

VILLAGE OF WINNECONNE

The Community of Opportunity

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

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Minutes

PLANNING COMMISSION

Tuesday, November 4th, 2025 @ 5:30 pm

Village Board Room, 30 South First Street

Call to Order

Meeting called to order at 5:31pm.

Roll Call

Chris Boucher (present), Kim Utschig (present), Don Maslan (present), Miles Girouard (present), Paul Olson (present), Ben Mathe (present)

Administrator Fuller was excused.

Approval of Minutes

Motion by Girouard, Second by Mathe to approve 10/13/2025 Meeting Minutes

Motion passes by voice vote: 5-0-1 (Boucher abstain)

Public Participation

None.

Communications

None.

Old Business

Ordinance related to Village downtown policies

Refer to report review below.

New Business

Motion to table until next meeting by Maslan, Second by Utschig to review and approve the preliminary plat of the Wolf Run Estates lot 26 as presented

Administrator's note: The preliminary plat review is not ready for consideration at this time. More reflections and work are required with additional meetings schedule with the goal for a review by December's meeting.

Motion passes by voice vote: 6-0-0

Planning Commission Report Review

- CIP updates
 - 2026-1 Fund balance Cash, intent to Reimburse from 2027 borrowing
 - 2026-2 Fund balance Cash, Proceeds from Land Sales (Industrial park)
 - 2026-3 Fund balance Cash, Intent to use 2025 Unspent Note Proceeds & remainder of land sales
 - 2026-4 Utility Cash (Sewer)
 - 2026-5 Utility Cash (Sewer)
- Future land development updates
 - Per Administrator Fuller:
 - A revised offer for the waterfront property is anticipated to be available for the Board's review at the November Board meeting.
 - The vacant Village-owned parcel located on the east side of the bridge (directly behind Radtke) has received a preliminary development proposal. Staff are currently finalizing project details

and assessing feasibility. Initial renderings are expected to be presented by December.

- The privately owned land adjoining the subdivision near the industrial park continues to be under discussion. The developer is engaged with the property owner; however, there is limited urgency from the seller, and no definitive timeline has been established. Staff are collaborating with the developer to identify alternative site options in parallel.
- Econ Development Strategy update
 - Per Administrator Fuller:
 - Requests and inquires have been made through the various local and state agencies regarding comprehensive plans and potential grants. More reflections as we get them will be provided. Cost estimates are not in at this time.

Follow-up

Confirm next meeting date:

Monday, December 8th, 2025, at 5:30pm

Adjourn

Motion by Girouard, Second by Maslan to adjourn the meeting.

Motion passes by voice vote: 6-0-0

Meeting adjourned at 5:55pm.