facts stated in the certificate a stay would, in the officer's opinion, cause immediate peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of appeals or by a court of record on application, on notice to the officer from whom the appeal is taken and on due cause shown.
- (d) *Meetings.*
 - (1) *Open to public.* All meetings and hearings of the board of appeals shall be open to the public, except that the board may go into executive session to deliberate. The final vote on an appeal shall be taken in open session by roll call vote, recorded and open for public inspection in the board's office. Public notice of all regular and special meetings shall be given as required by Wisconsin open meeting laws, Chapter 19, and as set forth in Wis. Stat. sec. 62.23(7)(e)5.
 - (2) *Special meetings.* Special meetings may be called by the board of appeals chairperson whenever he or she deems necessary, or at the request of two members.
 - (3) *Hearings.* Hearings may be held at any regular or special meeting at the time set by the chairperson.
 - (4) *Voting.* The concurring vote of three members of the board of appeals shall be necessary for all of its actions other than setting its rules of operation. Such votes and discussions between members shall comply with Wisconsin open meeting laws.
- (d) *Powers of zoning board of appeals.* In addition to these powers enumerated elsewhere in this Code of Ordinances, the board of appeals shall have the following powers:
 - (1) *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the zoning administrator, building inspector or other administrative official in the enforcement of this Zoning Code or any ordinance adopted under Wis. Stats. §§ 61.35, 62.23, 62.231 (wetlands), Wis. Stats. § 87.30 or 144.26 (floodplains) or Wis. Stats. ch. 91 (farmland preservation).
 - (2) *Variances.* To hear and rule on applications for specific variances from the terms provided in this chapter.
 - (3) *Other matters.* To hear and act upon all other matters referred to it upon which it is required to act under this chapter.

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- (4) *Assistance.* The board of appeals may request assistance from other village officers, departments, commissions, and boards.
 - (5) *Oaths.* The chairperson, or in his absence the acting chairperson, may administer oaths and compel the attendance of witnesses at board of review hearings.

Sec. 44-395. Appeals.

Appeals to the board of appeals may, upon written petition, be taken by any person aggrieved by or affected by a decision of the zoning administrator or other administrative official charged with administering and enforcing this chapter. Such appeals shall be governed by the following provisions:

- (a) *Time of appeal.* Appeals shall be filed within 30 days after the date of receipt of the written decision or order from which the appeal is taken by filing a petition with the village clerk. The date of receipt of the decision shall not be counted in determining the time for filing of the appeal. Sundays and holidays shall be counted, except if the last day falls on a Saturday, Sunday or legal holiday, the time for filing shall be extended to the next secular day.
- (b) *Who may appeal.* Appeals or applications to the board may be made by:
 - (1) The owner, mortgagee, purchaser under a land contract, optionee or occupant under a written lease for one year or more of the property for which relief is sought.
 - (2) Any officer (other than the zoning administrator), department, committee or board affected by a decision or order of the zoning administrator or other administrative official or body charged with administering and enforcing this chapter.
 - (3) Any person aggrieved and whose use and enjoyment of property within the village is directly and adversely affected by a decision or order of the building inspector, zoning administrator or the requested board action.
- (c) *Appeal and application forms.* Every appeal or application shall be made upon forms furnished by the village clerk which have been approved by the board of appeals. A scale drawing shall accompany each form showing the location and size of the property, existing improvements, all abutting properties and improvements thereon and change or addition requested. The applicant shall provide all information requested on the form and any additional information requested, in writing, by the chairperson or secretary of the board of appeals which is necessary to inform the board of the facts of the appeal. Failure to supply such information shall be grounds for dismissal of the appeal or application.
- (d) *Filing appeal or application.* The applicant shall file two copies of the required appeal form with the village clerk. The village clerk shall deliver one copy to the zoning administrator or other officer or body from whose decision an appeal is taken. Upon receipt of an appeal, the zoning administrator or other officer or body responsible for the original determination shall transmit to the secretary of the board of appeals all notes or papers relating to the order or decision from which the appeal is being taken.
- (f) *Fee.* All appeals and applications filed with the village clerk shall be accompanied by payment of a required fee of \$175.00.
- (g) *Insufficient notice.* No appeal or application shall be considered by the board of appeals unless it is made on the required form. Upon receipt of any communication purporting to be an appeal or application, the village clerk shall supply the applicant with the proper forms which must be filed within ten days, in addition to the 30 days specified in subsection (a) of this section, in order to be considered by the board of appeals.

Sec. 44-519. Hearings.

- (a) *Notice.* The board of appeals shall fix a reasonable time and place for the hearing. Notice shall be published in the official newspaper not less than seven days prior to the hearing and given to the applicant and the

administrative officer appealed from by regular mail or by personal service not less than five days prior to the date of hearing. In every case involving a variance, conditional use, planned unit development or public utility exception, notice shall also be mailed not less than five days prior to the hearing to the fee owners of record of all land within 100 feet of any part of the subject building or premises involved in the appeal.

- (b) *Appearances.* Hearings on appeals shall be public and shall be conducted according to the rules of procedure adopted by the board. At the hearing, the applicant may appear in person or by his agent or attorney. In the absence of an appearance for or against an appeal or application, the board of appeals may dismiss the appeal or application or may dispose of the matter on the record before it. Decisions of the board following the public hearing may be made either in public or closed session as the board shall determine.
- (c) *Stays.* An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken shall certify to the board of appeals after the notice of appeal, for reasons stated in the certification, that a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the board of appeals or by a court of record on the application on notice to the officer from whom the appeal is taken and on due cause shown.
- (d) *Amendments.* An applicant may amend an appeal at any time before or during the public hearing, provided the amendment does not materially alter the appeal from how it was described in the published hearing notice. If an amendment is requested after the public notice has been issued and the amendment conflicts with or materially changes the information contained in that notice, the applicant shall pay an additional fee to cover the cost of revising and republishing the notice. If the revised notice can be published within the time required for the scheduled hearing, the hearing on the amended appeal may proceed as originally scheduled. If timely publication is not possible, the Chairperson shall announce that the hearing will be deferred to a future meeting, for which proper public notice will be provided, and shall state the reasons for the deferral.
- (e) *Adjournments.* When all appeals or applications cannot be concluded on the scheduled hearing date, the board of appeals may adjourn the proceedings to a specific future date of its choosing. The adjourned date shall be treated as a continuation of the original hearing. Notice of the adjournment shall be provided to any absent members of the board of appeals.
- (f) *Withdrawal.* An applicant may withdraw an appeal at any time prior to the decision, but a pending motion to grant or dismiss the appeal shall have precedence over withdrawal. Withdrawal of the appeal shall not entitle the appellant or applicant to remission of the filing fee.

Sec. 44-396. Findings and disposition of cases.

- (a) *Time of decision.* The board of appeals shall render its decision either at the termination of the hearing or within 30 days thereafter and shall transmit a signed copy of the board's decision to the applicant, zoning administrator, and Village Board
- (b) *Form of decision.* The final disposition of an appeal or application shall be in the form of a written decision or order signed by the chairperson and secretary of the board of appeals. Such decision shall state the reasons for the board's determination with findings of fact and conclusions of law and shall either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal or grant or deny the special exception, conditional use or variance. Copies of the decision shall be sent to the applicant, village clerk, the secretary of the planning and zoning commission and any village committee or board involved.
- (c) *Basis of decision; findings.* At the conclusion of a hearing, the board should reduce to writing, its findings of fact and conclusions of law regarding the proper interpretation and application of this Zoning Code.

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- (d) *Vote required.* All orders or decisions of the board of appeals granting a variance, exception or conditional use or reversing any action or order, require a majority vote of the members present. A quorum necessary for any meeting or hearing shall consist of four members, but a lesser number may meet and adjourn to a specified time.
 - (e) *Conditions.* Variances or conditions imposed on any permit shall be stated in the decision or order embodying the board's decision and shall also be set forth in the building, conditional use or occupancy permit issued under that order by the zoning administrator. A permit shall be valid only as long as the conditions upon which it is granted are observed. Whenever the board grants an application or appeal affecting the use of any premises, such authorization shall be deemed revoked unless the owner, occupant or his agent shall, upon request, file with the board secretary a written report certifying that all conditions or limitations imposed by the board have been conformed to and maintained. Variances, substitutions or conditional use permits approved by the board shall expire six months after issuance if the performance of work is required and substantial work has not commenced.

531 N. Nash St.
P.O. Box 99
Hortonville, WI 54944-0099



Phone: 920-779-6011
www.hortonvillewi.org

ADMINISTRATION

clerktreas@hortonville.wi.gov

September 3, 2026

ELECTIONS

- Closed out the August Primary Election in WisVote
- Mailed out 75 absentee ballots as of Wednesday, September 16th, will continue to mail absentee ballots as the requests are received
- Emailed Permanent Overseas absentee ballots
- Emailed Military absentee ballots
- Completed the survey on the Type E Notice with City of Appleton
- Notified by WEC of the minor changes to the Federal Forms regarding the Federal Post Card Application and Federal Write-In Absentee Ballot
- Notified by WEC regarding the U.S. Postal Service's Administrative rule on absentee ballot processing and the temporary restraining order
- Completed survey from WEC regarding late arriving absentee ballots
- Two Badger Books had to be re-imaged

WEBINARS/ZOOM MEETINGS/TRAININGS

- Weekly Department Head Meetings
- Weekly Staff Meetings

FINANCES

- M, W, F bank deposits
- Balance and reconcile accounts/journal entries/prepare invoices
- Approve payroll, initiated withdrawals
- Prepared EBC/HRA Reimbursement Invoices/other various invoices
- Monthly reconciliation of bank accounts

LICENSES

PUBLICATIONS

PUBLIC RECORD REQUESTS

OTHER

- Village Board agendas & packets, committee agendas
- Village Board minutes, committee minutes
- Other Committee/Commission meeting agendas & minutes as needed
- Worked with Outagamie County on addresses for Nature's Haven, provided addresses to building inspector
- Contacted Airbnb again regarding 131 Main Street and the 3% room tax
- Contacted Pam at Fox Cities Convention & Visitor's Bureau regarding no fees being paid for Airbnb

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9/17/2026 Director of Public Works Report

Meetings attended:

- Out of office 9/2-9/11
- Staff meetings
- Department head meetings
- Weekly Construction meetings with contractors, subcontractors, engineers, and county for Main Street Construction Project
- Meeting with MSA on Industrial Park Ave Flood Study
- Meeting with Ehlers to discuss PSC Water Rate Case
- Meeting with McMahon on water valve replacements

Current and past projects include:

- Mainstreet construction project – ongoing
 - o Underground construction related to sanitary, storm, and water is completed
 - o Bridge work - ongoing
 - o Grading and base course placement for road work is completed. Martell is expected to start curbing this week
 - o Elmstar will continue with conduit installation
- Trail updates with MSA for proposed construction in 2027
- Working with financial consultants on long-term utility cash flows
- Working with financial consultants on PSC Water Rate Case
- Working on 2027 Budgets

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Steber'.

Aaron Steber
Director of Public Works





Hortonville Police Department
531 North Nash Street
Hortonville, WI 54944-0099
Phone: 920-779-6165
Fax: 920-779-6189
www.hortonvillewi.org

9-17-2026 Police Department Report

Meetings

- Village Department Head Meetings
- Weekly Main Street Construction Meetings
- Met with resident to review proposal for tow service

Training

- Officer Heiden attended search warrant training in Pewaukee on 9/10 and 9/11
- All officers will be updated on OWI and domestic violence procedures at department meeting on 9/22

Ongoing Projects and Miscellaneous

- Reviewing e-bike ordinances (will likely bring a draft to COW in September/October)
- Installation of Cradlepoint into squads has started. Hopefully it will be completed in about 1-2 weeks. Update: Cradlepoint units are all installed. All are working except for some problems with GPS. Working with VC3 and Motorola to resolve issues.
- Continued my communication with HASD and St. Peter and Paul regarding no parking on Olk Street.
- The Outagamie County Chaplain Program has dissolved. We have received a \$400 reimbursement for funds that we had paid towards the program
- Worked with SRO Hauser and HASD on homecoming parade route
- Final review of portable radio replacements. Will present to board on 9/17
- Met with DPW to discuss speed changes and sign placement on Grandview Road.
- Continued process of enforcement with resident in 600 block of West Main Street regarding ongoing ordinance issues.
- 2026 Incidents Jan 1st-September 14th (3705 incidents) (3610 incidents in same time frame in 2025)
- Congratulations to Officer McCready who has completed her probationary period as of 9/7. First year review was completed with Officer McCready.

- Attended Dash Down Nash event on 9/12. Officer Pagel, Officer Sweeney, Officer Wulgaert, Officer Stephens and I assisted with traffic control for the event.

Upcoming

- Department meeting on 9/22
- Will begin sending out information on homecoming parade next week
- Reviewing squad purchase for 2027

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Nathan Treadwell - Administrator
Village.Administrator@hortonville.wi.gov

Administrator Update – 9/05/26-9/14/26

Economic Development

- **Property by Gilbert's**
 - o I have received some additional proposals for potential developments that I am currently reviewing. I should have more information available to provide at the next meeting.
- **Nature's Haven Subdivision**
 - o I have been working with McHugh and a local property owner to allow signage at the entrance to Wayne Drive rather than at the subdivision entrance. The goal is to help direct construction traffic to the appropriate entrance.
 - o McHugh indicated that if construction traffic continues to use the wrong entrance despite the signage, they would like the Village to issue tickets as necessary.

Projects

- **Main Street – West Segment**
 - o I attended a meeting with the County and railroad to discuss the railroad crossing and its reconstruction. The County also invited WisDOT to participate so they could provide guidance and serve as an advocate when working with the railroad.
 - o We discussed the proposed submittals and agreed that the Village and County should complete all legally required improvements. In addition, we plan to add signage along the trail and pavement markings in the area to provide additional warning of the railroad crossing.
- **Zoning Project**
 - o I have a good portion of the zoning code ready for discussion at the next meeting. Following this week's meeting, the remaining sections we will need to review include:
 - Signs and Billboards – A few requested changes need to be made before bringing this section back to the Planning and Zoning Commission.
 - Districts
 - Administration and Enforcement
 - Definitions

Miscellaneous

- **Memorial Square Update**
 - o The fountain does have a dog attachment for filling water bottles.
 - o For watering the plants in the square, a water system is being installed, so there will not be a need for a traditional spigot.
- **New Phone Contractor**
 - o I have secured a time-and-materials contractor to assist with our current phone system as needed. This will replace Unitel, which has discontinued operations.
 - o There is no contract requirement; we simply needed to establish a new contractor for the phone system if service or assistance is needed in the future.
 - o We considered two options, one located in Milwaukee and one located in the Appleton area. We selected the contractor from Appleton.
- **2027 CIP**
 - o Aaron and I met with Ariana to discuss the 2027 Capital Improvement Plan and the potential delay of a portion of the Main Street project.
 - o We discussed the proposed changes and additional projects. Ariana is currently working through the numbers as we make updates so we can have a finalized plan for next year.
- **Trail Planning for 2027**
 - o Aaron and I met with MSA to discuss several areas of the trail plan for 2027, including questions about how we want to address signage and other features in the area behind Main Street.
 - o
- **Downtown Valve Replacement Update**
 - o While completing the downtown valve replacement, staff and I reviewed the project and determined that we could save several thousand dollars by removing one of the valves from the project.
 - o There is another valve located approximately 10 feet away, so maintaining both valves did not make practical sense.
- **Locating Equipment Issue**
 - o I have directed Aaron and the Utility Department to bring forward the two quotes we have received for a new locator used to identify the location of underground pipes and utilities.
 - o We are required to locate our lines within 18 inches. We experienced an issue with this during the Main Street project because our current GPS locator has an accuracy range of approximately 5–10 feet.
 - o The new equipment would allow us to locate lines within inches. Staff had been waiting for another quote, but due to the recent issues we have experienced, I asked them to bring the options forward for consideration.
- **Meetings and other Events**
 - o Worked Dash Down Nash
 - o Met with Fox West Chamber again to discuss Halloween event

2026

AUGUST

VILLAGE OF HORTONVILLE BUILDING PERMITS

Permit Number	Name	Address	Project	Estimated Proj. Cost	Permit Fee	Type
26-60	Brian Herres	711 Wildwind Dr	23 x 18 Unattached Deck	5,000.00	108.20	res
26-61	Marcy Mader	1173 Esther Ann Ln	Fence Permit	6,000.00	50.00	res
26-62	Channing & Samantha Pompa	1161 Esther Ann Ln	12 x 18 Storage Building	6,000.00	50.00	res
26-63	Terry Hanson	133 Bath Street	Exterior Stairway	8,000.00	50.00	res
26-64	Gary and Wendy Groves	660 Wildwind Dr	New Home	500,000.00	1,240.00	nsf
26-65	Tim Henning/Mary Phalen	306 Ashtin Way	Fence Permit	8,260.00	50.00	res
26-66	Adam Moyer	204 Greenbrier Dr	14 x 18 Garden Shed	6,500.00	112.80	res
26-67	Tom McHugh Construction	Lot 90- Nature's Haven	New Home	344,770.00	1,057.00	nsf
26-68	Tom McHugh Construction	Lot 82- Nature's Haven	New Home	307,000.00	1,057.00	nsf
26-69	Tom McHugh Construction	Lot 84- Nature's Haven	New Home	313,922.00	1,057.00	nsf
26-70	Grant Wilson	434 N Pine Grove Lane	Basement Plumbing	3,000.00	71.00	res
26-71	Wade & Judy Martzahl	460 N Olk	200 amp underground service	2,605.00	80.00	res
26-72	Tom McHugh Construction	Lot 75- Nature's Haven	New Home	290,000.00	1,057.00	nsf
26-73	Tom McHugh Construction	Lot 109- Nature's Haven	New Home	335,000.00	1,057.00	nsf
26-74	Tom McHugh Construction	Lot 78- Nature's Haven	New Home	300,000.00	1,057.00	nsf
26-75	Tom McHugh Construction	Lot 87- Nature's Haven	New Home	325,000.00	1,057.00	nsf
26-76	Debra Obry	216 Gabriel Lane	Generator/Transfer Switch	16,224.24	80.00	res
26-77	Oscar De La Cruz	188 Brookwood Dr	Generator/Transfer Switch	15,309.88	80.00	res
26-78	Anthony Clark	708 Giese Street	Fence Permit	1,300.00	50.00	res
26-79	Jamie Sanderfoot	219 N Mill Street	Roof Permit	15,000.00	50.00	res
26-80	C & O Investments LLC	719 Industrial Park Ave	Industrial Building Addition	130,000.00	386.00	com
26-81	Levi Pingel	306 Greenbrier Dr	Tesla Garage Wall Charge	1,400.00	80.00	res

TOTALS 2,940,291.12

2025			2026		
Permit Types	Number of Permits	Project Cost	Permit Types	Number of Permits	Project Cost
residential total	3	74,000.00	residential total	13	94,599.12
new residential total	2	529,000.00	new residential total	8	2,715,692.00
multi-family total			multi-family total		
comm/ind total			comm/ind total	1	130,000.00
municipal, public total			municipal, public total		
Total	5	\$ 603,000.00	Total	22	\$ 2,940,291.12

Prepared by Village office staff

Hortonville Call Report



Run No.	Alert Date & Time	EnRoute	At Scene	Resp Time/Responded From	Code	Problem	Destination	Transport Mode
18161 26	2026-07-02 19:45:57	19:46:31	20:00:38	00:14:41	W6981 PARKVIEW DR	2 Fall Victim	<None>	Non Emergency
18564 26	2026-07-06 16:05:43	16:06:46	16:16:36	00:10:53	W6981 PARKVIEW DR	2 Fall Victim	ThedaCare Reg Med Ctr - Neenah	Non Emergency
18649 26	2026-07-07 08:47:11	08:48:13	08:57:48	00:10:37	W6981 PARKVIEW DR	1 Heart Problems	ThedaCare Reg Med Ctr - Appleton	Emergency
18676 26	2026-07-07 12:17:08	12:17:09	12:20:30	00:03:22	CHERRY ST & W MAIN ST	2 Fall Victim	<None>	Non Emergency
18739 26	2026-07-08 08:45:28	08:47:13	08:56:22	00:10:54	W6981 PARKVIEW DR	1 Stroke / CVA	ThedaCare Med Ctr - New London	Emergency
18782 26	2026-07-08 16:01:47	16:02:24	16:10:35	00:08:48	1405 MILL ST	1 Convulsions / Seizures	ThedaCare Med Ctr - New London	Emergency
18961 26	2026-07-10 08:53:27	08:53:28	08:55:35	00:02:08	314 E MAIN ST	1 Unknown Problem / Man Down	ThedaCare Reg Med Ctr - Appleton	Emergency
18964 26	2026-07-10 09:25:12	09:25:15	09:38:44	00:13:32	N259 ARES DR	2 Fall Victim	ThedaCare Reg Med Ctr - Appleton	Non Emergency
19040 26	2026-07-11 00:00:55	00:03:30	00:11:32	00:10:37	CHERRY ST & W MAIN ST	2 Sick Person	ThedaCare Reg Med Ctr - Appleton	Non Emergency
19045 26	2026-07-11 01:19:36	01:19:54	01:19:55	00:00:19	CHERRY ST & W MAIN ST	2 Ingestion / Poisoning	<None>	Non Emergency
19076 26	2026-07-11 10:51:31	10:53:02	11:04:07	00:12:36	W6981 PARKVIEW DR	2 Fall Victim	ThedaCare Reg Med Ctr - Appleton	Non Emergency
19455 26	2026-07-15 09:03:15	09:05:10	09:17:08	00:13:53	CHERRY ST & W MAIN ST	2 Traumatic Injury	ThedaCare Reg Med Ctr - Appleton	Non Emergency
19588 26	2026-07-16 14:17:14	14:18:36	14:25:18	00:08:04	W6981 PARKVIEW DR	2 Unconscious / Fainting	ThedaCare Reg Med Ctr - Appleton	Non Emergency
19792 26	2026-07-18 11:19:04	11:20:14	11:27:47	00:08:43	W6981 PARKVIEW DR	1 Sick Person	ThedaCare Reg Med Ctr - Appleton	Emergency
19825 26	2026-07-18 18:30:31	18:31:45	18:41:40	00:11:09	1405 MILL ST	1 Sick Person	ThedaCare Med Ctr - New London	Emergency
20148 26	2026-07-22 07:50:42	07:51:04	08:01:40	00:10:58	W6981 PARKVIEW DR	2 Unknown Problem / Man Down	<None>	Non Emergency
20158 26	2026-07-22 11:00:00	11:00:41	00:00:00	Can't calculate	W6981 PARKVIEW DR	2 Unknown Problem / Man Down	<None>	Non Emergency
20606 26	2026-07-27 02:25:47	02:27:11	02:36:55	00:11:08	W6981 PARKVIEW DR	1 Diabetic Problems	ThedaCare Med Ctr - New London	Emergency
20787 26	2026-07-28 03:28:53	03:29:07	03:29:47	00:00:54	W6981 PARKVIEW DR	1 Diabetic Problems	ThedaCare Med Ctr - New London	Emergency
20928 26	2026-07-29 13:33:37	13:33:39	13:39:15	00:05:38	CHERRY ST & W MAIN ST	1 Chest Pain	Ascension - St. Elizabeth Hospital	Emergency
20998 26	2026-07-29 23:42:50	23:44:08	23:55:48	00:12:58	W6981 PARKVIEW DR	2 Fall Victim	ThedaCare Reg Med Ctr - Appleton	Non Emergency
21007 26	2026-07-30 04:07:31	04:10:21	04:21:02	00:13:31	W6981 PARKVIEW DR	1 Sick Person	ThedaCare Reg Med Ctr - Appleton	Emergency
21019 26	2026-07-30 07:45:19	07:46:50	07:54:53	00:09:34	W6981 PARKVIEW DR	1 Stroke / CVA	ThedaCare Med Ctr - New London	Emergency
21209 26	2026-07-31 18:25:35	18:27:05	18:38:08	00:12:33	1405 MILL ST	2 Psychiatric Problems	<None>	Non Emergency
21398 26	2026-08-02 13:39:44	13:39:51	13:41:53	00:02:09	CHERRY ST & W MAIN ST	1 Unconscious / Fainting	ThedaCare Reg Med Ctr - Appleton	Emergency
21533 26	2026-08-03 22:25:09	22:26:37	22:36:34	00:11:25	W6981 PARKVIEW DR	1 Chest Pain	ThedaCare Reg Med Ctr - Appleton	Emergency
21655 26	2026-08-05 06:01:26	06:02:08	06:12:44	00:11:18	1405 MILL ST	1 Stroke / CVA	Ascension - St. Elizabeth Hospital	Emergency
21991 26	2026-08-08 13:05:43	13:05:44	13:09:16	00:03:33	CHERRY ST & W MAIN ST	2 Sick Person	ThedaCare Reg Med Ctr - Appleton	Non Emergency
22078 26	2026-08-09 12:42:55	12:44:08	12:53:12	00:10:17	W6981 PARKVIEW DR	1 Sick Person	ThedaCare Reg Med Ctr - Appleton	Emergency
22094 26	2026-08-09 17:34:28	17:35:33	17:43:29	00:09:01	1405 MILL ST	2 Traumatic Injury	<None>	Non Emergency
22189 26	2026-08-10 14:06:13	14:06:14	14:19:47	00:13:34	1405 MILL ST	1 Chest Pain	ThedaCare Med Ctr - New London	Emergency
22243 26	2026-08-10 21:12:42	21:12:44	21:22:55	00:10:13	N1861 LILY OF THE VALLEY CT	2 Hemorrhage / Laceration	Ascension - St. Elizabeth Hospital	Non Emergency
22334 26	2026-08-11 19:00:29	19:01:06	19:13:30	00:13:01	1405 MILL ST	2 Choking	<None>	Non Emergency
22940 26	2026-08-17 18:09:41	18:09:49	18:19:56	00:10:15	1405 MILL ST	1 Sick Person	Ascension - St. Elizabeth Hospital	Emergency
23018 26	2026-08-18 15:00:37	15:01:20	15:10:28	00:09:51	W6981 PARKVIEW DR	1 Heart Problems	ThedaCare Reg Med Ctr - Neenah	Emergency
23086 26	2026-08-19 10:21:56	10:21:58	10:23:04	00:01:08	CHERRY ST & W MAIN ST	1 Convulsions / Seizures	ThedaCare Med Ctr - New London	Emergency
23154 26	2026-08-19 20:16:43	20:17:45	20:20:23	00:03:40	CHERRY ST & W MAIN ST	2 Fall Victim	ThedaCare Med Ctr - New London	Non Emergency
23237 26	2026-08-20 18:16:55	18:18:02	18:27:15	00:10:20	W6981 PARKVIEW DR	1 Unconscious / Fainting	ThedaCare Med Ctr - New London	Emergency
23523 26	2026-08-23 17:07:08	17:08:07	17:14:49	00:07:41	W6981 PARKVIEW DR	1 Chest Pain	ThedaCare Reg Med Ctr - Appleton	Emergency
23575 26	2026-08-24 09:16:41	09:17:44	09:26:11	00:09:30	W6981 PARKVIEW DR	1 Unconscious / Fainting	Ascension - St. Elizabeth Hospital	Emergency

Run No.	Alert Date & Time	EnRoute	At Scene	Resp Time/Responded From	Code	Problem	Destination	Transport Mode	
23617	2026-08-24 16:27:20	16:28:30	16:40:25	00:13:05	W6981	PARKVIEW DR	1 Breathing Problems	ThedaCare Med Ctr - New London	Emergency
23670	2026-08-25 09:39:12	09:40:13	09:50:49	00:11:37	W6981	PARKVIEW DR	1 Chest Pain	ThedaCare Reg Med Ctr - Appleton	Emergency
23828	2026-08-26 17:38:41	17:39:55	17:50:45	00:12:04	W6981	PARKVIEW DR	1 Fall Victim	ThedaCare Reg Med Ctr - Appleton	Emergency
24056	2026-08-28 17:40:43	17:41:58	00:00:00	Can't calculate	W6981	PARKVIEW DR	2 Fall Victim	<None>	Non Emergency
24069	2026-08-28 18:51:42	18:51:44	18:53:59	00:02:17	CHERRY ST & W MAIN ST		1 Unconscious / Fainting	ThedaCare Med Ctr - New London	Emergency
24674	2026-09-03 22:36:49	22:37:37	22:45:10	00:08:21	1405 MILL ST		2 Convulsions / Seizures	ThedaCare Med Ctr - New London	Non Emergency
24810	2026-09-05 07:51:23	07:51:27	07:55:40	00:04:17	CHERRY ST & W MAIN ST		2 Sick Person	ThedaCare Reg Med Ctr - Appleton	Non Emergency
24836	2026-09-05 13:06:55	13:07:51	13:19:16	00:12:21	W6981	PARKVIEW DR	2 Unconscious / Fainting	Ascension - St. Elizabeth Hospital	Non Emergency
24928	2026-09-06 12:29:00	12:30:29	12:41:28	00:12:28	CHERRY ST & W MAIN ST		2 Sick Person	ThedaCare Med Ctr - New London	Non Emergency
25047	2026-09-07 15:31:27	15:33:06	15:45:25	00:13:58	W6981	PARKVIEW DR	1 Breathing Problems	ThedaCare Reg Med Ctr - Appleton	Emergency
25065	2026-09-07 19:40:39	19:42:09	19:50:08	00:09:29	W6981	PARKVIEW DR	1 Injection / Poisoning	Ascension - St. Elizabeth Hospital	Emergency
25071	2026-09-07 20:00:45	20:00:51	20:17:35	00:16:50	1436 RIDGEVIEW LN		1 Injection / Poisoning	<None>	Emergency
25072	2026-09-07 20:01:49	20:02:22	20:11:01	00:09:12	1405 MILL ST		1 Injection / Poisoning	<None>	Emergency
25357	2026-09-10 13:21:02	13:22:21	13:32:30	00:11:28	157 E MAIN ST		1 Breathing Problems	ThedaCare Med Ctr - New London	Emergency
25438	2026-09-11 08:41:29	08:43:18	08:54:19	00:12:50	W6981	PARKVIEW DR	2 Traumatic Injury	ThedaCare Med Ctr - New London	Non Emergency

Non-Emergency	24
Emergency	31
Stand-By	0
Total	55

Avg Response Time - Emergency 00:09:22

Avg Response Time - Non-Emergency 00:09:44

Downgraded to Non-Emergency Enroute

Upgraded to Emergency Enroute