

TOWN OF HORTONIA
OUTAGAMIE COUNTY, WISCONSIN

Town of Hortonia Plan Commission
Minutes of Meeting
Town of Hortonia Town Hall
May 5, 2022
12:30 p.m.

1. Call to Order. Chairman Wiesner Called the Meeting to Order.
2. Confirmation of Meeting Notice/Meeting Overview. Clerk Neuenfeldt verified public notice, and Attorney Parmentier began with a brief overview of the meeting. Attorney Parmentier explained that the public hearing portion of the process has been completed and that the purpose of this meeting was for the Plan Commission to complete its deliberation and decision-making process.

Attorney Parmentier summarized the proceedings at the last meeting, the comments made during the public hearing, and the issues raised by the Plan Commission during its previous deliberation. Those issues included compatibility with adjacent uses, density of commercial uses on site, access and traffic issues, and consistency with the comprehensive plan, among other things.

Zoning Administrator Sanders reviewed his “consistency” report with the Plan Commission. At the previous meeting, the Commission had requested him to prepare a report on whether rezoning the property, denying the rezone of the property, or both would be consistent with the comprehensive plan. A copy of the report is on file. The report’s conclusion is that given the mixture of future land use designations for the subject property – some of which suggest commercial use for the property and others of which suggest residential use – the Plan Commission could find that either an approval or denial would be consistent. Mr. Sanders also noted that a portion of the existing commercial operation on the property encroaches onto the portion of the property that is zoned Residential.

3. Rezone Recommendation. Commissioner Cwiklowski began with his analysis of the rezoning request. He found that, based on his review of the record, the rezoning should be denied because it would not be consistent with the comprehensive plan and would create compatibility issues with adjacent land uses. He explained that the rezone would likely create external impacts on adjoining parcels and that the rezone would negatively impact public safety by increasing traffic in the area, significantly increasing the density of land use on the parcel, and increasing the need for additional services to the property. Mr. Cwiklowski then made a motion to recommend denial of the rezoning. He also suggested that, based on the Town’s preference to reduce or eliminate dual-zoned properties, any future Town approvals related to the parcel should involve the formal establishment of a boundary between the Commercial and Residential portions of the property. The motion was seconded with additional discussion regarding the suitability of the property for a rezoning. The Commissioners had further discussion regarding

compatibility with other uses and access concerns with the property. Following discussion, the motion to deny the rezoning passed with all Commissioners voting aye.

4. Conditional Use Permit Recommendation. Following the passage of that motion, Town Attorney Parmentier noted that without approval of the rezoning, the CUP could not be approved. Therefore, a motion was made to recommend denial of the conditional use permit application because the existing zoning on the property does not allow for commercial incubators by conditional use permit. The motion was seconded and passed with all Commissioners voting aye.
5. Adjournment. No further business coming before the Plan Commission, a motion was made and seconded with unanimous approval to adjourn.