



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 COMMITTEE
Monday, January 13th, 2025 at 5:30 pm
Village Board Room, 30 South First Street

Call to Order

Meeting called to order at 5:30 pm

Roll Call

Chris Boucher, Ted Kreuzer, Peggy Larson, Kim Utschig, Don Maslan, Logan Fuller in attendance and Steve Foster by Phone, Jim Kubasta, Absent

Approval of Minutes

Approval of 9/9/24 and 11/11/24 Meeting minutes

Motion by Larson, 2nd by Maslan

All eyes

Public Participation:

Katie Harder (town of Winneconne resident) interested in a location to open a café in Winneconne. She is entertaining an idea of a coffee trailer next to Beiser Reality.

Old Business

-Review of ordinance for downtown policies

Discussion on updating our sellers permits to make the village more aware of what is happening in our community along with setting better policies for our downtown. Check with B1 zoning and our current ordinance of food trucks.

-Review & Discussion of Right of Way transition to adjacent neighbors

Pending cost analysis by our property auditors

New Business

-Action and Consideration to review and approve written offers for the industrial land listed for sale: Switchgear and Precision Plumbing LLC

Motion to Approve and Recommend to the Board the written offers for the sale of properties to Switchgear and Precision Plumbing LLC noting zoning needs to be changed to Industrial as it is currently listed as R1.

Motion by Kreuzer, 2nd by Larson all eyes

Pursuant to WI Statute 985.02(1)(b): notice is hereby given that Village Board Members may also be present at this meeting for informational purposes only.

-Action and Consideration to address ordinance 580-26 Accessory Buildings as it relates to sections F & G.

Discussion of our current ordinance of 1200 sq ft might be too small considering most houses built today exceed that with attached garage. Compromise of 1500 sq ft seemed to be more standard with house designs. Board felt we needed to evaluate the size of property before allowing all to the 1500 sq ft max. Looking at properties on GIS it appeared 20% coverage could be reduced to 15%. Board wanted to look at other communities and compare more homes in Winneconne before presenting a recommendation to the Village Board.

Confirm next meeting date: Feb10, 2025 5:30

Adjourn

Motion to adjourn at 7:00 pm: Foster, 2nd by Maslan, all ayes

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