

## AGENDA

PLAN COMMISSION - TOWN OF POLK  
POLK TOWN HALL 3680 Hwy 60, Slinger WI 53086  
Washington County, Wisconsin  
Tuesday, February 3, 2026  
Public Hearing 7:00 PM -- Plan Commission Mtg Immediately Following

- I. **Public Hearing**
  - A. Official Public Hearing Notification
  - B. Public Hearing Procedures
  - C. **Public Hearing on Request by Good Luck Investment, LLC for a conditional use permit** pursuant to Section 336-52C of the zoning ordinance to operate an auto sales and detailing business for Category M light duty vehicles (passenger vehicles). Location is 3751 Scenic Road, Town of Polk. Tax Key Number T9-058700D. Property Owner, Good Luck Investment, LLC.
  - D. **Public Hearing on Request by Valenti's Mobile Auto Repair Inc for a conditional use permit** pursuant to Section 336-52C of the zoning ordinance to operate an auto service and repair business for Category M light duty vehicles (passenger vehicles). Location is 2623 State Road 175, Town of Polk. Tax Key Number T9-102800T. Property Owner, Wetzels Properties, LLC.
  - E. **CANCELLED - Public Hearing on Request by Patrick & Kara Schwobe to request a conditional use permit** pursuant to Section 336-52C of the zoning ordinance to construct a recreational pond. Location is 3335 Sherman Road, Town of Polk. Tax Key Number T9-079300D. Property Owner, Patrick & Kara Schwobe. **Applicant withdrew application.**
- II. **Call Meeting to Order**
  - A. Pledge of Allegiance
  - B. Official Meeting Notification
  - C. Roll Call
  - D. Moment of Silent Prayer
  - E. Approval of Plan Commission Minutes
    - Plan Commission Meeting – January 6, 2026
- III. **Request by Good Luck Investment, LLC for a conditional use permit and site plan review** pursuant to Section 336-52C of the zoning ordinance to operate an auto sales and detailing business for Category M light duty vehicles (passenger vehicles). Location is 3751 Scenic Road, Town of Polk. Tax Key Number T9-058700D. Property Owner, Good Luck Investment, LLC.
- IV. **Request by Valenti's Mobile Auto Repair Inc for a conditional use permit and site plan review** pursuant to Section 336-52C of the zoning ordinance to operate an auto service and repair business for Category M light duty vehicles (passenger vehicles). Location is 2623 State Road 175, Town of Polk. Tax Key Number T9-102800T. Property Owner, Wetzels Properties, LLC.
- V. **Item Tabled from November, 2025 PC Meeting – Site Plan Review – Biha Abdallah/Elevate Dumpsters LLC.** Property located at 3862 Lovers Lane, Town of Polk, Washington County, Section 16, currently zoned B-1 Rural Commercial District. Tax Parcel T9-060000E. Elevate Dumpsters LLC, Property Owner.
- VI. **Item Tabled from October, 2025 PC Meeting – Site Plan Review - Rocketmen Investments LLC dba NuGen Homes, Home Wire & Gatsby Sheds.** Property located at 4437 Hwy 60, Town of Polk, Washington County, Section 21, currently zoned B-1 Rural Commercial District. Tax Parcel T9-067600A. Heppe Corporation, Property Owner. (No packet materials)
- VII. **Zoning Administrator Report - Act 68 Update (no packet materials)**
- VIII. **Correspondence/Informational Items**
- IX. **Adjournment**

Persons with disabilities requiring special accommodation for attendance at the meeting should contact the Clerk at least one (1) business day prior to the meeting. Town Hall phone number 262.677.2123. Members of the Town Board may attend the above meeting. It is possible that such attendance may constitute a meeting of the Town Board pursuant to State ex rel. Badke V. Greendale Village Board, 173 Wis.2d 553, 494 N.W.2d 408 (1993). This notice is given so that members of the Town Board may attend the meeting without violating the open meeting law.