



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

Monday, February 9th, 2026 @ 5:30 pm

Village Board Room, 30 South First Street

Call to Order

Meeting called to order at 5:32pm.

Roll Call: Chris Boucher (present), Kim Utschig (absent), Don Maslan (absent), Miles Girouard (present), Paul Olson (present), Ben Mathe (present)
Also present was Village Administrator Logan Fuller.

Approval of Minutes

Motion by Girouard, second by Olson to approve 1/12/2026 Planning Commission meeting minutes

Motion passes by voice vote 4-0-0

Public Participation

None.

Communications

Administrator Fuller notated that two developers have reached out but are at the initial stages; he will provide further information as there are material updates.

Old Business

Ordinance related to Village downtown policies

The Commission expressed interest in pausing this discussion point until the economic development plan can be presented, so that downtown ordinances may further be integrated into the plan.

New Business

Motion by Girouard, Second by Olson to review and recommend board approval of the Precision Plumbing Solutions site plan as presented.

Site plan included in Planning Commission packet; this plan has been reviewed by Village engineering subcontractor, McMahon Engineering. Per Administrator Fuller, McMahon had no concerns about the site plan. The plan notably has a different positioning for the driveway. Girouard inquired who reviews the site plans in regards to compliance with Village ordinance; Administrator Fuller confirmed that McMahon completes a technical review before Planning sees the plan and that they do confirm that the plans align with Village ordinances. With Village Board approval, the owner expects to break ground in spring 2026.

Motion passes by voice vote 4-0-0

Planning Commission Report Review

- CIP updates

- Administrator Fuller began the brief by describing how the Village finished 2025 fiscally; the Village has finished the year at approximately 97%, with minor changes possible after any audit findings. Administrator Fuller noted that the General Reserve Fund finished very strong fiscally.
- Refer to packet for actuals. Per Administrator Fuller, the Village is planning approximately \$9.7 million in capital investments over the six-year CIP horizon. The largest concentration of spending occurs between 2027 and 2030, driven primarily by roadway reconstruction and utility-related projects.
- According to Administrator Fuller, the Capital Improvement Plan prioritizes major roadway reconstruction projects such as 14th Avenue, Enterprise Road, Main Street, Division Street, and Wolf Run Estates, while incorporating early utility planning and lift station upgrades to reduce long-term operational and regulatory risks. Projects are carefully sequenced to align with anticipated funding availability and borrowing capacity, with 2026 initiatives funded through existing fund balance and utility cash and reimbursement planned through future borrowing beginning in 2027. Early-year cash impacts are further offset by proceeds from the Industrial Park land sale and unspent prior note proceeds.
 - Administrator Fuller noted that the Village now understands that a resolution needs to be passed for the reimbursement of funds for projects.
 - Administrator Fuller discussed the importance of tying in the CIP plan to the economic development plan.
- Overall, the plan reflects a proactive, phased approach to infrastructure reinvestment that emphasizes near-term planning and preservation, stages larger reconstruction efforts in later years, and balances critical infrastructure needs with long-term fiscal sustainability and flexibility.
- Future land development updates
 - Administrator Fuller noted that the Village did receive back information on the title search for Village owned land adjacent to the Fin N Feather.
- Econ Development Strategy update
 - Per Administrator Fuller, member Ben Mathe and him are meeting to review the economic development plan and are working to update it. They are expected to present to the Commission in the upcoming months.

Follow-up

Confirm next meeting date:

Monday, March 9th, at 5:30pm

Adjourn

Motion by Olson, second by Girouard to adjourn the meeting.

Motion passes by voice vote 4-0-0

Meeting adjourned at 5:51pm