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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, November 12th, 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: October 8th, 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 a Conditional Use Permit (CUP) under §310-53, filed by Jose Luna for converting existing building into a twenty-four-unit apartment building. Location: 1201 County Road H (Tax Parcel #TA453700002). Zoning: MFR-1; Multiple Family Residence District.

i. Open Public Hearing

ii) Presentation to consider a Conditional Use Permit (CUP) under §310-53, filed by Jose Luna for converting existing building into a twenty-four-unit apartment building. Location: 1201 County Road H (Tax Parcel #TA453700002). Zoning: MFR-1; Multiple Family Residence District.

iii) Public's Opportunity to Testify

iv) Discussion and Recommendation to the Village Board.

b) Public Hearing to consider a Conditional Use Permit under §310-53, filed by Elite Car Wash for the property adjacent to 229 S Rd, Genoa City, WI to be used as a car wash. (Tax Parcel # not assigned yet). Zoning: M-2; Light Industrial District.

i) Open Public Hearing

ii) Presentation to consider a Conditional Use Permit under §310-53, filed by Elite Car Wash for the property adjacent to 229 S Rd, Genoa City, WI to be used as a car wash. (Tax Parcel # not assigned yet). Zoning: M-2; Light Industrial District.

iii) Public's Opportunity to Testify

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iv) Discussion and Recommendation to the Village Board.

5) Certified Survey Map (CSM) Woodlands Recreation Society (TVGC 00005), contingent on final review and approval by staff.

6) 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.