



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

Minutes

PLANNING COMMISSION

Monday, July 7th, 2025 @ 5:30 pm

Village Board Room, 30 South First Street

Call to Order

Meeting called to order at 5:30pm.

Roll Call

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

Approval of Minutes

Motion by Olson, Second by Maslan to approve 06/9/2025 Meeting Minutes

Motion passes by voice vote 4-0-0

Public Participation

Mr. Jordan Dunham (203 S. 1st Ave.) inquired about the waterfront property across from Village Hall; Administrator Fuller explained the current stage of concept plans from the party interested in purchasing the land. Mr. Dunham shared with the Planning Commission the grand opening of his business (January 1st, 2026) and his interest in applying for the reserve liquor license.

Communications

None.

Old Business

Motion by Olson, Second by Mathe to table discussion on Ordinance 580-26 Accessory Buildings as it relates to sections F&G to next meeting

Motion passes by voice vote 4-0-0

Ordinance related to our downtown policies

Member Ben Mathe gave an update to the Planning Commission regarding his research on economic development strategy. Mr. Mathe provided the Commission with a packet containing information from local municipality's growth strategies, including a potential, forward-looking action plan. The Commission will review the information for discussion at the next meeting.

No action taken by the Planning Commission on this matter.

New Business

Motion by Olson, Second by Maslan to accept the Planned Unit Development ordinance and recommend for Village Board approval

The Planning Commission conducted a final review of the ordinance to ensure alignment. No edits were suggested by the Planning Commission.

Motion passes by voice vote 4-0-0

Consideration and action to review and discuss proposed public survey
Trustee Bouras created a public-facing survey, stating that he has had questions asked of him from residents regarding a multitude of different topics; as a means of collecting resident feedback, Trustee Bouras created a survey and presented it to Administrator Fuller for review. Through a collaborative effort, an edited survey was created to better collect data; the survey will be reviewed by all committees that have applicable questions on the survey. The Planning Commission discussed the methodology of distributing the survey, such as utilizing an online survey software. In addition, the Commission discussed ways to add clarity to the questions to ensure usable data, as well as creating quantitative vs. qualitative questions. The Commission also discussed the cost of sending a physical survey, including the cost of staff to record and analyze data.

Planning Commission discussed recommended changes to the public survey, but no action was taken.

Planning Commission Report Review

Finance

- Currently operating 50% of allocated budget.

Key Events

- GOEDC Board Meetings
- County IDB Board Meetings
 - Last month's meeting discussed housing initiatives and available grants.
- Development Meetings (housing and commercial)
 - Administrative Fuller continues to have discussions with interested developers.

Standard Operating Procedures (SOP)

- Economic Development Strategy

No personnel or equipment updates to share since last report.

Follow-up

Confirm next meeting date:

Monday, August 4th, 2025 at 5:30pm

Adjourn

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

Motion passes by voice vote 5-0-0

Meeting adjourned at 6:17pm.