TOWN OF WINNECONNE
PLAN COMMISSION MEETING MINUTES
AUGUST 12, 2026

PUBLIC HEARING

RUSSELL & DALE VOLP – 5369 STATE RD. 116, TAX PARCEL 030-0446
ZONING CHANGE FROM A-2 TO R-1A ON PROPOSED LOT 2 OF NEW CSM

Commissioner Devin Winter opened the Public Hearing at 6:00 p.m.

There were no comments from the public.

The Public Hearing was closed at 6:01 pm.

PUBLIC HEARING

TO AMEND CHAPTER 310 ZONING CODE TO IMPOSE A MORATORIUM ON THE RECEIPT, PROCESSING, AND APPROVAL OF NEW DATA CENTER ZONING APPLICATIONS

Commissioner Devin Winter opened the Public Hearing at 6:01 p.m.

There were no comments from the public.

The Public Hearing was closed at 6:02 pm.

CALL TO ORDER:
Commissioner Winter called the regular Plan Commission meeting to order at 6:02 p.m.

The Pledge of Allegiance was said in unison.

ROLL CALL:
Present were Commissioners Brad Hanson, Jim Marvin, Devin Winter, Pete Yost, John Yost III, Zoning Administrator Katie Harter, Clerk Yvonne Zobel, Kevin Hansen of Rice Companies, and Lisa Moore and Alyssa Reinke of Martenson & Eisele, Inc. Chairman Tom Snider, Commissioners Dale Burghardt and Russ Van Gompel were excused.

PUBLIC COMMENT:
None.

APPROVE JULY 8, 2026 MEETING MINUTES:
----MOTION by Commissioner Yost III, second by Commissioner Yost to approve the meeting minutes of July 8, 2026; motion carried on a 6-0 voice vote----

CERTIFIED SURVEY MAP AND ZONING CHANGE – RUSSELL & DALE VOLP:
5369 STATE RD. 116 – TAX PARCELS 030-0445 & 0446
Zoning Administrator Katie Harter stated that the Volps are reconfiguring 2 lots into 3 lots with Lot 2 being less than 5 acres and intended for residential use. The Town Code does not allow new lots less than 5 acres to be zoned A-2 Agricultural. She also stated the Volps have received a variance from Board of Appeals to reduce property line setbacks and approval from Wisconsin DOT to have a shared driveway between Lots 1 and 2. Zoning Administrator Harter confirmed the zoning change is in accordance with the Town's Future Land Use Plan.

----MOTION by Commissioner Yost III, second by Commissioner Hanson to recommend the Town Board approve the Certified Survey Map and Zoning Change from A-2 Agricultural to R-1A Residential for Russell and Dale Volp, 5369 State Rd. 116, Tax Parcels 030-0445 and 0446; motion carried on a 6-0 voice vote----

CERTIFIED SURVEY MAP – RICHARD MUELLER:
QUIGLEY RD. – TAX PARCEL 030-0262
----MOTION by Commissioner Marvin, second by Commissioner Yost III to recommend the Town Board approve the Certified Survey for Richard Mueller, Quigley Rd., Tax Parcel 030-0262; motion carried on a 6-0 voice vote----

CERTIFIED SURVEY MAP – MICHAEL J PAMER REVOCABLE TST:
FOREST PARK RD. – TAX PARCEL 030-088-01-01
Winnebago County has requested comments from the Town regarding the CSM. Commissioner Winter questioned when Lots 2, 3 and 4 of CSM-6796 and Lots 1 and 2 of CSM-7875 shown on the proposed CSM were created. He was concerned that the residual parcel, Lot 1 on the proposed CSM, would be considered the fifth lot created in 5 years. CSM-6796 was recorded in 2013 and CSM-7875 was recorded in February, 2022. The Plan Commission was in favor of the proposed CSM but were concerned it would not be in accordance with the Town Code. Commissioner Winter recommended the property owner resubmit the CSM in February, which will be more than 5 years after CSM-7875 was recorded.
----MOTION by Commissioner Winter, second by Commissioner Hanson to table the CSM; motion carried on a 6-0 voice vote----

At this time Commissioner Winter requested agenda item 12 be moved up on the agenda.

SITE PLAN REVIEW – TONY WELNICKE, ZBW LLC:
HARBOUR VIEW DR. – TAX PARCEL 030-0349-05 – LOT 4 CSM-5381
Commissioner Winter asked the applicant if all Site Plan Review comments from the Commission have been addressed and the applicant confirmed they have. At the July 8, 2026 Plan Commission meeting, the Commission recommended the Town Board approve the Conditional Use Permit for this project pending the Site Plan Review.
----MOTION by Commissioner Yost III, second by Commissioner Wicinisky to recommend that the Town Board approve the Site Plan for Tony Welnicke, ZBW LLC, to construct a Mixed-use commercial development on Harbour View Dr., Tax Parcel 030-0349-05, Lot 4 of CSM-5381; Motion carried on a 6-0 voice vote.----

COMPREHENSIVE PLAN AND COMMUNITY VISION PLANNING SURVEY OVERVIEW:
Lisa Moore of Martenson & Eisele presented to the Commission on the purpose, process, requirements, and schedule of the Comprehensive Plan update and requested feedback on the Community Vision Planning Survey. Ms. Moore stated the survey will open to the community on August 21, 2026 pending approval of the Town Board of the Comprehensive Plan Public Participation Plan.

RESOLUTION 010-2026 – DISCUSSION AND RECOMMENDATION TO ADOPT THE COMPREHENSIVE PLAN PUBLIC PARTICIPATION PLAN:
Ms. Moore presented the Comprehensive Plan Public Participation Plan and requested the Plan Commission recommend the Town Board adopt the plan at the August 20, 2026 board meeting.
----MOTION by Commissioner Winter, second by Commissioner Yost III to recommend that the Town Board adopt the Comprehensive Plan Public Participation Plan; Motion carried on a 6-0 voice vote.----

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RECOMMENDATION TO AMEND CHAPTER 310 ZONING CODE TO IMPOSE A MORATORIUM ON THE RECEIPT, PROCESSING, AND APPROVAL OF NEW DATA CENTER ZONING APPLICATIONS:
Zoning Administrator Harter presented a definition for "Data Center" and language for the moratorium to be added to Chapter 310 – Zoning of the Town of Winneconne Code of Ordinances. The definition and moratorium language are consistent with the Winnebago County Code.
----MOTION by Commissioner Marvin, second by Commissioner Yost III to recommend that the Town Board amend Chapter 310 Zoning Code to impose a moratorium on the receipt, processing, and approval of new data center zoning applications; Motion carried on a 6-0 voice vote.----

PLAN MEETING DAY AND TIME:
No action.

ADJOURNMENT ON MOTION by Commissioner Yost III, second by Commissioner Hanson, at 7:35 p.m.; carried on a unanimous 6-0 voice vote----

Approved: _____
Date: _____