



Village of Genoa City

755 Fellows Rd ▪ P.O. Box 428
Genoa City, WI 53128
262-279-6472 Office ▪ 262-279-6618 Fax

Planning Commission Meeting Minutes – April 9th, 2026

COMMISSION MEMBERS

Ken Parker
Chairperson

Joyce DeLong
Trustee

Scott Popenhagen
Member

Mark Santner
Member

Patrick Sherman
Member

Dan Hill
Member

Jackie Haase
Member

1) Call Meeting 4/9/26 to Order/Roll Call

Chairperson Ken Parker called the Plan Commission Meeting to order 4/9/26 at 6:30pm

Roll Call: Ken Parker-here; Joyce DeLong-here/ Scott Popenhagen-here; Mark Santner-here; Patrick Sherman-here; Dan Hill-here; Jackie Haase-here.

2) Approval of Minutes: February 12th, 2026; No March 2026 Plan Commission, Planning Commission Minutes.

Sherman/DeLong motion to approve the minutes; carried 6-0-0

3) Unfinished Business (Discussion and Possible Approval):

a. None.

4) New Business: (Discussion and Possible Approval):

a) Public Hearing to consider a change in Zoning Ordinance for various (undeveloped) parcels TA341900002-TA341900003; TA365500001; and TXRR0001 from B-2, R-1 & R2 to B-2. (Jack Pease, Toey Pease, Jeff Roen, Phil Brown were present from JT Business Park to present & answer questions)

i. Open Public Hearing

Sherman/Popenhagen motion to open public hearing; carried 5-0-1 (JD- abstained)

ii) Presentation of Change in Zoning Ordinance for various (undeveloped) parcels TA341900002-TA341900003; TA365500001; and TXRR0001 from B-2, R-1 & R2 to B-2. (Jack Pease, Toey Pease, Jeff Roen, Phil Brown were present from JT Business Park to present & answer questions)

iii) Public's Opportunity to Testify

- No name given- resident who lives on Sterling Parkway- concerned with the noise and traffic volume increasing
- Joyce DeLong-136 Grove- would like to see the space up for rezone stay an open space *as zoned*
- Wendy Jagels 110 Chancellor Crt-One story cement building not very beautiful
- Frank Jagels-110 Chancellor Crt-noise from semi-trucks; light pollution; more truck traffic will not be good.
- John Dougin-20 Sterling Parkway-heavy semi traffic daily on Sterling Prkwy (submitted photos to Commission)
- H.Hachmeister-759 Main St-heavy truck/semi traffic going through at early morning hours
- Mindy Krak-523 First St-too much truck traffic and is very noisy
- Kyle Stelmasek- 310 Southeastern Ct-load truck traffic, light pollution
- Ellen Kraft-1022 Teal Tr-concerned with the increase of truck traffic on Hwy B and Sterling
- Mark Russell-41 Gideon- concerned about CUP- not on the agenda but published notice in the paper and concerned with how CUP usage was described
- Jack Pease – Super Aggerget and other businesses uses Hwy H & Hwy B for all county truck routes as central hub for construction and has a demand for this hub.
- Pat Sherman- general comment(s): on the rezone and the Comp Plan, etc.

Sherman/Hill motion to close Public Hearing; carried 5-0-1 (J. DeLong-abstained)

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- iv) Discussion and Recommendation to the Village Board.
Sherman/Santner motion to table the rezone from residential to B2 carried 5-0-1 (J. DeLong abstained)

5) Adjournment:

Sherman/DeLong motion to adjourn, carried 6-0-0. Adjourned at 7:37pm


Ken Parker, Chairperson


Jackie Petritis, Clerk Treasurer

* Notice is hereby given that a majority of the Village Board will be present at a meeting of the Planning Commission for a subject over which they have decision making responsibility. This constitutes a meeting of the Village Board pursuant to State ex rel Badke v. Greendale Village Bd., 173 Wis, 2d 553, 494 N.W. 2d 408 (1993), and must be noticed as although the Village Board will not take any formal action at the meeting.

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