



PLAN COMMISSION

MEETING AGENDA

DATE	TIME	LOCATION
Monday, September 14, 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, and Village Administrator Logan Fuller

3. APPROVAL OF MINUTES

Consideration and possible action to approve July 13th, 2026, Plan Commission meeting minutes.

Consideration and possible action to approve August 10th, 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 recently annexed parcels 0900286, 030028601, and 0300431, located primarily along State Road 116, for the proposed Sovereign Acres Subdivision residential development by Tom McHugh Construction, LLC.

b. Staff Presentation

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

c. Applicant Presentation

Presentation by Tom McHugh Construction, LLC, and its representatives.

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

None currently listed.

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 0900286, 030028601, and 0300431, located primarily along State Road 116.



Preliminary Plat, Sovereign Acres Subdivision

Consideration and possible action on a recommendation to the Village Board regarding the preliminary plat submitted by Tom McHugh Construction, LLC, for parcels 0900286, 030028601, and 0300431, subject to PUD approval and staff, engineering, legal, utility, and agency review.

Development Agreement — Tom McHugh Construction, LLC

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

Developers agreement SPS & Village TID No.9

Review, consideration, and possible action on a recommendation to the Village Board regarding the Development Agreement between the Village of Winneconne and Shallbetter Properties LLC for the proposed Switchgear Power Systems expansion and associated pay-as-you-go development incentive within proposed Tax Incremental District No. 9, subject to final legal, financial, and administrative review and completion of all required TID approvals and certification.

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

None

11. SET NEXT MEETING DATE

Proposed: Monday, October 12, 2026, at 5:30 p.m.

12. ADJOURNMENT

The Winneconne Municipal Center is accessible to the physically disadvantaged. 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.