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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

Thursday, May 14th, 2026 @ 6:30 p.m.

COMMISSION MEMBERS

Ken Parker
Chairperson

Joyce DeLong
Trustee

Scott Popenhagen
Member

Mark Santner
Member

Patrick Sherman
Member

Duane Gallo
Member

Jackie Haase
Member

Notice is hereby given that there will be a Meeting of the Planning Commission on the above date and time at the Village Hall, 755 Fellows Rd; Genoa City, Wisconsin 53128

AGENDA

- 1) Call to Order/Roll Call
- 2) Approval of Minutes: April 9th, 2026, Planning Commission Minutes.
- 3) Unfinished Business (Discussion and Possible Approval):
 - a. None.
- 4) New Business: (Discussion and Possible Approval):
 - a) Public Hearing to consider amending subsection §310-45 Residential Districts 1C(2) of Chapter 310, Zoning to clarify the requirement for 1200 square feet minimum of living area (excluding garage) at grade level for single story homes.
 - i. Open Public Hearing
 - ii) Presentation to consider amending subsection §310-45 Residential Districts 1C(2) of Chapter 310, Zoning to clarify the requirement for 1200 square feet minimum of living area (excluding garage) at grade level for single story homes.
 - iii) Public's Opportunity to Testify
 - iv) Discussion and Recommendation to the Village Board.

5) Adjournment:

* 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.

ADA NOTICE: Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services please contact the Municipal Clerk at 262-279-6472.



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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
- 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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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

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**NOTICE OF PUBLIC HEARING
TO CONSIDER A TEXT AMENDMENT
TO THE GENOA CITY ZONING ORDINANCE**

Village of Genoa City
May 14, 2026, 6:30 pm
755 Genoa City, Genoa City, WI 53128

PLEASE TAKE NOTICE that the Planning and Zoning Commission of the Village of Genoa City, Walworth and Kenosha Counties, Wisconsin will hold a public hearing beginning at 6:30pm on Thursday, May 14, 2026, at the Genoa City Village Hall, to consider public comment regarding proposed amendments to the Genoa City Zoning Ordinance.

Ordinance Amendment to be considered:

Amending subsection §310-45 Residential Districts 1(C)(2) of Chapter 310, Zoning of the Village of Genoa City municipal code to clarify the requirement for 1200 square feet minimum of living area (excluding garage) at grade level for single story homes.

A DRAFT of the proposed amendments can be viewed at the Genoa City Village Hall, Clerk's Office during regular office hours 8:00am – 4:00pm, Monday through Friday, excluding Village holidays.

Submitted by:
Jackie Petritis
Clerk Treasurer

Published in the Lake Geneva Regional News: Class II Publication on 4/22/26; and 4/29/26.

VILLAGE OF GENOA CITY, WISCONSIN

ORDINANCE NO: 2026 O-04

R-1 RESIDENTIAL DISTRICT

The Village Board of Genoa City, Walworth and Kenosha Counties, Wisconsin does hereby ordain as follows:

- 1. Subsection (c) (2) Dimensional Requirements for development after 07/14/02 of R-1 SINGLE FAMILY RESIDENTIAL DISTRICT (Existing) of Section 310-45 Residential Districts of Chapter 310 ZONING of the Municipal Code of the Village of Genoa City is hereby amended to read as follows:**

(c) Dimensional Requirements for development after 07/14/05

2. Building area (principal structure): 1200 square feet minimum of finished living area, excluding garage, on grade level for single story homes; if two stories, 800 square feet of minimum finished living area on grade level, excluding garage; and if tri-level, 400 square feet minimum of finished living area on grade level, excluding garage.
2. This ordinance shall become effective immediately upon passage and publication as required by Section 6.78, Wis. Stats.

VILLAGE OF GENOA CITY

BY: _____

KENNETH PARKER, PRESIDENT

ATTEST:

JACKIE PETRITIS, CLERK/TREASURER