



# 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

### Village Board

**Tuesday, January 21, 2025, 5:30 pm**  
**Village Board Room, 30 South First Street**

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#### **Call to Order**

Meeting called to order by President Boucher at 5:30 pm.

**Roll Call:** Foster-present, Kubasta-present, Olson-present, Bouras-present, Stelzner-present, Janikowski-present, Boucher-present.

Also present were Administrator Fuller and Attorney Chad Wade.

**Pledge of Allegiance** said in unison.

#### **Regular Business**

**Motion by Bouras second by Olson** to approve consent agenda and payment of bills:

December 31, 2024, Treasurer's Report/Budget Comparisons

December 2024, Check Register

**Motion passes by roll call vote: Stelzner-aye, Janikowski-aye, Foster-aye, Kubasta-aye, Olson-aye, Bouras-aye, Boucher-aye 7-0-0**

**Motion by Kubasta second by Bouras** to approve December 17, 2024, Village Board Minutes with correct spelling of treasurer name on pg. 2

**Motion passes by voice vote 7-0-0**

#### **Communications**

- Harry Allen (Ehlers) providing details on Resolution 12.17-2024A regarding sale of General Obligation Promissory Notes to pay off past debt and cover future capital projects.
- Katie Harter – Kat's Café behind Bieser Realty, self-contained walk-up/drive-up mobile trailer on concrete slab in Bieser's parking lot, providing hot and cold drinks and grab-n-go food items. Administrator Fuller explained the trailer would be considered an out-building and the value gets assessed to Bieser.
- Dan Van Bommel – interested in Village-owned property east of the bridge for possible condo or apartment development, working with DNR to remediate the soil.

#### **Public Participation**

Chief Sauriol presented Officer Austin Withem a Merit Award for his positive interactions with and feedback from residents during his first year.

## **Administrator's Report**

- Wolf Run – working with Eric Hoffman, Public Works and Planning Commission to get plans developed for 25 Twin-dominium units that will be built behind Klein Ford. Intent is to have plans approved for a start date some time next May with a private road off Wentzel; give more options of purchasing both side and renting the other.
- Alpha Fitness looking for sites in the Village to expand their business.
- Mueller Ice Cream and Grill is going into the old Jakes pizza, opening in February.
- Just Popcorn is selling popcorn and other items in the old Arrow Head building.
- Attending GOEDC board meeting as well as County IDB meeting.
- Met with Senator Ron Johnson's staff on Jan. 8 – Tom Petri, State Legislative Director and Jan. 20 with Amy Resop, Region Director. Discussed fiscal management of 2024 and process improvements for 2025.
- Process improvements and refinements continue with each department's work for better efficiency and continuity for new staff coming in.
- The 2025 budget has been uploaded to Work Horse prior to the end of the year,
- Year-end close out of 2024 ended at 102.7% of budgeted expenses - within 5% margin goal; closed out the ARPA funds; audit and accountability in place.
- Five-year Capital Improvement Projects (CIP) updates, adding Marble Park.
- 2024 Audit prep goal is to have inputs to CLA by mid-February.

President Boucher asked for explanation of processes for improvement. Staff using Teams and OneNote for communication tools instead of emails getting lost in the shuffle. Example: resident calls about stop sign down – information can be sent through OneNote to let everyone know and someone then takes care of it instead of making multiple trips to and from the Public Works garage. Striving for operational excellence, increased productivity and less waste with the technical tools available to staff.

## **Committee Reports**

Beautification – had a working meeting taking down Christmas decorations

Cemetery - didn't meet

Fire District – year-end report coming out, 2% fire dues report completed, station audit on the 29<sup>th</sup>, generator maintenance completed, new remotes for truck doors, Jan. 29<sup>th</sup> Chicken Night at the Fin from 5-9 pm.

Historic Preservation – didn't meet however the cemetery marker was received, \$1027 yet to raise, would like unveiling ceremony on a Saturday in April or May.

Library – didn't meet

Parks – Broderick provided Phase 1 update for Marble Park, Mankiewicz shared Barn and Lake Winneconne Park remodel update, Foster spoke to financing for Marble Park updates and trying to figure out Village's portion to provide financial backers information.

Personnel & Finance – didn't meet

Plan Commission – met, see minutes

Public Safety – new squads are in, one outfitted, mock core accreditation next quarter, looking for historical information on when PD was established, annual report out next month.

Public Works – Well 1 & 2 punch list updates, Wolf Run – 5 houses in process; Pacer Report-rates road conditions, road information sent to DOT, dead ash tree letters mailed regarding removal of 58 trees in the Village right of way, letters sent regarding N. 6<sup>th</sup> Ave utility rebuild including mill and overlay, and Adams St. between S. 2<sup>nd</sup> and S. 3<sup>rd</sup> St. mill and overlay

### **Old Business**

None

### **New Business**

**Motion by Foster second by Kubasta** to approve Resolution 12.17-2024A, Authorizing the Issuance and Sale of \$2,830,000 General Obligation Promissory Notes, Series 2025A

**Motion passes by roll call vote: Stelzner-aye, Janikowski-aye, Foster-aye, Kubasta-aye, Olson-aye, Bouras-aye, Boucher-aye 7-0-0**

**Motion by Foster second by Janikowski to** approve CSM NO. 7308, parcel 19100351603 located on Tower Road and West Industrial Road. This parcel originally was 15 acres and is now being broken into one 1-acre parcel (lot2) and one 14-acre parcel (lot 2) in order to sell and develop for future business.

**Motion passes by voice vote 7-0-0**

**Motion by Bouras second by Olson to** approve offer by Shallbetter properties LLC to purchase 14 acres of parcel 19100351603 for \$256,666.00 contingent on a signed developer's agreement prior to closing as well as rezoning from R-1A (Single family residential) to I- (general industrial)

**Motion passes by roll call vote: Stelzner-aye, Janikowski-aye, Foster-aye, Kubasta-aye, Olson-aye, Bouras-aye, Boucher-aye 7-0-0**

**Motion by Janikowski second by Bouras to** review and approve offer by Precision Real Estate, LLC to purchase 1 acres of parcel 19100351603 for \$18,000.00 contingent on a signed developer's agreement prior to closing as well as rezoning from R-1A (Single family residential) to I- (general industrial)

**Motion passes by roll call vote: Stelzner-aye, Janikowski-aye, Foster-aye, Kubasta-aye, Olson-aye, Bouras-aye, Boucher-aye 7-0-0**

**Motion by Kubasta second by Foster to** approve three Temporary Class B licenses to St. Mary Parish for the following dates: 3/7/25, 3/21/25 and 4/4/25

**Motion passes by voice vote 7-0-0**

**Motion by Olson second by Bouras to approve an operator license for Dylan Halder  
Motion passes by voice vote 7-0-0**

**Confirm next meeting:**

**February 18, 2025, in the Winneconne Library Community Room upstairs**

**Adjourn**

**Motion by Bouras second by Janikowski to adjourn at 6:27 pm**

**Motion passes by voice vote 7-0-0**

Clerk Wasinger

Attest: Village Board Approved 2-18-2025

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