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

PLAN COMMISSION

MEETING AGENDA

DATE	TIME	LOCATION
Thursday, November 12, 2026	**5:30 p.m.**	**Village Board Room, 30 South First Street**

1. CALL TO ORDER

2. ROLL CALL

Chris Boucher, Miles Girouard, Ben Mathe, Timothy Gillick, Libby Adkins, Jon Simion and Village Administrator Logan Fuller

3. APPROVAL OF MINUTES

Consideration and possible action to approve October 12th, 2026, Plan Commission meeting minutes.
Consideration and possible action to approve November 9th, 2026, Plan Commission meeting minutes.

4. COMMUNICATIONS

5. PUBLIC PARTICIPATION

6. PUBLIC HEARING

a. Call Public Hearing to Order

Public hearing regarding the proposed Planned Unit Development (PUD) and associated development plan for parcels 191146401 and 191146402; Lots 1 and 2 of Certified Survey Map No. 8371, Section 15, Township 19 North, Range 15 East, Village of Winneconne, Winnebago County, Wisconsin. Approximately 11.1999 acres generally near N. 14th Avenue and Wentzel Drive as well as rezoned the subject property from B3 Convenience Commercial to R-2 Two-Family Residential.

b. Staff Presentation

Presentation of the zoning request, applicable requirements, review findings, and staff recommendation.

c. Applicant Presentation

Presentation by J4, LLC. Applicant Representative: Davel Engineering & Environmental, Inc.

d. Public Testimony

Opportunity for interested persons to provide comments concerning the proposed PUD and associated development plan.

e. Commission Questions and Clarification

Commission members may ask questions of staff, the applicant, or speakers. Factual clarification may be provided when recognized by the Chair.

f. Close Public Hearing

PUBLIC HEARING PROCEDURE: Each speaker will be allowed up to three minutes and should direct comments through the Chair. The Chair may adjust time limits based on attendance, allow additional time for a group representative, and limit repetitive, irrelevant, or disruptive testimony. Commission questions and factual responses by staff or the applicant are permitted when recognized by the Chair; the hearing is not an open debate. Written comments may be submitted to the Village Clerk before or during the hearing.

7. OLD BUSINESS

8. NEW BUSINESS

Planned Unit Development and Associated Development Plan
Consideration and possible action to recommend approval, conditional approval, or denial to the Village Board of the proposed PUD and associated development plan for parcels 191146401 and 191146402; Lots 1 and 2 of Certified Survey Map No. 8371, Section 15, Township 19 North, Range 15 East, Village of Winneconne, Winnebago County, Wisconsin. Approximately 11.1999 acres generally near N. 14th Avenue and Wentzel Drive as well as rezoned the subject property from B3 Convenience Commercial to R-2 Two-Family Residential.

Wolf Run Estates, CSM 4787
Consideration and possible action to recommend approval, conditional approval, or denial to the Village Board of the proposed CSM, for parcels 191-1441, and 191-1442, combining both lots into one for purposes of single-family home development.

Final Plat, Sovereign Acres Subdivision
Consideration and possible action to recommend approval, conditional approval, or denial to the Village Board regarding the Final plat submitted by Tom McHugh Construction, LLC, for phase one of the Sovereign Acres Subdivision.

9. PLANNING AND DEVELOPMENT STATUS REPORT

- Current residential, commercial, and industrial development activity.
- Economic development and Tax Increment District activity.
- Comprehensive Plan and strategic planning priorities.
- Capital Improvement Program and infrastructure coordination.
- Development review procedures and ordinance updates.

10. FOLLOW-UP AND FUTURE AGENDA ITEMS

11. SET NEXT MEETING DATE

Proposed: Monday, December 7th, 2026, at 5:30 p.m.

12. ADJOURNMENT

The Winneconne Municipal Center is accessible to the physically disadvantage. If special accommodations are necessary, please contact the Village Hall at 920-582-4381 and we will make every effort to accommodate the requests.

As defined under Wisconsin State Statute 19.82 a quorum of the Winneconne Village Board members may be present for informational purposes, but no Village Board action will be taken.