



VILLAGE OF WINNECONNE

The Community of Opportunity

30 South First Street | P.O. Box 488 | Winneconne, Wisconsin 54986-0488 | 920-582-4381 | www.winneconnewi.gov

Village Board Minutes

Meeting information	Details
Date	Tuesday, September 15, 2026
Time	5:30 p.m.
Location	Village Board Room, 30 S. 1st St., Winneconne, WI 54986

CALL TO ORDER

Meeting Called to order at 5:30pm

Chris: ROLL CALL, Olson (Present), Bouras (Present), Stelzner (Present), Janikowski (Present) Krings (Present), Boucher (Present)

PLEDGE OF ALLEGIANCE

1 Regular Business

Consideration and possible action to approve the consent agenda and payment of bills:

- August 31, 2026, Treasurer's Report and Budget Comparisons
- August 31, 2026, Check Register
- August 18, 2026, Village Board meeting minutes

Motion by Janikowski, second by Olsen

Vote as the Clerk Calls Roll -Motion passes unanimously by voice vote 6-0-0

2 Communications

None

3 Public Participation

None

4 Reports

Admin. Fuller Administrator's Report

- Economic and Community Development
 - The Sovereign Acres Subdivision Preliminary Plat and Planned Unit Development (PUD) proposal received approval from the Plan Commission. If the project continues to move forward and receives the necessary approvals, groundbreaking is anticipated this winter.
 - Developer Tom McHugh was present at the meeting to address any additional questions regarding the proposed development.
 - SPS Industrial Expansion: The Village continues to work through the Developer's Agreement for the proposed industrial expansion. Additional details will be discussed in closed session.
 - Wolf Run Estates: The Village is currently awaiting State approval of the preliminary plat, which was approved locally this past summer. Additional information and project updates are anticipated within the next month.



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Village Operations

- Departments are transitioning from summer operations to fall capital planning, project closeouts, and preparations for the 2027 budget cycle.
- Administrator Fuller welcomed Leah Kramer, who is attending her first Village Board meeting as Village Clerk. He also recognized Ari Brost, the Village's new Administrative Services Coordinator, who joined the team a few weeks ago. Ari has been doing an excellent job refining internal workflows, improving administrative tools, and helping prepare the Village for future growth and expansion.

Intergovernmental and Community Relations

- Administrator Fuller reported that he will be meeting with the Greater Oshkosh Economic Development Corporation (GO-EDC) Board of Directors to discuss community growth, capital planning, and opportunities to accelerate economic development.

He also provided an update on the Industrial Development Board, which is reviewing the initial phases of the revolving loan program approved approximately eight months ago. Discussions will focus on the program's structure and the allocation of funds to support economic development initiatives, including residential housing development and future community growth.

- Partnership with UW–Oshkosh: Administrator Fuller reported on a new partnership with the University of Wisconsin–Oshkosh (UWO). Beginning October 4, four students from the UWO School of Business will be assigned to work with the Village. The students will utilize Google Analytics to analyze data, identify trends, and provide insights to support informed decision-making and future Village planning initiatives.

Financial and Budgetary Matters

Administrator Fuller reported that the 2027 budget planning process began several months ago, with ongoing revisions and refinements as the Village approaches the October and November budget review and adoption period. A budget workshop is scheduled for September 28, 2026, from 10:00 a.m. to 12:00 p.m.

Fuller also emphasized the importance of considering anticipated new construction and residential development, including the proposed subdivision being discussed at tonight's meeting. He noted that the Village of Winneconne is projected to experience substantial growth over the next three years, highlighting the need for proactive financial planning, infrastructure improvements, and preparation for increased demands on Village services.

President's Report

Looking to fill village board vacancy. Boucher will review and approve Facebook advertisement post by end of week

Committee Reports:

- Beautification- The Committee met in September and discussed preparations for fall decorations, noting challenges with pumpkin availability this year. The Committee also highlighted the successful completion of the Main Street beautification project, which has enhanced the overall appearance of the downtown area. Next Meeting: Oct. 8, 2026, at 5:30pm
- Cemetery: No Meeting in September Next Meeting: TBD
- Fire District- provided an update from the September 14 Fire Commission meeting, reporting that a proposed budget increase for 2027 was discussed, along with concerns regarding aging equipment and facility maintenance. The overhead door was replaced last week, and the Fire Commission approved the use of Capital Improvement Plan (CIP) funds, not to exceed \$9,000, for the replacement of the air conditioning unit. Installation of the new unit began today.

Regarding the purchase of a new fire pumper truck, boards have approved the purchase. An update from Ewald is anticipated later this week or early next week. Fire Chief Allcox will provide additional updates as information becomes available.



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- Historic Preservation- The Committee discussed a proposed visual tour of Winneconne, featuring approximately 20–30 homes throughout the Village. Next Meeting: Oct. 24, 2026, at 5:00pm
- Library- Met on September 14th. Next Meeting: Oct. 14, 2026, at 4:30pm
- Parks- Public Works Director Mankiewicz provided updates on ongoing park improvement projects.
 - Marble Park: Phase One concrete work has been completed. Asphalt installation for the basketball courts is anticipated within the next week or two, and playground equipment installation began today.
 - Lake Winneconne Park/Barn: Project completion is anticipated by Thanksgiving, with remaining work including painting and a concrete extension. Funds are being reserved within the project budget for future landscaping improvements and restroom renovations. Next Meeting: Oct. 13, 2026 at 5:30pm
- Personnel and Finance- The Committee reviewed the monthly financial reports and continued discussions regarding the 2027 budget planning process. Members reviewed the budget presentation scheduled for September 28, 2026, Budget Workshop and discussed additional budget line items. Village departments are continuing to finalize their Basis of Estimates (BOEs) to support the development of the proposed 2027 budget. Next Meeting: Oct. 12, 2026, at 12:00pm
- Plan Commission- Major topic on Agenda for tonight, more to be discussed regarding Preliminary Plat and PUD approval. Next Meeting: Oct. 12, 2026, at 5:30pm
- Public Safety- The Committee discussed updates to the Village's e-bike ordinance to align with current best practices and regulations.

The Committee also reviewed the status of the Village's Flock camera system. Three cameras are currently covered and not in use due to concerns regarding data usage. The existing contract expires in April, and the Police Department does not intend to renew. The Public Safety Committee expressed support for this decision, noting that other municipalities are taking similar action.

Regarding the proposed police garage project, construction bids came in higher than anticipated. The Village is working with McMahon to evaluate potential cost-saving measures, including alternative building materials and sourcing options.

Additionally, the Police Department reported that a potential police officer candidate is currently undergoing the required background investigation as part of the hiring process.
Next Meeting: Oct 12, 2026 at 3:30pm

- Public Works- The Committee reported that the new hot patch trailer has been delivered. Discussions included the development of standard operating procedures (SOPs) for the use of traffic pacers, traffic counts, and assessments of overall road conditions to help identify and prioritize necessary roadway repairs.
Grant Street Project: Final grading is underway, with paving anticipated to take place within the next week or two.
14th Avenue Extension: The Committee also discussed excess concrete associated with the 14th Avenue extension project. Next Meeting: Oct 15, 2026, at 10:30am
- SWEMS- None. Next Meeting: TBD

5 Old Business

None

6 New Business

Consideration and possible action on approval of the renewal of the Winnebago County Joint Powers Agreement, pursuant Sec 256.35(9) Wis Stats

Motion by Olson to approve the renewal of the Winneconne Joint Powers agreement, seconded by Bouras.
Clerk Kramer conducted a roll call vote. All members present voted "Aye." Motion carried unanimously.



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Consideration and possible action on approval of the removal of the bundle package for shelter rentals that the committee approved by Parks Committee on September 8th, 2026

Motion to approve the removal of the bundle package for shelter rentals by Bouras, second by Krings
Vote as Clerk Calls Roll/Voice Vote

Consideration and possible action on approval of operators Licenses for applications for Mark Frierdich, Derek Gresser, Jenna Wilke, Raschel Price, Dylan Heffernon, Kathleen Dyer-McBair, and Cynthia Deeg

Motion to approve operators licenses as written by Olson, seconded by Krings
Vote carried unanimously by voice vote

Consideration and possible action to approve ordinance ORD-2026-009 approving a Planned Unit Development Overlay and General Development Plan for parcels 0300286, 030028601, and 0300431.

Motion by Olson to approve ordinance ORD 2026-009, approving a Planned Unit Development Overlay and General Development Plan for parcels 0300286, 030028601, and 0300431. Second by Janikowski, second by Olson
Clerk Kramer called the roll by name. Trustee Krings – Aye, Trustee Olson – Aye, Trustee Stelzner – Aye, President Boucher – Aye, Trustee Bouras – Nay

Consideration and possible action to approve the preliminary plat submitted by Tom McHugh Construction, LLC, for parcels 0300286, 030028601, and 0300431, subject to PUD approval and staff, engineering, legal, utility, and agency review.

Administrator Fuller stated he will work with McMahon to have the Developer Agreement prepared by September 28th Budget Workshop. The Final Plat is scheduled for consideration at the October Board meeting. If passed, the developer would anticipate breaking ground in November, pending approvals.

Administrator Fuller introduced Developer, Tom McHugh, who provided overview of his company, the reasons for soliciting the village and further details on his offerings which can be found at TMbuilders.com

Motion to approve the preliminary plat submitted by Tom McHugh Construction, LLC, for parcels 0300286, 030028601, and 0300431, subject to PUD approval and staff, engineering, legal, utility, and agency review.

Motioned by Janikowski, 2nd by Olson

Clerk Kramer called the roll by name. Trustee Krings – Aye, Trustee Olson – Aye, Trustee Stelzner – Aye, President Boucher – Aye, Trustee Bouras – Nay

Review, consideration, and possible action on the Development Agreement for Sovereign Acres Subdivision, subject to final legal, engineering, and financial review.

Motion to Postpone by Krings, 2nd by Stelzner

Vote carried unanimously by voice vote

7 Closed Session

Consideration and possible action on a motion to convene in closed session under Wis. Stat. § 19.85(1)(e) to deliberate or negotiate the investment of public funds or conduct other specified public business when competitive or bargaining reasons require a closed session, specifically to discuss proposed Tax Incremental District financial assistance and negotiation terms related to the proposed Switchgear Power Systems development project.

Motion to go into closed session by Janikowski, 2nd by Olson

Vote carried unanimously by voice vote

8 Reconvene in Open Session

Consideration and possible action on matters discussed in closed session concerning proposed Tax Incremental District financial assistance and negotiation terms for the Switchgear Power Systems development project.

Motion to reconvene into open session by Bouras, 2nd by Olson, Clerk called Roll, carried unanimously by voice vote



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9 Confirm Next Meeting

Tuesday, September 28th, 2026, Budget Workshop- 10:00am
Tuesday, October 20, 2026, at 5:30 p.m. in the Village Hall Board Room.

10 Adjourn

Motion by Trustee Bouras to adjourn the meeting, seconded by Trustee Krings. Village Clerk Kramer conducted a roll call vote. All members present voted “Aye.” Motion carried unanimously. The meeting was adjourned at 7:34pm

Public Notice and Accessibility

The Winneconne Municipal Center is accessible to persons with disabilities. If special accommodations are necessary, please contact Village Hall at 920-582-4381 in advance, and the Village will make reasonable efforts to accommodate the request.

Notice of this meeting was posted at the following locations and on the Village website: Village Hall, 30 S. 1st St.; Premier Community Bank, 915 Main St.; and Winneconne Post Office, 34 S. 2nd St., Winneconne.