

AGENDA

All Agenda Items are Considered for Discussion and Possible Action

- (1) Call to Order, Pledge of Allegiance, Roll Call
- (2) Approval of Agenda
- (3) Approval of Meeting Minutes – Town Board Meeting – September 14, 2026.
- (4) Clerk/Treasurer
 - a) Monthly Treasurer's Report
 - b) Approval of Prepaid Bills (September 2026)
 - c) Discussion and possible action to set the date and time for the initial 2027 Budget Workshop
- (5) Attorney's Report
 - a) Discussion and possible action on changes to Ordinances 19, 20, and 45.
 - b) Discussion and possible action on proposal from Baxter & Woodman for traffic study to reduce the speed limit on Palmer Road from Petrie to Hwy 67.
- (6) Plan Commission
 - a) Building Inspection Report
 - b) Dan Tannhauser, N3205 Gooseberry Road, is requesting a second driveway. His garage would be 1,622 square feet. The land is flat, and no culvert would be needed for the second driveway.

Committee Reports

- (7) Police Department
 - a) Discussion and possible action on changes to Ordinances 9, 13, 28, 39, and 84.
- (8) Highway Department/Schools
 - a) Discussion and possible action on proposal for a curb in front of the Town Hall.
- (9) Municipal Court
- (10) Park Commission
- (11) Lake Como Sanitary District
- (12) Fire Departments
- (13) Lake Committee
- (14) Tourism Commission
- (15) Approval of Licenses
 - a) **Business Licenses – BVP LLC, Geneva Resort, and The Other Lake Como LLC.**
- (16) Other
 - a) Ordinance 86 Town Board Agenda Procedures
 - b) Resolution 313 - Resolution designating town positions authorized to declare a disaster or emergency.
- (17) Public Comments for Next Month's Consideration
- (18) Adjournment

**THIS MEETING IS HANDICAP ACCESSIBLE. NEXT MEETING AS ANNOUNCED.
There may be a quorum of other Town committees or commission members present.**

TOWN OF GENEVA
MONTHLY BOARD MEETING
AMENDED MINUTES
September 14, 2026

Chairman Kopecky called the duly posted and noticed meeting to order at 7:00 pm. Pledge of Allegiance. In attendance were Kopecky, Supervisors Monroe, Williams, Otten, Attorney Venema, and Chief Miceli. Clerk/Treasurer Baumeister took the minutes of the meeting. Namy was excused. Motion (Otten/Monroe) to proceed with the posted agenda. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0. Motion (Otten/Monroe) to approve the August 10, 2026, Town Board meeting minutes and August 17, 2026, Special Town Board Meeting minutes. Williams asked that the Police Report in the August 14, 2026, Town Board meeting minutes include Yvonne's last name. Williams asked to change the vote on the Short-Term Rental License from 4-0 to 4-1. Williams asked to add under 16 f to the end: "people want the town board to take action on short-term rentals." Otten/Monroe withdrew the motion. Motion (Otten/Monroe) to approve the August 17, 2026, Special Town Board Meeting minutes and the amended August 14, 2026, minutes. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Clerk/Treasurer –

Motion (Monroe/Otten) to approve the monthly Treasurer's report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Motion (Otten/Monroe) to approve the prepaid bills from June 2026. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Attorney's Report –

- a) Update for the property at W3451 Springfield Rd, on efforts to help the occupants regarding the injunction to remove occupants and raze the property discussed at the August 10, 2026, Town Board meeting. Venema stated that we avoided filing the injunction. The community came together to help. The back taxes were paid, the house contents were cleared, leaving only the essentials, and the family has a rental home in Kenosha. The ultimate goal is to have the property listed for sale. Williams asked if the rental is long-term or for several months. Terisa Namy stated it is for several months.
- b) Discussion and possible action on changes to Ordinances 19, 20, and 45. Kopecky said he is concerned it should address residential properties, not farms. Venema strongly advises against singling out one type of property. Heidi Hall asked whether the farmers were in the group or whether the Supervisors were reaching out to them. Kopecky stated he reached out to the farmers. Otten asked what if someone would have a grudge against a farmer and whether this could be used against them. Chief Miceli stated that they would have to look into the complaint and address the issues. Williams asked to see what was deleted.

Motion (Otten/Williams) to table for the purpose of having input from Namy. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

- c) Resolution 312 – Resolution Opposing the Proposed Bell Center – Columbia – Sugar Creek – Illinois/Wisconsin State Line (BECI) 765-k High Voltage Transmission Line Through the Town of Geneva, Walworth County, Wisconsin. Williams asked why and how this was put on the agenda. It doesn't go through the Town of Geneva. Williams would like to invite the company to come in and discuss. Motion (Otten/Monroe) to approve Resolution 312 – Resolution Opposing the Proposed Bell Center – Columbia – Sugar Creek – Illinois/Wisconsin State Line (BECI) 765-k High Voltage Transmission Line. Roll call vote: Monroe – Aye, Williams – Nay, Otten – Aye, Kopecky – Aye. Approved 3-1.
- d) Discussion and possible action on what's required of the Department of Transportation to reduce the speed limit on Palmer Road from Petrie to Hwy 67. Venema stated that an engineering report is needed to support the speed limit reduction. Kopecky asked if there were any other options. Venema stated the other option is to put a stop sign at Petrie and Palmer. Chief stated they had a speed device on Westbound Lane for one week. The average speed was 42 mph, and the highest was 60 mph. Bruce Webster at W3941 Palmer Rd stated that Palmer Road, East of Petrie, is a racetrack. He has concerns about passing lanes in front of homes. Kopecky stated it makes sense to monitor both sides of the road at the same time. We don't have the equipment for that. Venema recommended an engineering study or that Chief Miceli explore more data.

Motion (Kopecky/Monroe) to authorize requesting a proposal from Baxter and Woodman for the cost of a traffic study on Palmer Road. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0. Williams said he asked Venema several times to review the Elkhorn Area Fire Department contract for violations or concerns. Venema reviewed the Elkhorn Area Fire Department contract and provided an analysis at the August 14, 2026, Town Board meeting.

Motion (Otten/Monroe) to approve the Attorney's Report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Plan Commission

- a) Mark & Mary Mullikin, W4034 Willow Bend Road, are requesting a Certified Survey Map for a farmland separation. The property is 80 acres and is zoned A-1. They want to separate 5 acres with the house and barn. This property is in the ETZ with the City of Elkhorn.
Motion (Otten/Monroe) to approve Mark & Mary Mullikin, W4034 Willow Bend Road, Certified Survey Map for a farmland separation. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- b) David Purvis is requesting a rezone from R-1 to R-2 and a Certified Survey Map for property which is 10 acres and located at N3440 Como Road. He wants to separate the existing home, which would be on 1 1/2 acres. and divide the rest of the property into 4 lots.
Motion (Otten/Monroe) to approve the rezone from R-1 to R-2 and a Certified Survey map for David Purvis for the 10-acre property located at N3440 Como Road. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- c) Raymond Luka, W3832 South Shore Drive, is requesting a rezone and a variance. The rezone is C-3 to R-1. The variance is for the rear lot-line setback, which would be 10 feet off the lot line. He wants to build a garage in the old railroad right-of-way.
Motion (Otten/Williams) to approve the rezone and variance for Raymond Luka, W3832 South Shore Drive. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- Motion (Otten/Monroe) to approve the Plan Commission report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Committee Reports –

- Police Report (Miceli) – Did Alice Drill at Woods School. Tested the Wave alarm, and everything is working properly.
Chief reviewed the July monthly report. Williams asked if the death call was from natural causes. Chief answered that on a death call, most are from natural causes.
Motion (Otten/Monroe) to accept the Police Department Report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- Highway Department/Schools (Monroe/Beck) – Monroe reported that Woods School is proposing a \$4.5M referendum, nonrecurring for four years. They do not expect any property tax increase.
Beck reported that all storm debris is chipped, and half the pile has been removed. They are done with storm debris. Beck thanked Twilight Solutions Landscaping for fixing the Town Hall exterior lighting at no cost.
Motion (Otten/Monroe) to approve the Highway Department and Schools report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- Municipal Court (Otten) – August totals: Collected: \$ 12,515.80; Town retains: \$ 8,866.06; Citations issued for August = 74 traffic; 13 Municipal. 93 citations are filed for September.
Motion (Monroe/Williams) to accept the Municipal Court report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- Park Commission – No report. Williams suggested reactivating the Park Committee.
- Lake Como Sanitary District – Otten reported the Sanitary District pumped 5,153,000 gallons of water from June 29th, 2026, to July 29th, 2026. 32,000 gallons used to backwash the system. There were 2,000 gallons flushed through hydrants, 0 gallons used by the highway, and 0 gallons by the fire department. The district sold 4,000,045 gallons, with an approximate loss of 683,010 gallons, representing a 13% water loss. LCSD placed 68 pink notices on doors and made 6 disconnects. Watson said they had their budget meeting and don't see any increase.
Motion (Kopecky/Otten) to approve the Lake Como Sanitary District report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- Fire/Rescue Departments
EAFD – 195 calls; the Town of Geneva accounted for 20 of its call volume, with an average response time of 9.25 minutes. A new reporting format starts in early September. Staffing is increasing, and they are interviewing for a new Chief.
LGFD – They had 31 EMS calls and 7 fire calls, with an average response time of 6.45 minutes.
Otten attended the 9/11 Remembrance event.
Williams asked to have the reports included in the packet.
Motion (Monroe/Williams) to approve the Fire Department's reports. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.
- Lake Committee – No report.
- Tourism Commission – Otten stated they have over \$606,000 in the bank and are expecting more deposits to come in. They paid two grants to the House of Music: \$1,500 for Geneva Jam and \$3,240 for Grill and Chill. The Commission received a new grant application from Geneva National for the High School State Golf Tournament. The event is three days long and has 208 players. They approved a \$53,404 grant if Geneva

National is awarded the tournament. They also approved a \$5,000 grant for the House of Music's Taco Fest. They are still talking with potential DMOs.

Motion (Kopecky/Monroe) to accept the Tourism Commission report. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Approval of License:

Motion (Otten/Monroe) to approve the business licenses for Tree Service, Gracefully Sweet by Kathleen, MJCC, O Family Farm, One Point Center, LLC, and Svett Club. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Motion (Monroe/Otten) to approve Operator Licenses for Riley Alfredson, Arath De Anda, and Stephanie Fredrickson.

Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Motion (Monroe/Namy) to approve the Short-Term Rental Licenses for MJCC. Roll call vote: Monroe – Aye, Williams – Nay, Otten – Aye, Kopecky – Aye. Approved 4-0.

Other –

a) Ordinance 86 Town Board Agenda Procedures

b) Resolution 313 - Resolution designating town positions authorized to declare a disaster or emergency.

Williams asked to hold these until October's meeting because the documents were not included in the packet. Baumeister said she asked Williams twice for the documents because not enough copies were handed out, and she had to give hers up. Williams did not provide the copies.

Public Comments:

Heidi Hall wants to understand the 38% tax levy change and requested the spreadsheet. She also would like the Lake Committee minutes, and it makes sense to combine the Park and Lake Committees. Gene Decker said they met in May.

Motion (Otten/Monroe) to adjourn at 9:36 pm. Roll call vote: Monroe – Aye, Williams – Aye, Otten – Aye, Kopecky – Aye. Approved 4-0.

Chairman Kopecky

Supervisor Monroe

Supervisor Williams

Supervisor Otten

Supervisor Namy

Respectfully submitted,

Michelle Baumeister, Clerk/Treasurer

Town of Geneva
Cash Summary
As of September 30, 2026

	<u>Sep 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
10025 · ADVIA Money Market	285,785.02
10030 · ADVIA CU Gen Ckg & Sweep	547,731.71
10035 · ADVIA CU Tax Ckg	307.00
10036 · ADVIA CU Real Estate Tax Acct	30,451.26
10040 · ADM Sweep Acct-ADVIA Taxes	446,260.81
10045 · Town Bank Money Market	595,059.62
1100 · Town Bank Gen Ckg	<u>9,502.43</u>
Total Checking/Savings	<u>1,915,097.85</u>
Total Current Assets	<u>1,915,097.85</u>
TOTAL ASSETS	<u>1,915,097.85</u>
LIABILITIES & EQUITY	0.00

Town of Geneva
Profit & Loss Budget vs. Actual-Condensed
January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
40000 · Taxes	4,421,006.07	4,648,078.00	-227,071.93
43000 · Intergovernmental	343,711.29	620,952.00	-277,240.71
44000 · Licenses and Permits	215,856.40	291,350.00	-75,493.60
45000 · Fines and Forfeitures	51,346.39	40,000.00	11,346.39
46000 · Charges for Services	50,840.44	593,510.00	-542,669.56
48000 · Miscellaneous Revenues	91,522.86	120,204.00	-28,681.14
48350 · Sale of Cemetery Plot	300.00		
Total Income	5,174,583.45	6,314,094.00	-1,139,510.55
Gross Profit	5,174,583.45	6,314,094.00	-1,139,510.55
Expense			
50000 · Planning Commission	10,321.16	26,200.00	-15,878.84
51000 · General Government	346,561.30	531,052.00	-184,490.70
52000 · Public Safety	1,509,107.85	2,879,669.00	-1,370,561.15
53000 · Public Works	1,071,507.33	1,409,215.00	-337,707.67
53911 · Disaster Damage	258,997.38		
54000 · Health and Sanitation	392,342.16	530,610.00	-138,267.84
55000 · Culture, Recreation and Educ	590,688.46	645,800.00	-55,111.54
56000 · Conservation and Developme...	177,377.14	137,740.00	39,637.14
57000 · Nondepartmental and General	82,213.55	88,100.00	-5,886.45
57802 · Fire & Rescue Squad Services	870,577.03		
58500 · Capital Outlay	869.52		
59000 · Debt Service	1,314,327.08		
6500 · Payroll Expenses	52,940.22		
6501 · Payroll Expense Other	2,761.45		
6504 · Payroll Taxes	85,984.06		
Total Expense	6,766,575.69	6,248,386.00	518,189.69
Net Ordinary Income	-1,591,992.24	65,708.00	-1,657,700.24
Net Income	-1,591,992.24	65,708.00	-1,657,700.24

Town of Geneva
Profit & Loss Budget vs. Actual
January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
40000 · Taxes			
41110 · Town Taxes	3,908,410.81	3,740,778.00	167,632.81
41111 · Prior Year Tax Collections/Ref	73.66		
41140 · Mobile Home Fees	8,736.81	11,000.00	-2,263.19
41150 · Managed Forest Lands Tax	233.40		
41210 · Motel Tax	503,551.39	895,800.00	-392,248.61
41800 · Interest on Delinquent Tax	0.00	500.00	-500.00
Total 40000 · Taxes	4,421,006.07	4,648,078.00	-227,071.93
43000 · Intergovernmental			
41113 · Exempt Computer Aid	1,608.77	1,608.00	0.77
43410 · State Shared Revenues	35,905.54	239,370.00	-203,464.46
43420 · Fire Insurance Dues	81,397.36	75,000.00	6,397.36
43530 · Transportation	134,588.96	267,200.00	-132,611.04
43545 · Recycling Grant	6,482.65	6,400.00	82.65
43550 · Personal Property State Aid	0.00	11,257.00	-11,257.00
43560 · Video Service Provider Aid	23,984.01	20,117.00	3,867.01
43619 · DNR PILT	2,415.68		
43631 · DNR Lake Management Grant	57,328.32		
Total 43000 · Intergovernmental	343,711.29	620,952.00	-277,240.71
44000 · Licenses and Permits			
44105 · Operators Licenses	6,225.00		
44110 · Business & Occup. Licenses	4,350.00	50,000.00	-45,650.00
44115 · STR License Fee	30,000.00		
44120 · Cable TV Franchise Fees	7,916.95	21,000.00	-13,083.05
44125 · Alcohol/Tobacco License	13,820.00		
44130 · Solicitors Permit	50.00		
44200 · Dog License Fees	590.00	350.00	240.00
44300 · Building Permits	152,904.45	220,000.00	-67,095.55
Total 44000 · Licenses and Permits	215,856.40	291,350.00	-75,493.60
45000 · Fines and Forfeitures			
45110 · Traffic Fines	44,290.49	40,000.00	4,290.49
45000 · Fines and Forfeitures - Other	7,055.90		
Total 45000 · Fines and Forfeitures	51,346.39	40,000.00	11,346.39
46000 · Charges for Services			
46110 · Clerk's Fees	64.00		
46112 · Assessment Letters	15,275.00	22,000.00	-6,725.00
46210 · Law Enforcement Fees	81.00		
46222 · Fire Numbers	530.00	500.00	30.00
46306 · Drainage Review	18,000.00	25,000.00	-7,000.00
46310 · Charges for Highway Services	248.50	800.00	-551.50
46370 · Boat Launching Fees	10,995.86	12,000.00	-1,004.14
46375 · Pier Fees	50.00		
46380 · Golf Cart Fees	575.00	500.00	75.00
46390 · Planning and Zoning Fees	3,445.00	2,100.00	1,345.00
46430 · Garbage Collection Fees	1,576.08	530,610.00	-529,033.92
Total 46000 · Charges for Services	50,840.44	593,510.00	-542,669.56
48000 · Miscellaneous Revenues			
48100 · Interest Earned	30,990.90	90,000.00	-59,009.10
48200 · Restricted PD Finger Print Scan	-500.00		
48250 · Credit Card Rebate	0.00	400.00	-400.00

Town of Geneva
Profit & Loss Budget vs. Actual
January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
48300 · Sale of Town Property	55,500.00		
48400 · Insurance Recov. & Refunds	10.00		
48800 · Donations from Private Individ	300.00		
48815 · Police Fishing Derby Donations	4,661.25		
48820 · Police Fishing Derby Entry Fee	150.00		
48900 · All Other	280.71		
48915 · Boater Safety Course Fees	130.00		
48993 · Use FunFest Desig Funds-WDCTR	0.00	2,000.00	-2,000.00
48997 · Use of Fund Balance	0.00	27,804.00	-27,804.00
Total 48000 · Miscellaneous Revenues	91,522.86	120,204.00	-28,681.14
48350 · Sale of Cemetery Plot	300.00		
Total Income	5,174,583.45	6,314,094.00	-1,139,510.55
Gross Profit	5,174,583.45	6,314,094.00	-1,139,510.55
Expense			
50000 · Planning Commission			
50300 · Planning Commission Salaries	10,321.16	14,800.00	-4,478.84
50312 · Planning Commission Soc Sec	0.00	11,200.00	-11,200.00
55213 · Planning Comm Supplies/Expenses	0.00	200.00	-200.00
Total 50000 · Planning Commission	10,321.16	26,200.00	-15,878.84
51000 · General Government			
51100 · Town Board			
51110 · Town Board Salaries	23,250.00	31,000.00	-7,750.00
51112 · Town Board Social Security	0.00	2,372.00	-2,372.00
51114 · Town Board Supplies Expense	98.51	6,500.00	-6,401.49
51115 · Printing and Publications	121.79	700.00	-578.21
Total 51100 · Town Board	23,470.30	40,572.00	-17,101.70
51200 · Municipal Court			
51210 · Municipal Court Wages	53,696.93	43,000.00	10,696.93
51212 · Municipal Court Social Security	0.00	3,160.00	-3,160.00
51213 · Municipal Court Retirement	2,943.88	2,050.00	893.88
51214 · Municipal Ct. Supplies	213.54	800.00	-586.46
51220 · Municipal Court Telephone	136.88	500.00	-363.12
51221 · Municipal Court Equipment	5,790.00	6,500.00	-710.00
51222 · Municipal Court Internet	103.04	400.00	-296.96
51223 · Municipal Court Judicial Fees	800.00	1,000.00	-200.00
51224 · Municipal Court Postage	0.00	200.00	-200.00
51225 · Municipal Court Training	355.00	1,500.00	-1,145.00
51226 · Municipal Court Interpreter	0.00	500.00	-500.00
51227 · Municipal Court Jail Commitment	275.00	1,000.00	-725.00
51230 · Municipal Court Health Ins	6,461.45	12,950.00	-6,488.55
51231 · Municipal Court Life Ins	139.65	200.00	-60.35
51232 · Municipal Court Dental Ins	240.57	600.00	-359.43
51234 · Municipal Court Vision Ins	42.11	100.00	-57.89
Total 51200 · Municipal Court	71,198.05	74,460.00	-3,261.95
51300 · Legal Counsel			
51310 · Legal Prosecution	10,425.83	6,000.00	4,425.83
51300 · Legal Counsel - Other	50,277.00	30,000.00	20,277.00
Total 51300 · Legal Counsel	60,702.83	36,000.00	24,702.83
51400 · Clerk			

Town of Geneva
Profit & Loss Budget vs. Actual
January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
51420 · Clerk-Treasurer Salary	57,210.52	108,000.00	-50,789.48
51422 · Clerk Social Security	0.00	10,350.00	-10,350.00
51424 · Clerk - Retirement	3,709.53	9,400.00	-5,690.47
51425 · Clerk Dept Health Ins	6,837.47	35,350.00	-28,512.53
51426 · Clerk Dept Life Ins	34.80	1,000.00	-965.20
51427 · Clerk Dept Dental Ins	481.14	1,200.00	-718.86
51428 · Clerk Supplies & Expense	6,167.82	4,000.00	2,167.82
51429 · Clerk Dept Vision Ins	42.11	300.00	-257.89
51440 · Elections	4,583.30	16,000.00	-11,416.70
Total 51400 · Clerk	79,066.69	185,600.00	-106,533.31
51500 · Treasurer			
51510 · Accounting and Audit	23,679.50	25,000.00	-1,320.50
51524 · Treasurer Supplies & Expense	1,828.17	7,000.00	-5,171.83
51526 · Credit Card Recon	5,680.85		
51530 · Assessor	27,000.00	36,000.00	-9,000.00
51531 · Board of Review	250.00	1,000.00	-750.00
Total 51500 · Treasurer	58,438.52	69,000.00	-10,561.48
51600 · Town Hall Oper. & Maint.			
51601 · Telephone	461.96	1,000.00	-538.04
51605 · Town Hall Electric	5,805.16	6,500.00	-694.84
51607 · Town Hall Heating	1,229.83	1,400.00	-170.17
51609 · Town Hall Water	713.51	750.00	-36.49
51610 · Town Hall Maintenance/Cleaning	14,457.18	20,000.00	-5,542.82
51620 · Town Hall Copier	1,390.26	1,500.00	-109.74
51622 · Town Hall Postage	500.00	7,500.00	-7,000.00
51640 · Computer Upgrade Nonlapsing	3,955.96	1,000.00	2,955.96
51650 · Town Hall Outlay	2,004.33	10,000.00	-7,995.67
51654 · Town Hall Clean Up	142.43		
51600 · Town Hall Oper. & Maint. - Other	350.82		
Total 51600 · Town Hall Oper. & Maint.	31,011.44	49,650.00	-18,638.56
51900 · Miscellaneous			
51901 · Town Secretary	16,147.59	60,000.00	-43,852.41
51902 · Town Secretary Soc Sec	0.00	4,600.00	-4,600.00
51903 · Town Secretary Retirement	0.00	4,170.00	-4,170.00
51950 · Mobile Home Fees to Schools	5,237.95	6,000.00	-762.05
51952 · Mobile Home Administration	1,272.93	1,000.00	272.93
51900 · Miscellaneous - Other	15.00		
Total 51900 · Miscellaneous	22,673.47	75,770.00	-53,096.53
Total 51000 · General Government	346,561.30	531,052.00	-184,490.70
52000 · Public Safety			
52100 · Police			
52110 · Police Wages-Regular	601,140.11	824,000.00	-222,859.89
52114 · Police Wages-Overtime	43,914.94	45,000.00	-1,085.06
52115 · Police Wages-Prisoner Transport	0.00	10,000.00	-10,000.00
52116 · Police Secretarial Wages	41,866.56	57,194.00	-15,327.44
52118 · Police Social Security	0.00	63,100.00	-63,100.00
52120 · Police Retirement	77,374.62	134,125.00	-56,750.38
52124 · Police Education Nonlapsing	5,894.00	10,000.00	-4,106.00
52126 · Police Uniform	9,069.30	8,000.00	1,069.30
52128 · Police Squad Maintenance	26,967.22	10,000.00	16,967.22
52130 · Police Squad Gasoline	36,620.91	28,000.00	8,620.91
52132 · Police Squad Equipment	1,971.95	10,000.00	-8,028.05

Town of Geneva
Profit & Loss Budget vs. Actual
January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
52133 · Police Garage Heat	212.68	1,000.00	-787.32
52134 · Police Telephone & Paging	2,002.44	4,000.00	-1,997.56
52136 · Police Radio/Computer	20,902.68	10,000.00	10,902.68
52138 · Police Radar Expense	2,732.50	3,000.00	-267.50
52139 · Evidence Supplies	311.36	500.00	-188.64
52140 · Police Ammun & Firearms	1,948.76	9,000.00	-7,051.24
52142 · Police Axon Annual Contract	29,320.14	28,000.00	1,320.14
52143 · Police Copier	644.23	1,700.00	-1,055.77
52144 · Police Office Supplies	0.00	2,500.00	-2,500.00
52145 · Police Postage	0.00	100.00	-100.00
52147 · Police Jail Commitment	55.00		
52148 · Police Miscellaneous Expense	-1,937.08	10,000.00	-11,937.08
52149 · Police Towing	0.00	500.00	-500.00
52150 · Police Outlay Nonlapsing-Squads	49,650.36	55,000.00	-5,349.64
52160 · Police Health Ins	144,416.83	250,000.00	-105,583.17
52161 · Police Life Ins	693.59	3,000.00	-2,306.41
52162 · Police Dental Ins	4,754.55	10,000.00	-5,245.45
52163 · Police Vision Ins	398.34	1,000.00	-601.66
Total 52100 · Police	1,100,925.99	1,588,719.00	-487,793.01
52300 · Water Safety Patrol			
52310 · WSP Wages	0.00	10,000.00	-10,000.00
52312 · WSP Social Security	0.00	750.00	-750.00
52316 · WSP Maintenance	18,441.93	2,000.00	16,441.93
52318 · WSP Equipment/Uniforms	83.32	1,000.00	-916.68
52320 · Water Safety Patrol	0.00	250.00	-250.00
52321 · Boater Safety Expenditures	0.00	250.00	-250.00
Total 52300 · Water Safety Patrol	18,525.25	14,250.00	4,275.25
52800 · Fire Department			
52802 · Fire Dept. - Other Departments	262,488.20	1,100,000.00	-837,511.80
52804 · Fire Department Supplies	8.72	500.00	-491.28
52810 · Fire Department Outlay	10,750.00		
Total 52800 · Fire Department	273,246.92	1,100,500.00	-827,253.08
52870 · Water Interconnection Install	52.14	200.00	-147.86
52890 · Fire Address Signs	452.10		
52900 · Building Inspec. & Other Exp.	115,905.45	176,000.00	-60,094.55
Total 52000 · Public Safety	1,509,107.85	2,879,669.00	-1,370,561.15
53000 · Public Works			
53100 · Highway Dept			
53300 · Highway Wages	134,570.23	236,704.00	-102,133.77
53301 · Highway wages overtime	24,793.78	48,000.00	-23,206.22
53302 · Highway Soc. Security	0.00	21,780.00	-21,780.00
53303 · Highway Retirement	12,628.40	20,500.00	-7,871.60
53305 · Gas and Oil	45,329.37	40,000.00	5,329.37
53312 · Road Repairing and Patching	590,219.40	629,556.00	-39,336.60
53314 · Salt and Sand	53,434.75	89,000.00	-35,565.25
53316 · Sign Replacement	3,583.87	10,000.00	-6,416.13
53317 · Striping	1,549.13	31,100.00	-29,550.87
53318 · Culvert Replacement	585.00	20,000.00	-19,415.00
53319 · Tree Removal & Other	916.94	4,000.00	-3,083.06
53320 · Equipment R & M	91,275.29	70,000.00	21,275.29
53321 · Unemployment Ins.	0.00	500.00	-500.00
53324 · Highway Uniforms	1,009.77	1,200.00	-190.23
53326 · Street Lighting	1,252.92	5,000.00	-3,747.08

Town of Geneva
Profit & Loss Budget vs. Actual
January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
53330 · Building R & M	8,937.94	15,000.00	-6,062.06
53332 · Building Utility Service	8,246.83	8,000.00	246.83
53333 · Building Outlay Nonlaps	0.00	5,000.00	-5,000.00
53334 · Highway Safety & Education	538.56	3,000.00	-2,461.44
53336 · Communications	16,379.67	4,000.00	12,379.67
53338 · Engineering	10,859.61	15,000.00	-4,140.39
53340 · Highway Health Ins	47,679.99	95,400.00	-47,720.01
53341 · Highway Life Ins	765.12	1,000.00	-234.88
53342 · Highway Dental Ins	2,035.02	5,000.00	-2,964.98
53343 · Highway Vision Ins	134.15	300.00	-165.85
53350 · Snow Plow Wages	14,781.59	14,560.00	221.59
53352 · Snow Plow Soc Security	0.00	1,115.00	-1,115.00
53363 · Manhole Repairs	0.00	8,000.00	-8,000.00
53364 · Highway Eq Repl Nonlaps Fund	0.00	6,000.00	-6,000.00
53100 · Highway Dept - Other	0.00	500.00	-500.00
Total 53100 · Highway Dept	1,071,507.33	1,409,215.00	-337,707.67
Total 53000 · Public Works	1,071,507.33	1,409,215.00	-337,707.67
53911 · Disaster Damage	258,997.38		
54000 · Health and Sanitation			
53634 · Garbage Collection	262,775.70	355,350.00	-92,574.30
53635 · Recycling Expenses	129,566.46	175,260.00	-45,693.54
Total 54000 · Health and Sanitation	392,342.16	530,610.00	-138,267.84
55000 · Culture, Recreation and Educ			
55110 · Donation-Cultural Organizations	2,000.00	2,000.00	0.00
55112 · Town Promotion/Marketing (Web)	1,520.00	1,000.00	520.00
55210 · Park Commission	0.00	1,000.00	-1,000.00
55301 · Boat Launch O & M	0.00	1,300.00	-1,300.00
55303 · Boat Launch Restrooms	13,889.44	12,000.00	1,889.44
58110 · Tourism (Room Tax)	573,279.02	628,500.00	-55,220.98
Total 55000 · Culture, Recreation and Educ	590,688.46	645,800.00	-55,111.54
56000 · Conservation and Development			
55400 · Lake Wages	37,741.60	49,920.00	-12,178.40
55402 · Lake Social Security	0.00	3,820.00	-3,820.00
55404 · Weedcutter Oper. & Maint.	7,420.06	20,000.00	-12,579.94
55405 · Lake Committe Exp Nonlapsing	497.00		
55406 · Weedcutter Outlay Nonlaps	90,996.67	10,000.00	80,996.67
55407 · Other Lake Expenses	1,558.64	11,000.00	-9,441.36
55450 · Mosquito Spray	9,009.82	13,000.00	-3,990.18
56600 · Stormwater Management	30,153.35	25,000.00	5,153.35
56800 · Dam Replacement - Nonlapsing	0.00	5,000.00	-5,000.00
Total 56000 · Conservation and Development	177,377.14	137,740.00	39,637.14
57000 · Nondepartmental and General			
57102 · Miscellaneous	1,611.28		
57104 · Property & Liability Insurance	74,246.74	85,000.00	-10,753.26
57105 · Dental Insurance	0.00	1,000.00	-1,000.00
57107 · Life Insurance	87.05		
57110 · Town Portion of Payroll Tax	4,479.16		
57112 · Bank Fees	1,789.32	2,100.00	-310.68
Total 57000 · Nondepartmental and General	82,213.55	88,100.00	-5,886.45
57802 · Fire & Rescue Squad Services	870,577.03		
58500 · Capital Outlay			

Town of Geneva
Profit & Loss Budget vs. Actual
 January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
58502 · Squad Car	-379.27		
58504 · Computer System	1,248.79		
Total 58500 · Capital Outlay	869.52		
59000 · Debt Service			
58100 · Loan Principal Retirement	1,300,000.00		
58200 · Loan Interest	14,327.08		
Total 59000 · Debt Service	1,314,327.08		
6500 · Payroll Expenses	52,940.22		
6501 · Payroll Expense Other	2,761.45		
6504 · Payroll Taxes			
6506 · FICA	69,686.43		
6508 · Medicare	16,297.63		
Total 6504 · Payroll Taxes	85,984.06		
Total Expense	6,766,575.69	6,248,386.00	518,189.69
Net Ordinary Income	-1,591,992.24	65,708.00	-1,657,700.24
Net Income	-1,591,992.24	65,708.00	-1,657,700.24

10/09/26

Town of Geneva

Prepaid Bills To Be Approved

September 2026

Type	Date	Num	Name	Account	Debit
Bill Pmt -Ch...	09/14/2026	43251	Accurate Appraisal Accurate Appraisal	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	3,000.00
					3,000.00
Bill Pmt -Ch...	09/14/2026	43252	AFLAC AFLAC	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	39.90
					39.90
Bill Pmt -Ch...	09/14/2026	43253	All Seasons Uniforms All Seasons Uniforms	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	406.06
					406.06
Bill Pmt -Ch...	09/14/2026	43254	Alliant Energy Alliant Energy	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	972.07
					972.07
Bill Pmt -Ch...	09/14/2026	43255	AT&T Mobility AT&T Mobility	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	263.48
					263.48
Bill Pmt -Ch...	09/14/2026	43256	Aurora Health Care Aurora Health Care	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	50.00
					50.00
Bill Pmt -Ch...	09/14/2026	43257	Auto-Wares Group Auto-Wares Group	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	279.58
					279.58
Bill Pmt -Ch...	09/14/2026	43258	B & J Tree & Landscape Servic... B & J Tree & Landscape Servic...	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	195.00
					195.00
Bill Pmt -Ch...	09/14/2026	43259	Baxter & Woodman, Inc. Baxter & Woodman, Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	1,495.00
					1,495.00
Bill Pmt -Ch...	09/14/2026	43260	C & D Landscaping C & D Landscaping	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	100,668.75
					100,668.75
Bill Pmt -Ch...	09/14/2026	43261	CertaSite, LLC CertaSite, LLC	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	498.56
					498.56
Bill Pmt -Ch...	09/14/2026	43262	Charter Communications Holdi... Charter Communications Holdi...	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	52.40
					52.40
Bill Pmt -Ch...	09/14/2026	43263	City of Elkhorn City of Elkhorn	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	104,680.59
					104,680.59
Bill Pmt -Ch...	09/14/2026	43264	City of Lake Geneva City of Lake Geneva	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	196,944.04
					196,944.04
Bill Pmt -Ch...	09/14/2026	43265	Clean Power, LLC/DCC/KAS Clean Power, LLC/DCC/KAS	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	912.32
					912.32

10/09/26

Town of Geneva

Prepaid Bills To Be Approved

September 2026

Type	Date	Num	Name	Account	Debit
Bill Pmt -Ch...	09/14/2026	43266	Compost Management, Inc. Compost Management, Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	105,000.00
					105,000.00
Bill Pmt -Ch...	09/14/2026	43267	Dunn Lumber Dunn Lumber	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	1,082.27
					1,082.27
Bill Pmt -Ch...	09/14/2026	43268	ETI LLC ETI LLC	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	224.00
					224.00
Bill Pmt -Ch...	09/14/2026	43269	Gordon Flesch Company, Inc. Gordon Flesch Company, Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	170.90
					170.90
Bill Pmt -Ch...	09/14/2026	43270	Heartland Radar, LLC Heartland Radar, LLC	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	225.00
					225.00
Bill Pmt -Ch...	09/14/2026	43271	Hometown Tech, LLC Hometown Tech, LLC	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	1,252.18
					1,252.18
Bill Pmt -Ch...	09/14/2026	43272	Jerry Willkomm Inc. Jerry Willkomm Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	6,779.51
					6,779.51
Bill Pmt -Ch...	09/14/2026	43273	John's Disposal Services, Inc. John's Disposal Services, Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	43,902.09
					43,902.09
Bill Pmt -Ch...	09/14/2026	43274	Kunes Country Ford Lincoln Kunes Country Ford Lincoln	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	5,753.43
					5,753.43
Bill Pmt -Ch...	09/14/2026	43275	Lake Como Sanitary Dist. No. 1 Lake Como Sanitary Dist. No. 1	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	269.91
					269.91
Bill Pmt -Ch...	09/14/2026	43276	Lake Geneva Regional News Lake Geneva Regional News	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	121.79
					121.79
Bill Pmt -Ch...	09/14/2026	43277	Lakeside International, LLC Lakeside International, LLC	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	10,193.91
					10,193.91
Bill Pmt -Ch...	09/14/2026	43278	Lange Enterprises, Inc. Lange Enterprises, Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	299.40
					299.40
Bill Pmt -Ch...	09/14/2026	43279	Larry's Towing & Recovery Larry's Towing & Recovery	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	200.00
					200.00
Bill Pmt -Ch...	09/14/2026	43280	Lochowicz & Venema LLP Lochowicz & Venema LLP	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	12,188.00
					12,188.00

10/09/26

Town of Geneva

Prepaid Bills To Be Approved

September 2026

Type	Date	Num	Name	Account	Debit
Bill Pmt -Ch...	09/14/2026	43281	McClellan Sales & Service McClellan Sales & Service	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	243.00
					243.00
Bill Pmt -Ch...	09/14/2026	43282	Mercy Health System Mercy Health System	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	18.18
					18.18
Bill Pmt -Ch...	09/14/2026	43283	Miller-Bradford & Risberg, Inc. Miller-Bradford & Risberg, Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	1,649.71
					1,649.71
Bill Pmt -Ch...	09/14/2026	43284	National Vision Administrators, ... National Vision Administrators, ...	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	338.60
					338.60
Bill Pmt -Ch...	09/14/2026	43285	Office Pro, Inc Office Pro, Inc	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	135.72
					135.72
Bill Pmt -Ch...	09/14/2026	43286	Otter Sales & Service, Inc. Otter Sales & Service, Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	51.82
					51.82
Bill Pmt -Ch...	09/14/2026	43287	P J Electric Co. P J Electric Co.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	300.00
					300.00
Bill Pmt -Ch...	09/14/2026	43288	PLR Marine Services PLR Marine Services	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	524.98
					524.98
Bill Pmt -Ch...	09/14/2026	43289	Professional Building Inspectio... Professional Building Inspectio...	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	9,954.45
					9,954.45
Bill Pmt -Ch...	09/14/2026	43290	Quill Quill	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	134.99
					134.99
Bill Pmt -Ch...	09/14/2026	43291	Rote Oil Rote Oil	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	12,936.94
					12,936.94
Bill Pmt -Ch...	09/14/2026	43292	TDS Telecom TDS Telecom	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	45.12
					45.12
Bill Pmt -Ch...	09/14/2026	43293	The Parts Place The Parts Place	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	170.59
					170.59
Bill Pmt -Ch...	09/14/2026	43294	Uniform Den East Inc. Uniform Den East Inc.	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	513.04
					513.04
Bill Pmt -Ch...	09/14/2026	43295	Verizon Wireless Verizon Wireless	10030 · ADVIA CU Gen Ckg & S... 21101 · Accounts payable	37.99
					37.99

10/09/26

Town of Geneva
Prepaid Bills To Be Approved
September 2026

Type	Date	Num	Name	Account	Debit
Bill Pmt -Ch...	09/14/2026	43296	Walworth County Public Works Walworth County Public Works	10030 · ADVIA CU Gen Ckg & S...	0.00
				21101 · Accounts payable	0.00
					0.00
Bill Pmt -Ch...	09/14/2026	43297	Walworth County Sheriff's Office Walworth County Sheriff's Office	10030 · ADVIA CU Gen Ckg & S...	
				21101 · Accounts payable	808.06
					808.06
Bill Pmt -Ch...	09/14/2026	43298	Wisconsin Professional Police ... Wisconsin Professional Police ...	10030 · ADVIA CU Gen Ckg & S...	
				21101 · Accounts payable	412.00
					412.00
Bill Pmt -Ch...	09/16/2026	43299	DLF Law Group DLF Law Group	10030 · ADVIA CU Gen Ckg & S...	
				21101 · Accounts payable	1,691.96
					1,691.96
Bill Pmt -Ch...	09/14/2026	43300	Sherwin Industries, Inc. Sherwin Industries, Inc.	10030 · ADVIA CU Gen Ckg & S...	
				21101 · Accounts payable	1,331.10
					1,331.10
TOTAL					629,418.39

ORDINANCE NO. 19

STORAGE OF ~~JUNK OR~~ JUNKED, UNLICENSED, OR ABANDONED MOTOR VEHICLES, BOATS, TRAILERS, OR FARM MACHINERY

The Town Board for the Town of Geneva, Walworth County, Wisconsin, does ordain that the Town of Geneva Ordinance No. 19 is hereby repealed and that the following is hereby created.

Section 1. Definitions.

A. "Motor Vehicle" means a vehicle which is self propelled, including, ~~without enumeration, but not limited to,~~ a trackless trolley bus, a snowmobile, ~~and truck bodies,~~ tractors, ~~or~~ trailers, ~~passenger cars, SUV's, passenger vans, pickup trucks, 2 wheeled motorcycles, trikes, mopeds, motorized scooters, buses, motor coaches, motorhomes/RV, ATVs, or UTVs.~~

B. "Junk" means old iron, glass, paper, cordage, refrigerators, furnaces, washing machines, stoves, machinery, or machinery parts, wood, bricks, cement blocks, or other unsightly debris or waste.

~~C. B.~~ "Junked Motor Vehicle" means any motor vehicle which is in such a physical or mechanical state as to be incapable of self propulsion ~~and is unused, non driven for a consecutive number of months, inoperable, ruined, dismantled, or wrecked in whole or part.~~

~~D C.~~ "Junked Boat" means any device capable of being used as a means of transportation on water that is not operable, stored properly, or registered as required by state watercraft regulations or licenses when required by law.

~~D.~~ "Unlicensed Motor Vehicle, Truck Body, Tractor or Trailer" means any motor vehicle, truck body, tractor, or trailer which does not bear lawful current registration plates issued by any State or Nation required by state law to be registered but fails to display a current, valid state license plate, registration sticker, or temporary operation plate.

E. "Unlicensed Trailer" means any trailer which does not bear lawful current registration plates as required by weight and/or state law.

F. "Junked Farm Machinery" means any tractor, combine, harvester, plow, wagon, or other piece of farm machinery and their components, implement of husbandry, or farm truck used explicitly for normal farming operations which are inoperable or abandoned for a period of 90 days.

Section 2. ~~Prohibition.~~

No person, firm, partnership, or corporation shall leave unattended any junked or unlicensed motor vehicle, ~~trailer, or boat,~~ or any motor vehicle parts upon any street or upon any Town property. Nor shall any person, firm, partnership, or corporation store any junked motor vehicle, unlicensed motor vehicle, any motor vehicle parts, ~~trailer, or boat or any junk~~ upon any private property outside of any building, unless expressly authorized to do so by the Town ~~Police Chief~~ Chief of Police, for any period in excess of ~~25~~ 48 hours, and any such motor vehicle, motor vehicle parts, ~~trailer, or boat,~~ left in excess of such period is

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Underline

Formatted: Font: Bold, Underline

Formatted: Font: Bold

deemed abandoned, constitutes a public nuisance and shall be dealt with under the provisions of Ordinance No. 45.

Section 3. ~~Order for Compliance~~ Agricultural Exemption.

The parking, storage, or keeping of any agricultural use vehicles or farm machinery in the open on private land is exempt from the provisions of this ordinance provided that:

1. The storage conforms to local zoning and land use regulations.
2. The vehicles are owned or leased by the property owner or active farmer.
3. The vehicles are currently used, or can be used, without major repair, for normal agricultural operations within the area.

Section 4. ~~Limitation on Unrepaired Farm Equipment.~~

1. Notwithstanding the exemption in Section 3, the open storage of completely inoperable, dismantled, or unrepaired agricultural junk vehicles on private property for more than 90 days shall be deemed a public nuisance and a violation of this ordinance
2. Exemption to the time limit: Storage at a commercial implement repair or dealership where equipment is actively scheduled for repair.

Section 5. Order for Compliance,

The Chief of Police may require by written order any premises in violation of this subsection and for which no permit has been issued to be put in compliance with the time specified in such order and, if the order is not complied with, ~~may have the premises put in compliance and the cost thereof assessed as a special tax against the property; a forfeiture judgement may be enforced through lawful judgement collection procedures.~~ Wis Stat 66.0114

~~Section 4~~ 6. Abandoned Vehicles.

- A. Vehicle Abandonment Prohibited: No person shall leave unattended any motor vehicle, ~~boat,~~ trailer, semi-trailer, or mobile home on any public street or highway or public ~~or private~~ property for such time and under such circumstances as to cause the vehicle to reasonably appear to have been abandoned. When any such vehicle has been left unattended on any Town street or highway or on any public ~~or private~~ property within the Town without the permission of the owner for more than 48 hours, the vehicle is deemed abandoned and constitutes a public nuisance. When any such vehicle has been left unattended on any private property for a period of 30 days, the vehicle is deemed abandoned and constitutes a public nuisance and may be removed with the owner of the vehicle subject to the imposition of forfeitures as stated in Section 6C.
- B. Removal and Impoundment of Abandoned Vehicles: Any vehicle in violation of this subsection shall be impounded until lawfully claimed or disposed of under Paragraph C; except if the Chief of Police, or his authorized representative,

Formatted: Font: Bold

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: List Paragraph, Indent: Left: 0.75"

Formatted: Font: Bold

Formatted: Font: Century, Bold

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

determines that the cost of towing and storage charges for the impoundment would exceed the value of the vehicle, the vehicle may be junked by the Town prior to expiration of the impoundment period upon determination by the Chief of Police, or his authorized representative, that the vehicle is not wanted for evidence or any other reason.

C. Disposal of Abandoned Vehicles:

1. Vehicles Exceeding One Hundred (\$100.00) Dollars in Value.

a. If the Chief of Police, or his authorized representative, determines that the value of an abandoned vehicle exceeds One Hundred (\$100.00) Dollars, he shall notify the owner and lien holders of record by certified mail that the vehicle has been deemed abandoned and impounded by the Town and may be reclaimed within 15 days upon payment of accrued towing, storage, and notice charges and if not so reclaimed shall be sold. See also Paragraph D.

b. If an abandoned vehicle exceeding One Hundred (\$100.00) Dollars in value is not reclaimed within the period and under the conditions provided in Subsection a. above, it may be sold at auction or by sealed bid. If no satisfactory bid is received, the vehicle may be sold at private sale.

c. After deducting the expenses of impoundment and sale, the balance of the proceeds, if any, shall be paid in to the Town Treasury. 2. Vehicles of Less Than One Hundred (\$100.00) Dollars in Value: Any abandoned vehicle which is determined by the Chief of Police, or his authorized representative, to have a value of less than One Hundred (\$100.00) Dollars, may be disposed of by direct sale to a licensed salvage dealer upon determination that the vehicle is not reported stolen.

D. Owner Responsible for Impoundment and Sales Costs: The owner of any abandoned vehicle, except a stolen vehicle, is responsible for the abandonment and all costs of impounding and disposing of the vehicle, provided no such costs shall be imposed without notice thereof to the owner and an opportunity for the owner to be heard thereon. Costs not recovered by the sale of the vehicle may be recovered in a civil action by the Town against the owner.

E. Notice of Sale or Disposition: Within five (5) days after the sale or disposal of a vehicle as provided in Paragraph C, the Chief of Police, or his authorized representative, shall advise the State Department of Transportation, Division of Motor Vehicles, of such sale or disposition on a form supplied by the Division. A copy of such form shall be given to the purchaser of the vehicle, and a copy shall be retained on file in the Town.

Section 5 7. Cost of Abatement.

In addition to any other penalty imposed by this Ordinance for the erection, contrivance, creation, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the nuisance; and if notice to abate the nuisance

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

Formatted: Indent: First line: 0"

has been given to the owner, such cost shall be assessed against the real estate as a special charge.

Section 6.8. Penalty Provisions.

A. General Penalty: Except as otherwise provided, any person who shall violate any of the provisions of this Ordinance shall, upon conviction of such violation, be subject to a penalty, which shall be as follows:

1. ~~First Offense:~~ Any person who shall violate any provision of this Ordinance shall, ~~upon conviction thereof, upon a finding of violation, may be subject to a forfeit~~ forfeiture not less than One Hundred (\$100.00) Dollars, nor more than One Thousand (\$1,000.00) Dollars, together with the ~~costs of prosecution applicable costs, fees, and surcharges, and in default of payment of such forfeiture and costs of~~ prosecution shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not exceeding ninety (90) days. Each day a continuing violation exists may constitute a separate violation where authorized by the law. A forfeiture judgement may be enforced through lawful judgement collection processes. Judgements and unpaid forfeitures shall be enforced only by procedures and remedies authorized under applicable Wisconsin law. Wis Stat 66.0114

2. ~~Continued Violation:~~ Each violation and each day a violation continues or occurs shall constitute a separate offense. Nothing in this Ordinance shall preclude the Town from maintaining any appropriate action to prevent or remove a violation of any provision of the Ordinance.

3. ~~2.~~ Execution Against Defendant's Property: Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of any Court for violation of any Ordinance of the Town, ~~the Court may, in lieu of ordering imprisonment of the defendant, or after the defendant has been released from custody, issue an execution against the property of the defendant for such forfeiture and costs a forfeiture judgement may be enforced through lawful judgement collection processes. Judgements and unpaid forfeitures shall be enforced only by procedures and remedies authorized under applicable Wisconsin law. Wis Stat 66.0114~~

Section 7.9. Severability.

If any Section, Subsection, Sentence, Clause, or Phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other Section, Subsection, Sentence, Clause, or Phrase hereof. The Town Chairman and Town Board of the Town of Geneva hereby declares that it would have passed this Ordinance and each Section, Subsection, Sentence, Clause, Phrase, or Portion thereof irrespective of the fact that any one or more Sections, Subsections, Sentences, Clauses, Phrases, or Portions thereof may be declared invalid or unconstitutional.

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

Formatted: Indent: First line: 0"

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Underline

Section 10. . Effective Date.

This Ordinance shall be effective from and after its adoption by the Town Board and upon posting a publication thereof as provided by the Statutes of the State of Wisconsin.

~~Adopted the 17th day of May, 1999~~ Adopted the day of October, 2026.

THE TOWN BOARD OF THE TOWN OF
GENEVA, WALWORTH COUNTY, WISCONSIN

Joseph F. Kopecky, Chairman (~~Signature on File~~)

~~Mary J. Van Lue, Supervisor (Signature on File)~~

Jeff Monroe, Supervisor 1

~~Charlotte B. Peterson, Supervisor (Signature on File)~~ Scott Williams, Supervisor 2

~~Robert J. McLernon, Supervisor (Signature on File)~~ Steve Otten, Supervisor 3

~~Merle Loomer, Supervisor (Signature on File)~~

John Namy, Supervisor 4

ATTEST:

~~Warren Schinke, Clerk (Signature on File)~~

Michelle Baumeister, Clerk

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Indent: Left: 3", First line: 0"

ORDINANCE NO. 19

**STORAGE OF JUNKED OR ABANDONED
MOTOR VEHICLES, BOATS, TRAILERS OR FARM EQUIPMENT**

The Town Board for the Town of Geneva, Walworth County, Wisconsin, does ordain that the Town of Geneva Ordinance No. 19 is hereby repealed and that the following is hereby created.

Section 1. Definitions.

A. "Motor Vehicle"; means a vehicle which is self-propelled, including, but not limited to, passenger cars, SUVs, passenger vans, pickup trucks, 2-wheeled motorcycles, trikes, mopeds, motorized scooters, buses, motor coaches, motorhomes/RV, ATVs/ UTVs, a trackless trolley bus and snowmobiles.

B. "Junked Motor Vehicle"; means any motor vehicle which is in such a physical or mechanical state as to be incapable of self-propulsion.

C. "Junked Boat" means any device capable of being used as a means of transportation on water that is not operable.

Section 2. Agricultural Exemption.

The parking, storage, or keeping of any agricultural use vehicles or farm machinery in the open on private land is exempt from the provisions of this ordinance, provided that the storage conforms to local zoning and land use regulations.

Section 3. Limitation on Inoperable or Unrepaired Boats.

1. The open storage of completely inoperable, dismantled, or unrepaired boats on private property for more than 90 days shall be deemed a public nuisance and a violation of this ordinance.

2. Exception to the time limit: Storage at a commercial implement repair or dealership location where equipment is actively scheduled for timely repair or salvage.

Section 4. Outdoor Storage of Junked Motor Vehicles on Residentially Zoned Property.

Any complaints against a person, firm, partnership, or corporation accumulating junked motor vehicles (as defined above per Section 1) on any Residentially Zoned Properties in the Town of Geneva shall be investigated by the Town of Geneva Chief of Police or a designated member of the Town of Geneva Police Department. If warranted, An Order for Compliance shall be issued to remove the vehicles from those properties involved. If not complied with within 90 days, the vehicles will be treated as "Abandoned Vehicles" as detailed under Section 6.

Section 5. Order for Compliance.

The Chief of Police may require by written order any premises in violation of this subsection and for which no permit has been issued to be put in compliance with the time specified in such order and, if

the order is not complied with, may have the premises put in compliance and the cost thereof assessed as a special tax against the property.

Section 6. Prohibition of Abandoned Vehicles.

No person, firm, partnership, or corporation shall leave unattended any junked or unlicensed motor vehicle, motor vehicle parts, boat, trailer, or farm machinery upon any street or upon any Town property, unless expressly authorized to do so by the Town Chief of Police, for any period in excess of 25 hours, and any such vehicle left in excess of such period is deemed abandoned, will be tagged, and towed within 7 days.

A. Removal and Impoundment of Abandoned Vehicles.

Any vehicle in violation of this subsection shall be impounded until lawfully claimed or disposed of under Section 6B; except if the Chief of Police, or his authorized representative, determines that the cost of towing and storage charges for the impoundment would exceed the value of the vehicle, the vehicle may be junked by the Town prior to expiration of the impoundment period upon determination by the Chief of Police, or his authorized representative, that the vehicle is not wanted for evidence or any other reason.

B. Disposal of Abandoned Vehicles.

1. Vehicles Exceeding One Hundred (\$100.00) Dollars in Value.

a. If the Chief of Police, or his authorized representative, determines that the value of an abandoned vehicle exceeds One Hundred (\$100.00) Dollars, he shall notify the owner and lien holders of record by certified mail that the vehicle has been deemed abandoned and impounded by the Town and may be reclaimed within 15 days upon payment of accrued towing, storage, and notice charges and if not so reclaimed shall be sold. See also Paragraph D.

b. If an abandoned vehicle exceeding One Hundred (\$100.00) Dollars in value is not reclaimed within the period and under the conditions provided in Subsection a. above, it may be sold at auction or by sealed bid. If no satisfactory bid is received, the vehicle may be sold at private sale.

c. After deducting the expenses of impoundment and sale, the balance of the proceeds, if any, shall be paid to the Town Treasury.

2. Vehicles of Less Than One Hundred (\$100.00) Dollars in Value:

a. Any abandoned vehicle which is determined by the Chief of Police, or his authorized representative, to have a value of less than One Hundred (\$100.00) Dollars, may be disposed of by direct sale to a licensed salvage dealer upon determination that the vehicle is not reported stolen.

C. Owner Responsible for Impoundment and Sales Costs.

The owner of any abandoned vehicle, except a stolen vehicle, is responsible for the abandonment and all costs of impounding and disposing of the vehicle, provided no such costs shall be imposed without notice thereof to the owner and an opportunity for the owner to be heard thereon. Costs not recovered by the sale of the vehicle may be recovered in a civil action by the Town against the owner.

D. Notice of Sale or Disposition.

Within five (5) days after the sale or disposal of a vehicle as provided in Paragraph C, the Chief of Police, or his authorized representative, shall advise the State Department of Transportation, Division of Motor Vehicles, of such sale or disposition on a form supplied by the Division. A copy of such form shall be given to the purchaser of the vehicle, and a copy shall be retained on file in the Town.

Section 7. Cost of Abatement.

In addition to any other penalty imposed by this Ordinance for the erection, contrivance, creation, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the nuisance; and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.

Section 8. Penalty Provisions.

A. General Penalty: Except as otherwise provided, any person who shall violate any of the provisions of this Ordinance shall, upon conviction of such violation, be subject to a penalty, which shall be as follows:

1. Any person who shall violate any provision of this Ordinance shall, upon a finding of violation, may be subject to a forfeiture not less than One Hundred (\$100.00) Dollars, nor more than One Thousand (\$1,000.00) Dollars, together with the applicable costs, fees, and surcharges, including those detailed under Section 6. Each day a continuing violation exists (after 90 days per Sections 3 and 4) may constitute a separate violation where authorized by the law. Judgements and unpaid forfeitures shall be enforced only by procedures and remedies authorized under applicable Wisconsin law. Wis Stat 66.0114.
2. Execution Against Defendant's Property: Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of any Court for violation of any Ordinance of the Town, a forfeiture judgement may be enforced through lawful judgement-collection procedures.

Section 9. Severability.

If any Section, Subsection, Sentence, Clause, or Phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such

decision shall not affect the validity of any other Section, Subsection, Sentence, Clause, or Phrase hereof. The Town Chairman and Town Board of the Town of Geneva hereby declares that it would have passed this Ordinance and each Section, Subsection, Sentence, Clause, Phrase, or Portion thereof irrespective of the fact that any one or more Sections, Subsections, Sentences, Clauses, Phrases, or Portions thereof may be declared invalid or unconstitutional.

Section 10. Effective Date.

This Ordinance shall be effective from and after its adoption by the Town Board and upon posting a publication thereof as provided by the Statutes of the State of Wisconsin.

Adopted the ____ day of _____, 2026.

THE TOWN BOARD OF THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

Joseph F. Kopecky, Chairman

Jeff Monroe, Supervisor 1

Scott Williams, Supervisor 2

Steve Otten, Supervisor 3

John Namy, Supervisor 4

ATTEST:

Michelle Baumeister, Clerk

ORDINANCE NO. 20

Formatted: Font: 13 pt

PROPERTY MAINTENANCE ORDINANCE

Formatted: Font: 12 pt

The Town Board for the Town of Geneva, Walworth County, Wisconsin, does ordain that the Town of Geneva Ordinance No. 20 is hereby repealed and that the following is hereby created.

Section 1. Minimum Property Maintenance Standards.

- A. Policy. There exist in the Town of Geneva, structures, residential yards, or vacant areas or combination thereof which are, or may become, unhygienic, dilapidated, or unsafe with respect to structural integrity, equipment, or maintenance and as such constitute a menace to the health, safety, and welfare of the public. Lack of maintenance and progressive deterioration of certain properties have the further effect of creating blighted area conditions and, if such conditions are not curtailed and removed, the expenditure of large amounts of public funds to correct and eliminate the same will be necessary. Timely regulation and restriction to contain and prevent blight is necessary thereby maintaining the desirability and amenities as well as property values of the neighborhoods in the Town.
- B. Purpose. The purpose of this Ordinance is to protect public health, safety, and welfare by establishing minimum property maintenance standards. This section does not replace or modify standards otherwise established by other Town Ordinances for construction, repair, alteration, or use of buildings. This Ordinance is meant to be remedial and to be liberally construed to effectuate the purposes stated herein. Violation of the minimum standards set forth in this Ordinance shall be deemed to be a public nuisance.

Section 2. Definitions.

- A. "Abandoned Dwelling" is a dwelling ~~which that~~ is not occupied ~~and which is not intended by the owner to be occupied and shows objective evidence of being relinquished as the owner has surrendered possession and control without the intent to return, maintain, or occupy the dwelling~~ within a reasonable period of time. A dwelling shall be presumed to be abandoned if it is continuously unoccupied for a period of twelve (12) consecutive months. Occupancy required hereunder shall be bona fide and not acquired for the sole purpose of defeating the abandonment of a dwelling.
- B. "Accessory Structure" is a detached, secondary structure, building, or facility on the same parcel of property as the principal structure, the use of which is incidental to that of the main building and which is attached thereto or located on the same premises. This includes but is not limited to, detached garages and carports, sheds, barns, gazebos, patios, decks, swimming pools, hot tubs, fences, retaining walls, greenhouses, and playhouses.

C. "Blighted Area" is any area (including a slum area) in which a majority of the structures are residential (or in which there is a predominance of buildings or improvements, whether residential or nonresidential) and which, by reason of dilapidation, deterioration, age, or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to all ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

D. "Building" is any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land, or connected to a utility, and includes those structures resting on runners, wheels, or similar supports.

E. "Deterioration" is the condition, impairment of, or appearance of a building or part thereof characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting, or other evidence of physical decay, neglect, lack of maintenance, or excessive use.

F. "Dilapidated" describes a building, structure, or part thereof which is in a state of ruin or shabbiness, and is out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation resulting from neglect. The term implies a hazard to life or property and is therefore deemed a public nuisance.

G. "Dwelling" is any enclosed space which is wholly or partly used or intended to be used for living or sleeping by human occupants.

H. "Nuisance" is any public nuisance known at common law or in equity jurisprudence or as provided by the Statutes of the State of Wisconsin or the Town of Geneva Ordinances. Further a public nuisance is a thing, act, occupation, condition, or use of property which shall continue for such length of time as to:

1. Substantially annoy, injure, or endanger the comfort, health, repose, or safety of the public; or
2. In any other way render the public insecure in life or in the use of property.

I. "Occupant" is any person living, sleeping, or having actual possession of a building.

J. "Owner" is any person who, along or jointly or severally with others:

- ~~1.~~ Shall have legal title to any premises, with or without accompanying actual possession thereof; or
2. Shall have charge, care, or control of any premises, as owner or agent of the owner, or an executor, administrator, trustee, or guardian of the estate of the owner. Any such person

thus representing the actual owner shall be bound to comply with the provisions of this Ordinance and of rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

K. "Person" is any natural individual, firm, trust, partnership, association, or corporation.

L. "Premises" is a platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by a dwelling or non-dwelling structure and includes any such building, accessory structure, or other structure thereon.

M. "Refuse" is all putrescible and nonputrescible solids (except body wastes) including garbage, rubbish, ashes, and dead animals.

N. "Rubbish" is nonputrescible solid wastes (excluding ashes) consisting of either:

1. ~~Combustible wastes such as paper, cardboard, plastic containers, yard clippings, and wood; or rags, clothing, bedding, or carpet; or~~

2. ~~Noncombustible wastes such as tin cans, glass, or crockery, pots, pans, wires, concrete, bricks, tiles, appliances, tools, metal furniture, mirrors, ceramics, rocks, and other minerals.~~

Section 3. Prohibition of Litter, Rubbish, or Debris.

No owner or occupant shall accumulate or allow the accumulation outside of a building or accessory structure of waste matter, litter, refuse, rubbish, lumber, metal scraps, machine parts, discarded or non-functioning appliances, accessories, furniture, or other material on such property which present a blighted appearance on the property or which constitutes a nuisance or which tends to decrease the value of neighborhood properties.

Section 4. Housing Appearance.

A. Minimum Standards. No person shall occupy as owner-occupant, or shall let or hold out to another for occupancy, any dwelling or family unit, for the purpose of living therein, or own or be in control of any vacant dwelling or dwelling unit which is not safe, clean, sanitary, and fit for human occupancy, and which does not comply with the particular requirements of the following subsections.

B. Foundations, Exterior Walls, and Roofs. No person shall be an owner or occupant of any premises which does not comply with the following requirement:

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Underline

Formatted: Indent: First line: 0.5"

1. Every exterior wall shall be free of deterioration, holes, breaks, loose or rotting boards of timber.
2. Structures that require paint or stain should have paint or stain applied at regular intervals to exterior building surfaces. When the building has more than thirty percent (30%) deterioration of its finished surface on any wall, that wall shall be painted or stained. Such painting and staining shall be completed within ninety (90) days from the date of the first application.
3. All cornices, moldings, lintels, sills, oriel windows, awnings, shutters and similar projections shall be kept in good repair and free from cracks and defects which make them hazardous or unsightly.
4. Roof surfaces shall be tight and have no defects which admit water. All roof drainage systems shall be secured and hung properly.
5. Chimneys, antennas, air vents, and other similar projections shall be structurally sound and in good repair. Such projections shall be secured properly, where applicable, to an exterior wall or exterior roof.

C. Grading and Drainage Lots. Every yard, court, vent passageway, driveway, and other portion of the lot on which the building stands shall be graded and drained so as to prevent the accumulation of water on any such surface or on adjacent property. Driveways shall be maintained in good repair. (Am Ord 20A adopted 2013).

D. Accessory Structures. All accessory structures shall be maintained in a state of good repair and vertical alignment. All exterior appurtenances or accessory structures which serve no useful purpose and are in a deteriorated or dilapidated condition, which are not economically repairable, shall be removed. Such structures include, but shall not be limited to porches, terraces, entrance platforms, garages, driveways, carports, walls, fences, and miscellaneous sheds.

E. Abandoned Dwellings. The owner of any abandoned dwelling shall:

1. Cause all services and utilities to be disconnected from or discontinued to said dwelling.
2. Lock all exterior doors and windows of said dwelling.
3. Maintain such dwelling so that its foundation, floors, windows, walls, doors, ceilings, roof, porches, and stairs shall be reasonably weathertight, waterproof, rodent proof, structurally sound, and in good repair such that they comply with Subsection B; and
4. Maintain the yard and accessory structures such that they comply with Subsections C and D.

F. Nuisances. The interior and exterior of vacant and abandoned dwellings shall be maintained in a nuisance-free condition.

Section 5. Fire Numbers.

Official fire numbers have been assigned to all improved properties in the Township. Each owner of real property having been assigned a fire number shall prominently post same on said parcel of real estate, whether on the house or on a pole located at the roadside, so as to have said number clearly visible from the roadway.

Section 6. Notice and Remedy.

A. Upon determination by the ~~Town~~ Police Department or Town Building Inspector of a violation of this Ordinance, the Town shall notify the owner and, if different from the owner, the occupant of the premises of such violation.

B. The notice shall specify the nature of the violation, the required correction, and a reasonable time, not to exceed thirty (30) days, to correct the violation. The notice shall be served upon the person or persons named personally or by certified mail addressed, postage paid, to the last known address of such person or persons.

C. The person so notified shall have the right to appeal the decision of the Police Department or Building Inspector within thirty (30) days of the date of notice.

D. If, upon expiration of the time given for correction of a violation and time for any appeal therefore, such correction is not made, the ~~Town Building Inspector~~ Police Department shall file an action in the name of the Town in the Circuit Court for Walworth County, Wisconsin, in accordance with the provisions of Chapter 823, Wisconsin Statutes, as amended from time to time.

Section 7. Other Methods Not Excluded.

Nothing in this Ordinance shall be construed as prohibiting the abatement of public nuisance by the Town of Geneva or its officials in accordance with the laws of the State of Wisconsin or Town Ordinances.

Formatted: Indent: Left: 0.5", First line: 0"

Section 8. Cost of Abatement.

In addition to any other penalty imposed by this Ordinance for the erection, contrivance, creation, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the nuisance; and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.

Section 9. Penalty Provisions.

A. General Penalty. Except as otherwise provided, any person who shall violate any of the provisions of this Ordinance shall, ~~upon conviction of such violation, upon a finding of violation,~~ be subject to a penalty, which shall be as follows:

1. ~~First Offense.~~ Any person who shall violate any provision of this Ordinance ~~shall, upon conviction thereof, upon a finding of violation, may be subject to a forfeit, not forfeiture not~~ less than One Hundred (\$100.00) Dollars, nor more than One Thousand (\$1,000.00) Dollars, together with the ~~costs of prosecution, applicable costs, fees, and surcharges, and in default of payment of such forfeiture and costs of prosecution, shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not exceeding ninety (90) days. Each day a continuing violation exists may constitute a separate violation where authorized by the law. Judgements and unpaid forfeitures shall be enforced only by procedures and remedies authorized under applicable Wisconsin law.~~

2. ~~Continued Violation.~~ Each violation and each day a violation continues or occurs shall constitute a separate offense. Nothing in this Ordinance shall preclude the Town from maintaining any appropriate action to prevent or remove a violation of any provision of the Ordinance.

3. ~~2.~~ Execution Against Defendant's Property. Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of any Court for violation of any Ordinance of the Town, ~~the court may, in lieu of ordering imprisonment of the defendant, or after the defendant has been released from custody, issue an execution against the property of the defendant for such forfeiture and costs, a forfeiture judgement may be enforced through lawful judgement collection procedures. (Wis Stat 66.0114).~~

Section 10. Severability.

If any Section, Subsection, Sentence, Clause, or Phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other Section, Subsection, Sentence, Clause, or Phrase hereof. The Town Chairman and Town Board of the Town of Geneva hereby declares that it would have passed this Ordinance and each Section, Subsection, Sentence, Clause, Phrase, or Portion thereof irrespective of the fact that any one or more Sections, Subsections, Sentences, Clauses, Phrases, or Portions thereof may be declared invalid or unconstitutional.

Formatted: Indent: Left: 0.5", First line: 0"

Section 11. Effective Date.

This Ordinance shall take effect from and after its adoption by the Town Board and upon posting a publication thereof as provided by the Statutes of the State of Wisconsin.

Adopted this ~~17th day of May, 1999~~ _____ day of October, 2026.

THE TOWN BOARD OF THE TOWN OF GENEVA,
WALWORTH COUNTY, WISCONSIN

Formatted: Indent: Left: 3", First line: 0"

Joseph F. Kopecky, Chairman ~~(Signature on File)~~

Formatted: Indent: Left: 2.5", First line: 0.5"

~~Mary J. Van Luc, Supervisor (Signature on File)~~

Jeff Monroe, Supervisor 1

~~Charlotte B. Peterson, Supervisor (Signature on File)~~

Formatted: Indent: Left: 3"

Scott Williams, Supervisor 2

~~Merle Loomer, Supervisor (Signature on File)~~

Formatted: Indent: Left: 2.5", First line: 0.5"

Steve Otten, Supervisor 3

~~Robert J. McLernon, Supervisor (Signature on File)~~

John Namy, Supervisor 4

ATTEST: _____

~~Warren Schinke, Clerk (Signature on File)~~

Michelle Baumeister, Town Clerk

ORDINANCE NO. 20

PROPERTY MAINTENANCE ORDINANCE

The Town Board for the Town of Geneva, Walworth County, Wisconsin, does ordain that the Town of Geneva Ordinance No. 20 is hereby repealed and that the following is hereby created.

Section 1. Minimum Property Maintenance Standards.

A. Policy. There exist in the Town of Geneva, structures, residential yards, or vacant areas or combination thereof which are, or may become, unhygienic, dilapidated, or unsafe with respect to structural integrity, equipment, or maintenance and as such constitute a menace to the health, safety, and welfare of the public. Lack of maintenance and progressive deterioration of certain properties have the further effect of creating blighted area conditions and, if such conditions are not curtailed and removed, the expenditure of large amounts of public funds to correct and eliminate the same will be necessary. Timely regulation and restriction to contain and prevent blight is necessary thereby maintaining the desirability and amenities as well as property values of the neighborhoods in the Town.

B. Purpose. The purpose of this Ordinance is to protect public health, safety, and welfare by establishing minimum property maintenance standards. This section does not replace or modify standards otherwise established by other Town Ordinances for construction, repair, alteration, or use of buildings. This Ordinance is meant to be remedial and to be liberally construed to effectuate the purposes stated herein. Violation of the minimum standards set forth in this Ordinance shall be deemed to be a public nuisance.

Section 2. Definitions.

A. "Abandoned Dwelling" is a residential structure that is not occupied and shows objective evidence of being relinquished as the owner has surrendered possession and control without the intent to return, maintain, or occupy the dwelling within a reasonable period of time. A dwelling shall be presumed to be abandoned if it is continuously unoccupied for a period of twelve (12) months. Occupancy required hereunder shall be bona fide and not acquired for the sole purpose of defeating the abandonment of a dwelling.

B. "Accessory Structure" is a detached, secondary structure, building, or facility on the same parcel of property as the principal structure, the use of which is incidental to that of the main building, and which is attached thereto or located on the same premises. This includes but is not limited to, detached garages and carports, sheds, barns, gazebos, patios, decks (both detached and attached), swimming pools, hot tubs, fences, retaining walls, greenhouses, and playhouses.

C. "Blighted Area" is any area (including a slum area) in which a majority of the structures are residential (or in which there is a predominance of buildings or improvements, whether residential or nonresidential) and which, by reason of dilapidation, deterioration, age, or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to all ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

D. **"Building"** is any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land, or connected to a utility, and includes those structures resting on runners, wheels, or similar supports.

E. **"Deterioration"** is the condition, **impairment**, or appearance of a building or part thereof characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting, or other evidence of physical decay, neglect, lack of maintenance, or excessive use.

F. **"Dilapidated"** describes a building, structure, or part thereof which is in a state of ruin or shabbiness, **and is out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation likely** resulting from neglect. The term implies a hazard to life or property **and is therefore deemed a public nuisance.**

G. **"Dwelling"** is any enclosed space which is wholly or partly used or intended to be used for living or sleeping by human occupants.

H. **"Nuisance"** is any public nuisance known at common law or in equity jurisprudence or as provided by the Statutes of the State of Wisconsin or the Town of Geneva Ordinances. Further a public nuisance is a thing, act, occupation, condition, or use of property which shall continue for such length of time as to:

1. Substantially and unreasonably interfere with, annoy, injure, or endanger the comfort, health, repose, or rights and safety of the general public; or
2. In any other way render the public insecure in life or in the use of property.

I. **"Occupant"** is any person living, sleeping, or having actual possession of a building.

J. **"Owner"** is any person who, along or jointly or severally with others:

1. Shall have legal title to any premises, with or without accompanying actual possession thereof; or
2. Shall have charge, care, or control of any premises, as owner or agent of the owner, or an executor, administrator, trustee, or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this Ordinance and of rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

K. **"Person"** is any natural individual, firm, trust, partnership, association, or corporation.

L. **"Premises"** is a platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by a dwelling or non-dwelling structure and includes any such building, accessory structure, or other structure thereon.

M. **"Refuse"** is all putrescible and nonputrescible solids (except body wastes) including garbage, rubbish, ashes, and dead animals.

N. **"Rubbish"** is nonputrescible solid wastes (excluding ashes) consisting of either:

1. Combustible wastes such as paper, cardboard, plastic containers, **rags, clothing, bedding, carpet**, yard clippings and wood; or

2. Noncombustible wastes such as tin cans, pots, pans, wires, concrete, bricks, tiles, appliances, tools, metal furniture, glass, mirrors, ceramics or crockery, rocks and other minerals.

Section 3. Prohibition of Litter, Rubbish, or Debris.

No owner or occupant shall accumulate or allow the accumulation outside of a building or accessory structure of waste matter, litter, refuse, rubbish, lumber, metal scraps, machine parts, discarded or non-functioning appliances, accessories, furniture, or other material on such property which present a blighted appearance on the property or which constitutes a public nuisance or which tends to decrease the value of neighborhood properties.

Section 4. Housing Appearance.

A. Minimum Standards. No person shall occupy as owner-occupant, or shall let or hold out to another for occupancy, any dwelling or family unit, for the purpose of living therein, or own or be in control of any vacant dwelling or dwelling unit which is not safe, clean, sanitary, and fit for human occupancy, and which does not comply with the particular requirements of the following subsections.

B. Foundations, Exterior Walls, and Roofs. No person shall be an owner or occupant of any premises which does not comply with the following requirement:

1. Every exterior wall shall be free of deterioration, holes, breaks, loose or rotting boards of timber.
2. Structures that require paint or stain should have paint or stain applied at regular intervals to exterior building surfaces. When the building has more than thirty percent (30%) deterioration of its finished surface on any wall, that wall shall be painted or stained. Such painting and staining shall be completed within ninety (90) days from the date of the first application.
3. All cornices, moldings, lintels, sills, oriel windows, awnings, shutters, and similar projections shall be kept in good repair and free from cracks and defects which make them hazardous or unsightly.
4. Roof surfaces shall be tight and have no defects which admit water. All roof drainage systems shall be secured and hung properly.
5. Chimneys, antennas, air vents, and other similar projections shall be structurally sound and in good repair. Such projections shall be secured properly, where applicable, to an exterior wall or exterior roof.

C. Grading and Drainage Lots. Every yard, court, vent passageway, driveway, and other portion of the lot on which the building stands shall be graded and drained so as to prevent the accumulation of water on any such surface or on adjacent property. Driveways shall be maintained in good repair. (Am. Ord 20A adopted 2013).

D. Accessory Structures. All accessory structures shall be maintained in a state of good repair and vertical alignment. All exterior appurtenances or accessory structures which serve no useful purpose and are in a deteriorated or dilapidated condition, which are not economically repairable, shall be removed.

E. Abandoned Dwellings. The owner of any abandoned dwelling shall:

1. Cause all services and utilities to be disconnected from or discontinued to said dwelling.
2. Lock all exterior doors and windows of said dwelling.
3. Maintain such dwelling so that its foundation, floors, windows, walls, doors, ceilings, roof, porches, and stairs shall be reasonably weathertight, waterproof, rodent-proof, structurally sound, and in good repair such that they comply with Subsection B; and
4. Maintain the yard and accessory structures such that they comply with Subsections C and D.

F. Nuisances. The interior and exterior of vacant and abandoned dwellings shall be maintained in a nuisance-free condition.

Section 5. Fire Numbers.

Official fire numbers have been assigned to all improved properties in the Township. Each owner of real property having been assigned a fire number shall prominently post same on said parcel of real estate, whether on the house or on a pole located at the roadside, so as to have said number clearly visible from the roadway.

Section 6. Notice and Remedy.

A. Upon determination by the **Police Department or Building Inspector**, of a violation of this Ordinance, the Town shall notify the owner and, if different from the owner, the occupant of the premises of such violation.

B. The notice shall specify the nature of the violation, the required correction, and a reasonable time, not to exceed thirty (30) days, to correct the violation. The notice shall be served upon the person or persons named personally or by certified mail addressed, postage paid, to the last known address of such person or persons.

C. The person so notified shall have the right to appeal the decision of the **Police Department or Building Inspector** within thirty (30) days of the date of notice.

D. If, upon expiration of the time given for correction of a violation and time for any appeal therefore, such correction is not made, the **Police Department** shall file an action in the name of the Town in the Circuit Court for Walworth County, Wisconsin, in accordance with the provisions of Chapter 823, Wisconsin Statutes, as amended from time to time.

Section 7. Other Methods Not Excluded.

Nothing in this Ordinance shall be construed as prohibiting the abatement of public nuisance by the Town of Geneva or its officials in accordance with the laws of the State of Wisconsin or Town Ordinances.

Section 8. Cost of Abatement.

In addition to any other penalty imposed by this Ordinance for the erection, contrivance, creation, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the nuisance; and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.

Section 9. Penalty Provisions.

A. General Penalty. Except as otherwise provided, any person who shall violate any of the provisions of this Ordinance shall, **upon a finding of violation**, be subject to a penalty, which shall be as follows:

1. Any person who shall violate any provision of this Ordinance, **upon a finding of violation, may be subject to a** forfeiture not less than One Hundred (\$100.00) Dollars, nor more than One Thousand (\$1,000.00) Dollars, together with the **applicable costs, fees, and surcharges. Each day a continuing violation exists may constitute a separate violation where authorized by the law. Judgements and unpaid forfeitures shall be enforced only by procedures and remedies authorized under applicable Wisconsin law.**

2. Execution Against Defendant's Property. Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of any Court for violation of any Ordinance of the Town, **a forfeiture judgement may be enforced through lawful judgement-collection procedures.**

Section 10. Severability.

If any Section, Subsection, Sentence, Clause, or Phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other Section, Subsection, Sentence, Clause, or Phrase hereof. The Town Chairman and Town Board of the Town of Geneva hereby declares that it would have passed this Ordinance and each Section, Subsection, Sentence, Clause, Phrase, or Portion thereof irrespective of the fact that any one or more Sections, Subsections, Sentences, Clauses, Phrases, or Portions thereof may be declared invalid or unconstitutional.

Section 11. Effective Date.

This Ordinance shall take effect from and after its adoption by the Town Board and upon posting a publication thereof as provided by the Statutes of the State of Wisconsin.

Adopted this ____ day of _____, 2026

THE TOWN BOARD OF THE TOWN OF GENEVA,
WALWORTH COUNTY, WISCONSIN

Joseph F. Kopecky, Chairman

Jeff Monroe, Supervisor 1

Scott Williams, Supervisor 2

Steve Otten, Supervisor 3

John Namy, Supervisor 4

ATTEST:

Michelle Baumeister, Clerk

ORDINANCE NO. 45

Formatted: Font: 14 pt

PUBLIC NUISANCE ORDINANCE

Formatted: Font: 14 pt, Italic, Underline

The Town Board of the Town of Geneva, Walworth County, Wisconsin, does ordain Town of Geneva Ordinance No. 45 as follows:

Section 1. Public Nuisances Prohibited.

Formatted: Font: Bold

No person shall erect, contrive, cause, continue, maintain, or permit to exist any public nuisance within the Town of Geneva.

Formatted: Font: Bold, Underline

Section 2. Public Nuisances Defined.

Formatted: Font: Bold

A public nuisance is ~~a thing, an unreasonable, unwarrantable, unlawful~~ act, occupation, condition, or use of property which continues for such length of time as to cause any of the following:

Formatted: Font: Bold, Underline

A. Substantially annoy, injure, or endanger the comfort, health, repose, or safety of the public;

Formatted: Font: Bold

B. In any way render the public insecure in life or in the use of property;

C. Greatly offend the public morals or decency;

D. Unlawfully and substantially interfere with, obstruct, or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water, or other public way, or the use of public property.

Section 3. Public Nuisances Affecting Health.

Formatted: Font: Bold

The following acts, omissions, places, conditions, and things are specifically declared to be public health nuisances:

Formatted: Font: Bold, Underline

A. Adulterated Food. All decayed, adulterated, or unwholesome food or drink sold or offered for sale to the public.

B. Unburied Carcasses. Carcasses of animals, birds, or fowl not intended for human consumption or food which are not buried or otherwise disposed of in sanitary manner within 24 hours after death.

C. Breeding Places for Insects or Vermin. Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, scrap metal, or any material in which flies, mosquitoes, disease-carrying insects, rats, or other vermin can breed.

D. Stagnant Water. All stagnant water in which mosquitoes, flies, or other insects can multiply.

E. Privy Vaults and Garbage Cans. Privy vaults and garbage cans which are not fly-tight.

F. Noxious Weeds. All noxious weeds and other rank growth of vegetation that are not timely cut or removed. All weeds and grass shall be kept cut to a height not to exceed one foot. If not cut or removed within 15 days of notice, The Town may cause all weeds and grass to be cut and removed and brush to be removed, and the cost thereof charged to the property under Wisconsin Statutes Section 66.60(16). (1) Except that a property owner may submit a petition to the Town Board requesting an exception to subsection F to allow for permitted vegetation to exceed one foot. The petition must be in writing and specifically identify the location, types of vegetation, and the reason for the request. The Town Board may approve, deny, or request additional information regarding the petition. Any granted exception shall expire after two (2) years.

G. Water Pollution. The pollution of any public well or cistern, stream, lake, canal, or other body of water by sewage, toxic chemicals or materials, oil spills, creamery, or industrial wastes or other substances.

H. Noxious Odors. Any use of property, substances, or things within the Town emitting or causing any foul, offensive, noxious, or disagreeable odors, gases, effluvia, or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure, or inconvenience the health of any appreciable number of persons within the Town.

I. Street Pollution. Any use of property which causes any noxious or unwholesome, or polluted water, liquids, waste, or other substance to flow into or upon any street, gutter, alley, sidewalk, or public place within the Town.

J. Air Pollution. The escape of airborne contaminants, including but not limited to, smoke, soot, cinders, noxious acids, fumes, gases, fly ash, industrial dust, or other atmospheric pollutants within the Town or within one mile therefrom in such quantities as to endanger the public health, unreasonably interfere with comfortable enjoyment of life and property of persons of ordinary sensibilities, or threaten or cause substantial damage to property in the Town.

K. Junk. Junk shall mean, but is not limited to, deteriorated, rotting, rusted, discarded, wrecked, or inoperable materials that create a nuisance, lowers property values, or possess a safety hazard such as iron, glass, paper, cordage, refrigerators, furnaces, washing machines, stoves, machinery or machinery parts, wood, bricks, cement blocks, pipes, scrap metal, bottles, jugs, ropes, freezers, microwave ovens, household fixtures, furniture, televisions, electronics, mattresses, dryers, auto parts, , tires, rubbish/garbage, chemicals, construction debris not being used on premises, dilapidated items, tree branches/trunk pieces, or other unsightly debris or waste that would be considered junk and creates a condition of blighting, deterioration, or unsightliness.

Section 4. Public Nuisances Offending Morals and Decency.

The following acts, omissions, places, conditions, and things are specifically declared to be public nuisances offending public morals and decency:

A. Disorderly Houses. All disorderly houses, bawdy houses, houses of ill-fame, gambling houses and buildings or structures kept or resorted to for the purpose of prostitution, promiscuous sexual intercourse, or gambling.

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

B. Gambling Devices. All gambling devices and slot machines.

C. Unlicensed Sale of Liquor and Beer. All places where intoxicating liquor or fermented malt beverages are sold, possessed, stored, brewed, bottled, manufactured, or rectified without a permit or license as provided for by the Ordinances of the Town.

D. Any structure used to facilitate the delivery, distribution, or manufacture of controlled substances.

D.E. Continuous Violation of Town Ordinances. Any place or premises within the Town where Town Ordinances or State Laws relating to public health, safety, peace, morals, or welfare are openly, continuously, repeatedly, and intentionally violated.

E.F. Illegal Drinking. Any place or premises resorted to for the purpose of drinking intoxicating liquor or fermented malt beverages in violation of State Laws.

Section 5. Public Nuisances Affecting Peace, Order and Safety.

Formatted: Font: Bold

The following acts, omissions, places, conditions, and things are declared to be public nuisances affecting peace and safety; but such enumeration shall not be construed to exclude other nuisances affecting public peace of safety coming within the definition of Section 10.02 above.

A. Dangerous Signs, Billboards, Etc. All signs, billboards, awnings, and other similar structures over or near streets, sidewalks, public grounds, or places frequented by the public, so situated or constructed as to endanger the public safety.

B. Illegal Buildings. All buildings erected, repaired, or altered in violation of Town Ordinances relating to materials and manner of construction of buildings and structures within the Town.

C. Unauthorized Traffic Signs. All unauthorized signs, signals, markings, or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as official traffic control devices or railroad signs or signals, or which, because of their color, location, brilliance, or manner of operation, interfere with the effectiveness of any such device, sign, or signal. D

. Obstruction of Intersections. All trees, hedges, billboards, or other obstructions which prevent persons driving vehicles on public streets, alleys, or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.

E. Low-Hanging Tree Limbs. All limbs of trees which project over and less than 10 feet above any public sidewalk, street, or other public place.

F. Dangerous Trees. All trees which are a menace to public safety or are the cause of substantial annoyance to the general public.

G. Fireworks. All use or display of fireworks except as provided by State Laws and Town Ordinances.

H. Dilapidated Buildings. All buildings or structures so old, dilapidated, or out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human use.

I. Low-Hanging Wires and Cables. All wires and cables over streets, alleys, or public grounds which are strung less than 15 feet above the surface thereof.

J. Noisy Animals or Fowl. The keeping or harboring of any animal or fowl which, by frequent or habitual howling, yelping, barking, crowing, or making of other noises, greatly annoys or disturbs a neighborhood or any considerable number of persons within the Town.

K. Obstructions of Streets; Excavations. All obstructions of streets, alleys, sidewalks, or cross-walks and all excavations in or under the same, except as permitted by the Ordinances of the Town but including those which, although made in accordance with such Ordinances, are kept or maintained for an unreasonable or illegal length of time after the purpose thereof has been accomplished or which do not conform to the permit.

L. Unlawful Assemblies. Any unauthorized or unlawful use of property abutting on a public street, alley, or sidewalk, or of a public street, alley, or sidewalk which causes large crowds of people to gather, obstructing traffic and free use of the streets or sidewalks.

M. Blighted Buildings and Premises. Premises existing within the Town which are blighted because of faulty design or construction, failure to maintain them in a proper state of repair, improper management, or due to the accumulation thereon of junk or other unsightly debris, structurally unsound fences, and other items which depreciate property values and jeopardize or are detrimental to the health, safety, morals, or welfare of the people of the Town. The blighted premises contribute to conditions that are dangerous to the public health, safety, morals, and general welfare of the people; the conditions necessitate excessive and disproportionate expenditure of public funds for public health, public safety, crime prevention, fire protection, and other public services; the conditions cause a strain upon public revenue and impair the efficient and economical exercise of governmental functions in such areas. Elimination of blighted premises and prevention of blighted premises in the future is in the best interest of the citizens and this shall be fostered and encouraged by this Chapter. It is essential to the public interest that this Chapter be liberally construed to accomplish the purposes of this Subsection.

N. Disorderly Conduct Area. Any place in town where unpermitted, abusive, indecent, profane, or boisterous noise, unpermitted fighting, brawling, rioting, or other unpermitted disorderly conduct.

Section 6. Abatement of Public Nuisance.

A. Enforcement-Inspection of Premises.

1. Whenever a complaint is made to the Police Department, Fire Department, or Building Inspector, that a public nuisance under this ordinance exists, the Police Department, Fire Department, or Building Inspector shall inspect or cause to be inspected, the premises complained of and enforce an order for compliance if applicable.

2. The Chief of Police, The Fire Chief, and the Building Inspector shall enforce those provisions of this Chapter that come within the jurisdiction of their offices; and they shall make periodic inspections and inspections upon complaint to ensure that such provisions are not violated. No action shall be taken under this Section to abate a public nuisance unless the officer has inspected or caused to be inspected the premises where the nuisance is alleged to exist and has satisfied himself that a nuisance does in fact exist.

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

~~B. Summary Abatement. If the inspecting officer determines that a public nuisance exists within the Town and that there is great and immediate danger to the public health, safety, peace, morals, and decency, the Town Chairman may direct the property officer to cause the same to be abated and charge the cost thereof to the owner, occupant, or person causing, permitting, or maintaining the nuisance, as the case may be.~~

B. Notice to Owner.

1. If the Police Department, Fire Department, or Building Inspector determine that a public nuisance exists under this ordinance within the town on private or public land, the Police Department, Fire Department, or Building Inspector shall serve a written order upon the person who is causing, permitting, or maintaining the public nuisance, and the owner or occupant of the premises where the public nuisance is caused, permitted, or maintained.

2. If immediate personal service cannot be made, one copy of the written notice shall be posted on the premises in a location likely to attract the attention of the owner or occupant of the premises or the person who is causing, permitting, or maintaining the public nuisance and one copy of the notice shall be served by mailing by US mail of a First Class letter to the last known address of the owner or occupant of the premises. The order notice shall direct the owner or occupant that they have thirty (30) days to fix or rectify the issue and shall also state that unless the issue is rectified within thirty (30) days, a second order notice shall direct the owner or occupant that they have ten (10) days to fix or rectify the issue and shall also state that unless the issue is rectified, the town may cause the public nuisance to be abated and shall charge the costs of abatement to the owner, occupant, or person causing, permitting, or maintaining the public nuisance.

C. Enforcement. The Chief of Police, The Fire Chief, and the Building Inspector shall enforce those provisions of this ~~Chapter Ordinance~~ that come within the jurisdiction of their offices; and they shall make periodic inspections and inspections upon complaint to ensure that such provisions are not violated.

~~C. Abatement After Notice. If the inspecting officer determines that a public nuisance exists on private premises but that such nuisance does not threaten great and immediate danger to the public health, safety, peace, morals, or decency, he shall serve notice on the person causing or maintaining the nuisance to remove the same within ten (10) days. If such nuisance is not removed within ten (10) days, the proper officer shall cause the nuisance to be removed as provided in Subsection B. above.~~

D. Other Methods Not Excluded. Nothing in this ~~Chapter Ordinance~~ shall be construed as prohibiting the abatement of public nuisances by the Town or its officials in accordance with the Laws of the State.

E. Court Order. Except when necessary under Subsection 2, an officer hereunder shall not use force to obtain access to private property to abate a public nuisance but shall request permission to enter upon private property if such premises are occupied and, if such permission is denied, shall apply to any court having jurisdiction for an order assisting the abatement of the public nuisance.

Section 7. Cost of Abatement.

In addition to any other penalty imposed by this ~~Chapter~~Ordinance for the erection, contrivance, creation, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the nuisance; and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

Section 8. Penalty Provisions.

A. General Penalty. Except as otherwise provided, any person who shall violate any of the provisions of this Ordinance shall, upon conviction of such violation, be subject to a penalty, which shall be as follows:

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

1. ~~First Offense.~~ Any person who shall violate any provision of this Ordinance ~~shall, upon conviction thereof, upon a finding of violation, may be subject to a~~ forfeiture not less than One Hundred (\$100.00) Dollars nor more than One Thousand (\$1,000.00) Dollars, together with the ~~costs of prosecution applicable costs, fees, and surcharges, and in default of payment of such forfeiture and costs of prosecution, shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not exceeding ninety (90) days. Judgements and unpaid forfeitures shall be enforced only by procedures and remedies authorized under applicable Wisconsin law. Each day a continuing violation exists may constitute a separate violation where authorized by the law.~~

2. ~~Continued Violation.~~ Each violation and each day a violation continues or occurs shall constitute a separate offense. Nothing in this Ordinance shall preclude the Town from maintaining any appropriate action to prevent or remove a violation of any provision of the Ordinance.

3. ~~2.~~ Execution Against Defendant's Property. Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of any court for violation of any Ordinance of the Town, ~~the court may, in lieu of ordering imprisonment of the defendant, or after the defendant has been released from custody, issue an execution against the property of the defendant for such forfeiture and costs a forfeiture judgement may be enforced through lawful judgement-collection procedures. Wis Stat 66.00114.~~

Section 9. Severability.

If any Section, Subsection, Sentence, Clause or Phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other Section, Subsection, Sentence, Clause, or Phrase hereof. The Town Board of the Town of Geneva hereby declares that it would have passed this Ordinance and each Section, Subsection, Sentence, Clause, Phrase, or Portion thereof irrespective of the fact that any one or more Sections, Subsections, Sentences, Clauses, Phrases, or Portions thereof may be declared invalid or unconstitutional.

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Font: Bold

Section 10. Effective Date.

This Ordinance shall be effective from and after its adoption by the Town Board and its posting or publication thereof as provided by the Statutes of the State of Wisconsin.

~~This Ordinance was ADOPTED this 21st day of August, 2023, by a vote of:~~
~~5 in favor 0 against 0 abstain~~

Formatted: Font: Bold

Formatted: Font: Bold, Underline

Formatted: Underline

THE TOWN BOARD OF THE TOWN OF GENEVA,
WALWORTH COUNTY, WISCONSIN

Joseph F. Kopecky, Chairman

Jeff Monroe, Supervisor 1

Scott Williams, Supervisor 2

Steve Otten, Supervisor 3

John Namy, Supervisor 4

ATTEST:

Michelle Baumeister, Clerk

ORDINANCE NO. 45

PUBLIC NUISANCE ORDINANCE

The Town Board of the Town of Geneva, Walworth County, Wisconsin, does ordain Town of Geneva Ordinance No. 45 as follows:

Section 1. Public Nuisances Prohibited.

No person shall erect, contrive, cause, continue, maintain, or permit to exist any public nuisance with~~in~~ the Town of Geneva.

Section 2. Public Nuisances Defined.

A public nuisance is an ~~unreasonable, unwarrantable, unlawful act~~, occupation, condition, or use of property which continues for such length of time as to cause any of the following:

- A. Substantially annoy, injure, or endanger the comfort, health, repose, or safety of the public;
- B. In any way render the public insecure in life or in the use of property;
- C. Greatly offend the public morals or decency.
- D. Unlawfully and substantially interfere with, obstruct, or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water, or other public way, or the use of public property.

Section 3. Public Nuisances Affecting Health.

The following acts, omissions, places, conditions, and things are specifically declared to be public health nuisances:

- A. Adulterated Food. All decayed, adulterated, or unwholesome food or drink sold or offered for sale to the public.
- B. Unburied Carcasses. Carcasses of animals, birds, or fowl not intended for human consumption or food which are not buried or otherwise disposed of in sanitary manner within 24 hours after death.
- C. Breeding Places for Insects or Vermin. Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, scrap metal, or any material in which flies, mosquitoes, disease-carrying insects, rats, or other vermin can breed.

D. Stagnant Water. All stagnant water in which mosquitoes, flies, or other insects can multiply.

E. Privy Vaults and Garbage Cans. Privy vaults and garbage cans which are not fly-tight.

F. Noxious Weeds. All noxious weeds and other rank growth of vegetation **that are not timely cut or removed**. All weeds and grass shall be kept cut to a height not to exceed one foot. **If not cut or removed within 15 days of notice**, the Town may cause all weeds and grass to be cut and removed and brush to be removed, and the cost thereof charged to the property under Wisconsin Statutes Section 66.60(16).

(1) Except that a property owner may submit a petition to the Town Board requesting an exception to subsection F. to allow for permitted vegetation to exceed one foot. The petition must be in writing and specifically identify the location, types of vegetation, and the reason for the request. The Town Board may approve, deny, or request additional information regarding the petition. Any granted exception shall expire after two (2) years.

G. Water Pollution. The pollution of any public well or cistern, stream, lake, canal, or other body of water by sewage, **toxic chemicals or materials, oil spills**, creamery, or industrial wastes or other substances.

H. Noxious Odors. Any use of property, substances, or things within the Town emitting or causing any foul, offensive, noisome, noxious, or disagreeable odors, gases, effluvia, or stench extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure, or inconvenience the health of any appreciable number of persons within the Town.

I. Street Pollution. Any use of property which causes any noxious, nauseous, unwholesome, **or polluted water, liquids, waste or other** substance to flow into or upon any street, gutter, alley, sidewalk, or public place within the Town.

J. Air Pollution. The escape of **airborne contaminants, including but not limited to**, smoke, soot, cinders, noxious acids, fumes, gases, fly ash, industrial dust, chemical vapors, or other atmospheric pollutants within the Town or within one mile therefrom in such quantities as to endanger the **public health, unreasonably interfere with comfortable enjoyment of life and property of persons** of ordinary sensibilities, or threaten or cause substantial damage to property in the Town.

K. **Junk**. **Junk shall mean, but is not limited to, deteriorated, rotting, rusted, discarded, wrecked, or inoperable materials that create a nuisance, lowers property values, or possess a safety hazard such as** iron, pipes, scrap metal, bottles, jugs, glass, paper,

cordage, ropes, refrigerators, furnaces, freezers, microwave ovens, household fixtures, furniture, televisions, electronics, mattresses, washing machines, dryers, auto parts, stoves, machinery or machinery parts, tires, rubbish/garbage, bricks, cement blocks, chemicals, construction debris not being used on premises, dilapidated items, tree branches/trunk pieces, or other unsightly debris or waste that would otherwise be considered junk and creates a condition of blighting, deterioration, or unsightliness.

Section 4. Public Nuisances Offending Morals and Decency.

The following acts, omissions, places, conditions, and things are specifically declared to be public nuisances offending public morals and decency:

A. Disorderly Houses. All disorderly houses, bawdy houses, houses of ill-fame, gambling houses and buildings or structures kept or resorted to for the purpose of prostitution, promiscuous sexual intercourse, or gambling.

B. Gambling Devices. All gambling devices and slot machines.

C. Unlicensed Sale of Liquor and Beer. All places where intoxicating liquor or fermented malt beverages are sold, possessed, stored, brewed, bottled, manufactured, or rectified without a permit or license as provided for by the Ordinances of the Town.

D. Any structure used to facilitate the delivery, distribution, or manufacture of controlled substances.

E. Obscene Materials. Unlawful public exhibition, distribution, or sale of obscene prints, publications, or motion pictures or videos.

F. Continuous Violation of Town Ordinances. Any place or premises within the Town where Town Ordinances or State Laws relating to public health, safety, peace, morals, or welfare are openly, continuously, repeatedly, and intentionally violated.

G. Illegal Drinking. Any place or premises resorted to for the purpose of drinking intoxicating liquor or fermented malt beverages in violation of State Laws.

Section 5. Public Nuisances Affecting Peace, Order and Safety.

The following acts, omissions, places, conditions, and things are declared to be public nuisances affecting peace and safety; but such enumeration shall not be construed to exclude other nuisances affecting public peace of safety coming within the definition of Section 10.02 above.

A. Dangerous Signs, Billboards, Etc. All signs, billboards, awnings, and other similar structures over or near streets, sidewalks, public grounds, or places frequented by the public, so situated or constructed as to endanger the public safety.

B. Illegal Buildings. All buildings erected, repaired, or altered in violation of Town Ordinances relating to materials and manner of construction of buildings and structures within the Town.

C. Unauthorized Traffic Signs. All unauthorized signs, signals, markings, or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as official traffic control devices or railroad signs or signals, or which, because of their color, location, brilliance, or manner of operation, interfere with the effectiveness of any such device, sign, or signal.

D. Obstruction of Intersections. All trees, hedges, billboards, or other obstructions which prevent persons driving vehicles on public streets, alleys, or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.

E. Low-Hanging Tree Limbs. All limbs of trees which project over and less than 10 feet above any public sidewalk, street, or other public place.

F. Dangerous Trees. All trees which are a menace to public safety or are the cause of substantial annoyance to the general public.

G. Fireworks. All use or display of fireworks except as provided by State Laws and Town Ordinances.

H. Dilapidated Buildings. All buildings or structures so old, dilapidated, or out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human use.

I. Low-Hanging Wires and Cables. All wires and cables over streets, alleys, or public grounds which are strung less than 15 feet above the surface thereof.

J. Noisy Animals or Fowl. The keeping or harboring of any animal or fowl which, by frequent or habitual howling, yelping, barking, crowing, or making of other noises, greatly annoys or disturbs a neighborhood or any considerable number of persons within the Town.

K. Obstructions of Streets; Excavations. All obstructions of streets, alleys, sidewalks, or cross-walks and all excavations in or under the same, except as permitted by the Ordinances of the Town but including those which, although made in accordance with such Ordinances, are kept or maintained for an unreasonable or illegal length of time after the purpose thereof has been accomplished or which do not conform to the permit.

L. Unlawful Assemblies. Any unauthorized or unlawful use of property abutting on a public street, alley, or sidewalk, or of a public street, alley, or sidewalk which causes large crowds of people to gather, obstructing traffic and free use of the streets or sidewalks.

M. Blighted Buildings and Premises. Premises existing within the Town which are blighted because of faulty design or construction, failure to maintain them in a proper state of repair, improper management, or due to the accumulation thereon of junk or other unsightly debris, structurally unsound fences, and other items which depreciate property values and jeopardize or are detrimental to the health, safety, morals, or welfare of the people of the Town. The blighted premises contribute to conditions that are dangerous to the public health, safety, morals, and general welfare of the people; the conditions necessitate excessive and disproportionate expenditure of public funds for public health, public safety, crime prevention, fire protection, and other public services; the conditions cause a strain upon public revenue and impair the efficient and economical exercise of governmental functions in such areas.

Elimination of blighted premises and prevention of blighted premises in the future is in the best interest of the citizens, and this shall be fostered and encouraged by this Chapter. It is essential to the public interest that this Chapter be liberally construed to accomplish the purposes of this Subsection.

N. Loud Noise Areas. Any place in town where unreasonably loud, discordant, and unnecessary sound conditions, including sounds from vehicles, equipment, machinery, guns, fireworks, enclosed animals, or from any human-created or aided sounds including alleged music, which would be deemed a public nuisance by persons of ordinary sensibilities, except as provided by State Laws and Town Ordinances.

O. Disorderly Conduct Area. Any place in town where unpermitted, abusive, indecent, profane, or boisterous noise, unpermitted fighting, brawling, rioting, or other unpermitted disorderly conduct.

Section 6. Abatement of Public Nuisance.

A. Inspection of Premises.

1. Whenever a complaint is made to the Police Department, Fire Department, or Building Inspector, that a public nuisance under this ordinance exists within the town, the Police Department, Fire Department, or the Building Inspector, shall inspect the premises complained of and enforce an order for compliance if applicable.
2. No action shall be taken under this Section to abate a public nuisance unless the Police Department, Fire Department, or Building Inspector has inspected the premises where the nuisance is alleged to exist and is satisfied that a nuisance does in fact exist.

B. Notice to Owner.

1. If the Police Department, Fire Department, or Building Inspector determine that a public nuisance exists under this ordinance within the town on private or public land, the Police Department, Fire Department, or the Building Inspector, shall serve a written order upon the person who is causing, permitting, or maintaining the public nuisance, and the owner or occupant of the premises where the public nuisance is caused, permitted, or maintained.
2. If immediate personal service cannot be made, one copy of the written notice shall be posted on the premises in a location likely to attract the attention of the owner or occupant of the premises or the person who is causing, permitting, or maintaining the public nuisance and one copy of the notice shall be served by mailing by US Mail of a First Class letter to the last known address for the owner or occupant of the premises. The order notice shall direct the owner or occupant that they have thirty (30) days to fix or rectify the issue and shall also state that unless the issue is rectified within the thirty days, a second order notice shall direct the owner or occupant that they have ten (10) days to fix or rectify the issue and shall also state that unless the issue is rectified, the town may cause the public nuisance to be abated and shall charge the costs of the abatement to the owner, occupant, or person causing, permitting, or maintaining the public nuisance.

C. Enforcement. The Chief of Police, The Fire Chief, and the Building Inspector shall enforce those provisions of this Chapter that come within the jurisdiction of their offices; and they shall make periodic inspections and inspections upon complaint to ensure that such provisions are not violated.

D. Other Methods Not Excluded. Nothing in this Chapter shall be construed as prohibiting the abatement of public nuisances by the Town or its officials in accordance with the Laws of the State.

E. Court Order. Except when necessary under Subsection 2, an officer hereunder shall not use force to obtain access to private property to abate a public nuisance but shall request permission to enter upon private property if such premises are occupied and, if such permission is denied, shall apply to any court having jurisdiction for an order assisting the abatement of the public nuisance.

Section 7. Cost of Abatement.

In addition to any other penalty imposed by this Chapter for the erection, contrivance, creation, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant, or person causing, permitting, or maintaining the nuisance; and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.

Section 8. Penalty Provisions.

A. General Penalty. Except as otherwise provided, any person who shall violate any of the provisions of this Ordinance shall, upon conviction of such violation, be subject to a penalty, which shall be as follows:

1. First Offense. Any person who shall violate any provision of this Ordinance shall, upon a finding of violation, may be subject to a forfeiture not less than One Hundred (\$100.00) Dollars nor more than One Thousand (\$1,000.00) Dollars, together with the applicable costs, fees, and surcharges. Each day a continuing violation exists may constitute a separate violation where authorized by the law. Judgements and unpaid forfeitures shall be enforced only by procedures and remedies authorized under applicable Wisconsin law.

3. Execution Against Defendant's Property. Whenever any person fails to pay any forfeiture and costs of prosecution upon the order of any court for violation of any Ordinance of the Town, a forfeiture judgement may be enforced through lawful judgement-collection procedures.

Section 9. Severability.

If any Section, Subsection, Sentence, Clause or Phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other Section, Subsection, Sentence, Clause, or Phrase hereof. The Town Board of the Town of Geneva hereby declares that it would have passed this Ordinance and each Section, Subsection, Sentence, Clause, Phrase, or Portion thereof irrespective of the fact that any one or more Sections, Subsections, Sentences, Clauses, Phrases, or Portions thereof may be declared invalid or unconstitutional.

Section 10. Effective Date.

This Ordinance shall be effective from and after its adoption by the Town Board and its posting or publication thereof as provided by the Statutes of the State of Wisconsin.

Adopted this _____ day of _____, 2026.

THE TOWN BOARD OF THE TOWN OF GENEVA,
WALWORTH COUNTY, WISCONSIN

Joseph F. Kopecky, Chairman

Jeff Monroe, Supervisor

Scott Williams, Supervisor 2

Steve Otten, Supervisor 3

John Namy, Supervisor 4

Attest:

Michelle Baumeister, Clerk

TOWN OF GENEVA

BUILDING INSPECTION MONTHLY REPORT

2026

ALL NEW CONSTRUCTION	Sep'26	TO DATE
SINGLE FAMILY	2	16
GARAGE/ACCESSORY	1	15
REMODEL	1	31
COMMERCIAL	0	1
AGRICULTURE	0	0
OTHER		
TOTAL	4	63

TOWN OF GENEVA
PLANNING COMMISSION
N3496 COMO ROAD
LAKE GENEVA, WI 53147
September 21, 2026

Chairman Kopecky called the monthly meeting for the Town of Geneva Plan Commission to order at 6:30 p.m. The Chairman asked everyone to rise and say the Pledge of Allegiance. Roll call present were the Chairman, Dave Van Lue, Jim Anton, Gary Cocroft, Jim Thometz, and Kurt Kayser. Tammy Olson was excused and Attorney Venema was excused. Building Inspector Joe Mesler, and Mary Van Lue were present. A quorum was declared.

Dave Van Lue made a motion to approve the agenda as it was properly posted and proceed with the meeting. Gary Cocroft seconded the motion. The motion passed unanimously 6-0-0. Jim Thometz made a motion to approve the August 17, 2026 minutes as presented. Kurt Kayser seconded the motion. The motion passed unanimously 6-0-0.

Communications and Reports – There was nothing to report.

The continuation of the public hearing for August Sievers N3298 Ivy Road who is requesting a variance to build a shed which would be 30-feet by 80-feet. He is requesting a 17-foot front setback instead of a 20-foot setback. Mr. Sievers stated he was concerned about the petition that was presented at the July meeting. He is wondering if the petition was legal. The Town Attorney was not present to offer an opinion about the petition. The petition was signed by 7 neighbors. The concerns were the size of the building, the outdoor lighting, the intended primary use and possible commercial use of the building, and any separating of the lot in the future. Joe Mesler asked Mr. Sievers if he talked to the Walworth County Zoning. Joe Mesler said his property must meet the 3 requirements for a variance. They are unique property condition, unnecessary hardship, and no harm to the public. August said he did talk to Walworth County Zoning and his building is too large according to the zoning office. August asked if he could have his request tabled again until the October 19, 2026 Plan Commission meeting. Chairman Kopecky said to August when he comes to the October 19, 2026 meeting, he should have a Final Plan for the building and documentation. Chairman Kopecky made a motion to table the continuation of the public hearing for August Sievers N3298 Ivy Road. Gary Cocroft seconded the motion to table. The motion unanimously passed 6-0-0.

Dan Tannhauser N3205 Gooseberry Road is requesting a second driveway for his property. The public hearing for this request is tonight. Dave Van Lue made a motion to open the public hearing for Dan Tannhauser N3205 Gooseberry Road for a second driveway. Kurt Kayser seconded the motion. The motion passed unanimously 6-0-0. Dan said he needs the driveway to park his boat and trailers. He presented pictures of second driveways in the subdivision that were on properties near his home, and a list with addresses of homes in Lake Como Beach with second driveways. He presented a copy of his completed storm water, County Zoning permit, and the Town of Geneva Building permit. His garage would be 1,622 square feet. The land is flat and no culvert would be needed for the second driveway. Dave Van Lue made a motion to close the public hearing. Gary Cocroft seconded the motion. The motion unanimously passed 6-0-0. Chairman Kopecky made a motion to recommend to the Town Board to approve the second driveway for Dan Tannhauser N3205 Gooseberry Road. Jim Thometz seconded the motion. The motion passed 5-0-1 with Chairman Kopecky abstaining. Dan will attend the October 12, 2026 Town Board meeting for a decision.

Kristin J. Belongia from R. H. Batterman & Co., Inc. will present a lot line adjustment for TGramly Investments, LLC. Transfer existing C-1 lands of the tax parcel to an adjacent parcel already zoned C-1. The remaining acreage of A-1 land remains unchanged. The property is on Willow Bend Road and is in the ETZ with the City of Elkhorn. Tim Gramly presented his request. The property would be about 9-acres totaled and zoned C-1. He said he talked to the City of Elkhorn about his request. There were no questions from the Commission members. Dave Van Lue will post a sign on the property. Tim will have a public hearing on October 19, 2026 for this request.

Ryan & Katrina Lasch are requesting a rezone and a conditional use for tax key JA1432000001 which is adjacent to the east of W2792 Krueger Road. The rezone is M-3 to A-5 for a 3-acre parcel and the conditional use is so the A-5 cannot be divided in the future because this is a PRD (Planned Residential Development). Katrina said she talked to Nick Sigmund at Walworth County Zoning office. There were no questions. Katrina will be at the October 19, 2026 meeting for a public hearing on this request. Dave Van Lue will post a sign on the property.

Updated information regarding W3451 Springfield Road property. Joe Mesler stated the taxes were paid on the property, and volunteers have fixed the drywall and are working on cleaning up the property. The 3 residents are moving to Kenosha. The property will not be razed.

Discussion on second driveways in the Town of Geneva. Joe Mesler said he is talking to Jim Beck about turning over second driveway requests to him.

Tree Cutting Permits-There was none, still working on storm damage cleanup.

Other Business -ETZ with Williams Bay and or Elkhorn-Williams Bay ETZ will hold a meeting on October 20, 2026 for Arney Silvestri's request to build a commercial building in Geneva National.

Building Inspector's Report-The August report was reviewed.

Gary Cocroft made a motion to adjourn the meeting at 7:50 p.m. Jim Thometz seconded the motion. The motion passed unanimously 6-0-0.

Respectfully submitted,

Mary Van Lue

TOWN OF GENEVA

DRIVEWAY/RIGHT-OF-WAY PERMIT APPLICATION

Contractor Name: Daniel TANNHAUSER Est. Complete Date: / / Permit #: 2026-06
 Contractor Mailing Address: 744 W BERTHAU NORRIDGE IL 60706 Phone/Cell #: 773-710-5299
 Property Address: N 3205 GOOSEBERRY WI - 53147 Parcel #: 3LCB-01092
 Homeowner's Name & Mailing Address: Daniel TANNHAUSER 7444 W BERTHAU NORRIDGE IL 60706

Permit Requested: ☒ Driveway/Culvert ☐ Street Opening ☐ Utility Right-of-Way Work
 Type of Driveway: 2nd ☒ New Driveway ☐ Paving or Repaving of Driveway ☐ Relocate Driveway
 Driveway Use: ☒ Residential ☐ Agricultural ☐ Commercial 2nd Driveway
 Type of Culvert: ☐ Culvert Addition ☐ Culvert Removal ☐ Trench Drain (NOTE: No Plastic Culverts)

Name of Road(s)/Street(s) Involved in Work:

- a) What side of the roadway is the driveway located? (circle one) North – South East West
 b) Does the property abut or border another roadway? X If Yes, which one: Corner of LINCOLN + GOOSEBERRY
 c) Are there plans to further divide property? NO If yes, explain: _____
 d) Provide a sketch of proposed driveway showing roadway frontage. (Use reverse of page if needed.)
 Sketch Prepared By: FREED, HANSEN + ASSOCIATES Date: 6.17.25
 e) Applicant shall place flags or markers in ditch visible from roadway at the location of proposed driveway.
 f) If driveway is not completed by the "Est. Completion Date" specified above, a time extension must be obtained from the Highway Department or Building Inspector or this permit is null and void and bond will be forfeited and the driveway shall not be constructed unless authorized through a subsequent permit.

The construction and maintenance of the driveway shall be the responsibility of the applicant. It is understood and agreed that approval is subject to the applicant's full compliance with the pertinent statutes, as well as any codes, rules, regulations, and permit requirements of other jurisdictional agencies. A final inspection MUST be made after proposed work is completed. Work performed within the Town right-of-way may necessitate an alteration to a driveway. Applicant agrees that the driveway area involved will be repaired, but a concrete driveway will not be replaced with concrete.

The applicant shall also comply with all permit provisions, superimposed notes, and detail drawings, which may be added by the Highway Department or Town Engineer. Any alternation of this form is prohibited and may be cause to revoke this permit.

THIS APPLICANT HAS READ AND UNDERSTANDS THE AFORESAID TERMS:

Applicant Signature: [Signature] Date: 7.27.26
 DO NOT WRITE BELOW THIS LINE (for office use only)

A _____ inch diameter culvert (NOT PLASTIC) _____ feet in length will be installed with end walls under driveway to provide proper drainage.

Initial Road Conditions (in front of driveway): GOOD BAD – Comment _____

Approved: _____ Date: _____
 Town of Geneva Agent

Final Road Conditions (in front of driveway): GOOD BAD – Comment _____

Approved: _____ Date: _____
 Town of Geneva Agent

1. All contractors are to protect the road edge and shoulder by planking or plywood.
2. All contractors are to park on job site, not along road edge or shoulder.
3. When a culvert is installed, all ditches in front of property must be dug out and seeded.
4. All driveways should be inspected before surfacing and after by Highway Superintendent.

Comments: Proceed as outlined in the Baxter Woodman drainage plan. Protect road edge during construction. Repair if damaged.



WALWORTH COUNTY
WISCONSIN

Walworth County, WI - OneView

Search for a Parcel or Address



0 30 60ft

To: Michelle Baumeister, Town Clerk
Joe Mesler, Town Building Inspector

Date: August 28, 2026

From:  David S. Hemmerich, PE

Subject: Geneva – N3205 Gooseberry Rd. Garage (Tannhauser) JLCB 01092 – Drainage/Grading Final Review

We have completed a final review of the subject site drainage and grading plan for a new detached garage construction prepared for owners, Daniel & Karen Tannhauser, at N3205 Gooseberry Road in Lake Como Beach subdivision to determine compliance with acceptable grading and drainage construction practices per Town of Geneva Code.

We **recommend approval** of the revised site plans submitted August 19, 2026, with some items to address prior to/during construction noted in ***bold italics***. **Owner must post and follow the terms and conditions of the attached storm water permit card.** Upon completion of site work, schedule a final site inspection with the engineer to verify compliance with the approved site plan and this review memo.

1. **Foundation Elevation:** The owner proposes a top of foundation (TF) elevation of **902.70**, which is the top of a 6-inch toe wall around the perimeter of the garage, except at openings for doors. The owner proposes a garage floor (GF) elevation of 902.20, which appears to be minimally above the adjacent road elevation, but at least 6-inches above the proposed driveway low point. The existing garage site generally slopes northeast to southwest.
2. **Final Yard Grading:** The plans show adequate drainage around the proposed structure with swales sufficiently below the GF around the south and north side yards to capture upslope runoff and direct it around the structure. Maintain this grading with final site restoration.

The owner has opted for slab-on-grade construction instead of the previously proposed exposed foundation walls, which will cause a couple of issues at the back of the proposed garage.

- a. In order to accommodate a rear door, which does not appear to serve much function given how steep the proposed yard is where this door is located, up to 4.5-feet of fill will be required at the back of the garage, unbalancing the site earthwork and will likely require trucking fill material in. ***Using Town roads for this additional trucking may require the owner to provide a road bond to the Town should this trucking cause damage to the roads.***
- b. The steep rear yard grading has pushed the site grading into an adjacent property which is not owned by this property owner. ***Before issuing a building permit, we recommend the Town require the Owner to provide evidence that he has permission from the adjacent property owner to perform grading work on his property.***
3. **Driveway:** The plan shows a driveway of adequate pitch away from both the proposed garage and the road pavement. The low point of the driveway is at least 6-inches below the GF and pitched to drain south. Maintain this driveway grading with the final driveway surface. Also, the proposed

driveway dimension was not given, but a scaled measurement indicates the widest part in the Town right-of-way is about 33.5 feet, which is under the Town ordinance maximum of 36 feet. **Maintain a driveway width of less than 36-feet within the Town right-of-way.** Coordinate the driveway connection with the Town Highway Superintendent.

The owner is proposing a second driveway connection for the same property. ***The owner shall obtain Town Board approval for this second entrance before the Town issues a building permit.***

4. **No Culvert:** Although the proposed driveway is not a high point, the proposed driveway is designed to act as a drainage high point, with swales to convey runoff around the structure to the west, which follows the natural drainage pattern of the site; therefore, a culvert may not be necessary here. Owner should be aware that his property will be taking on public roadway storm water runoff.
5. **Erosion Control:** The plan shows adequate silt fence down slope of grading activities and drainage checks are provided at the downstream limits and sufficient upstream locations of both swales. Maintain all erosion controls per DNR standards throughout construction until establishment of final vegetation.
6. **Water & Sewer:** The plan does not show any new water/sewer connections to the proposed garage. We assume these services would be pulled from the existing home, if proposed. If any new services are proposed, coordinate with the Lake Como Sanitary District and the Town Highway Superintendent.

Please note our review is for verifying general compliance with the Town ordinances and standards and good engineering practice and did not include verification of any existing conditions shown nor exhaustive review of engineering design details. The owner and their agents are responsible for the correct representation of existing field conditions, site design, and compliance with Town ordinances and standards, including any variations from the approved site plan. This review does not relieve the owner, or his builder, of any liability or responsibility if any problems should arise as a result of their project. **Storm Water Permit Card attached.**

Copy to: Joseph Kopecky, Town Chairman;
Jim Beck, Highway Superintendent;

P:\GENVT\2500371-SLPR\25-N3205Gooseberry(Tannhauser)\LCB01092\Work\planacceptance.docx



****Keep this card posted until site construction is complete****

TOWN OF GENEVA

STORM WATER DRAINAGE PERMIT

ISSUED FOR CONSTRUCTION OF SITE IMPROVEMENTS PER CHAPTER 18 OF TOWN ORDINANCE 68 FOR:
New detached garage and second driveway

Permit issued to:

Owner(s): Daniel & Karen Tannhauser

Project Site Address: N3205 Gooseberry Road

Tax Key Number: JLCB 01092 Subdivision: Lake Como Beach

Issued by:

TOWN ENGINEER UNDER THE AUTHORITY OF TOWN OF GENEVA

Person Issuing: David Hemmerich, PE Phone: 815-444-3207

Date Issued: 8/28/2026 Email: dhemmerich@baxterwoodman.com

Permit Expires Two Years from Date Issued.

CONDITIONS OF APPROVAL:

- Owner is responsible for complying with all Federal, State, and County laws, ordinances, and regulations for site construction, including following the terms and conditions of other regulatory permits issued for this site.
- Owner is required to follow the Town-approved site plan and any additional comments/conditions recommended by the Town Engineer in the memo accompanying this permit card. **Provide the approved site plan to the following:**
 - ☒ Builder ☒ Driveway Contractor (Sec. 11 of Ord. 31)
 - ☒ Landscaper ☐ Foundation/Excavation Contractor
- Erosion controls must be in place PRIOR to beginning ground disturbing activities and must be maintained throughout construction per Uniform Dwelling Code § SPS 360.21 & 360.22 until final vegetation is 70% established.
- Any significant changes to the approved grading plan must be reviewed by the Town Engineer.
- Decisions regarding this permit may be appealed to the Town Board of Supervisors within 30 days per §62.23(10)(14)&(15).

REQUIREMENTS OF THIS PERMIT (Check & Date when completed):

- ☐ Foundation survey or other documentation verifying a garage floor elevation of 902.20 (as shown on approved site plan) PRIOR to proceeding with structure construction.
- ☐ Site grading has been verified with the site plan surveyor/engineer PRIOR to completing final site grading.
- ☐ Final Site Inspection required. Contact Town Engineer to schedule PRIOR to occupancy being issued.*

(DATE)

PLAT OF SURVEY - PERMIT PLAT PARCELS JLCB 01088 - 01091 - LAKE COMO BEACH, BLOCK 97

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF
 SECTION 28, TOWN 2 NORTH, RANGE 17 EAST
 TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN



CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) VEGETATION TO BE CLEARED
- 3) TOPSOIL STRIPPED
- 4) FOUNDATIONS DUG & POURED
- 5) WALLS SHOULDERED (WASTE DROPS OFFSITE)
- 6) FRAMING & GARAGE CONSTRUCTION COMPLETED
- 7) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

NOTE: ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

NOTE: ASPHALT DRIVE PROPOSED FOR NEW GARAGE TO HAVE 3" FRACTURED STONE OVER 5" GRAVEL BASE.

LEGEND

- = IRON REBAR FOUND 3/4" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- ▲ = SET PK NAIL
- △ = GUY WIRE & UTILITY POLE
- = ELECTRICAL TRANSFORMER
- = ELECTRICAL BOX
- = CABLE BOX
- = TELEPHONE BOX
- = RECORDED AS
- = OVERHEAD UTILITY WIRES
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = EXISTING CONCRETE GRADE
- = PROPOSED SPOT GRADE

NOTES: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF. FOLLOWING COMPLETED 06/15/2025.

DATED: 06/17/2025

Christopher A. Hodges
 CHRISTOPHER A. HODGES PLS. 1790



PERMIT PLAT
 11277
 06/17/2025
 1 OF 1

WORK CHECKED BY: —
 TOWN OF GENEVA
 WISCONSIN
 53095

PARCELS JLCB 01088 - 01091 - LAKE COMO BEACH, BLOCK 97

ENGINEERING - ARCHITECTURE - SURVEYING
 7 HUNTERLY COURT
 EAU CLAIRE, WISCONSIN 54601
 PHONE: (715) 725-2288

RECORDING
 COUNTY OF WAUKESHA
 RECORDING NO. 11277
 DATE 06/17/2025
 SHEET NO. 1 OF 1

Keep this card posted until construction is complete.

WALWORTH COUNTY ZONING PERMIT

NUMBER: ZN-25-1214

ISSUED FOR THE CONSTRUCTION OF:

1622' Sect. Accessory Structure

SITE INFO

Subdivision Lake Como Beach
Lot 535-534 Block 91
Zoning R-2
Section 21 T 2 N, R 19 E

SETBACKS

Street Yard 15 ft.
Rear Yard 15 ft.
Side Yard 15 ft.
Side Yard 15 ft.
Shore Yard 15 ft.
Height 11 ft.

NOTICE OF COMPLIANCE:

The applicant/owner is responsible for full compliance with the Walworth County Code of Ordinances - Zoning/Shoreland Floodplain Zoning, Walworth County, WI

CONDITIONS OF APPROVAL:

As per survey submitted 10-8-2025. Accessory structure shall not contain a dwelling unit nor be used for overnight stays. Accessory structure shall not be used for commercial use nor house animals. No plumbing fixture proposed or approved without further review.

Issued to:

Owner: DANIEL S TANNHAUSER KAREN D TANNHAUSER
Building Site Address: N3205 GOOSEBERRY LAKE GENEVA, WI
Tax Key Number: JLCB 01092 Town of Geneva

Issued by:

Person Issuing: [Signature] 10/9/25
Date Issued: 10/10/25 Permit Expires: 10/10/27

- ☒ The owner is responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetland Identification web page or contact a Department of Natural Resources Service Center.
- ☒ This permit shall require the submittal of a foundation survey, prepared by a Registered Land Surveyor, to the zoning Department within 30 days of backfilling.
- ☐ In lieu of the survey as required above, the owner is eligible to complete the inspection waiver form in the same time frame.
- ☐ This permit shall require the applicant to call the Zoning Division at 262-741-7908 for an inspection to assure compliance with the setback requirements of zoning. The applicant shall call the Zoning Division immediately upon backfilling the foundation. Lot boundaries shall be clearly marked for inspection.
- ☒ This permit is not valid until all other applicable permits have been obtained. You must contact your township and/or building inspector for required permits.

ORDINANCE NO. 84

UTILITY TERRAIN VEHICLES AND ALL-TERRAIN VEHICLES (UTV&ATV)

The Town Board for the Town of Geneva, Walworth County, Wisconsin, does ordain that the Town of Geneva Ordinance No. 84 is hereby created as follows.

All-Terrain and Utility Terrain Vehicle Routes and Regulations.

Section 1. Authority

The Town Board of the Town of Geneva, Walworth County, Wisconsin has the specific authority to adopt this All-Terrain and Utility Terrain Vehicle Ordinance under Wis. Stats. § 23.33(8)(b) and (11).

Section 2. Purpose

The purpose of this Chapter is to establish all-terrain vehicle and utility terrain vehicle routes in the Town of Geneva and to regulate the operation of all-terrain vehicles and utility terrain vehicles in the Town.

Section 3. Definitions

This Chapter adopts Chapter 23.33 Wis. Stats. and NR64.03 Wis. Adm. Code, describing and defining all-terrain vehicles, utility terrain vehicles, and their definitions found therein by reference as part of this ordinance.

Section 4. Applicability of Rules of the Road to All-Terrain and Utility Terrain Vehicles

These all-terrain and utility terrain vehicle regulations are created pursuant to Town authority by § 23.33(8)(b), Wis. Stats. This ordinance is intended to facilitate the implementation of § 23.33(8) and § 23.33(11) of the Wisconsin Statutes. To the extent necessary to accomplish this, § 23.33, Wis. Stats., is hereby adopted by reference as part of this ordinance. Additionally, this ordinance incorporates and adopts the provisions of Wisconsin Administrative Code NR 64. In the event that any provision of this ordinance is inconsistent, or conflicts with that statute, the statute shall govern, and not this ordinance.

Section 5. Operation of All-Terrain Vehicles and Utility Terrain Vehicles

Pursuant to Wis. Stat. '23.33(4)(d)4., except as otherwise provided in Wis. Stats. '23.33(4), no person may operate an all-terrain vehicle upon any public right-of-way, in any public park, in cemeteries, or on any other public property in the Town except upon all-terrain vehicle routes designated by the Town Board in this ordinance. All ATV routes shall be marked with uniform

all-terrain vehicle route signs in accordance with Wis. Stat. '23.33(8)(e), and Wis. Admin Code NR 64.12(7).

Section 6. Regulations relating to All-Terrain and Utility Terrain Vehicle Signs

No person may do any of the following in regard to signs marking town all-terrain and utility terrain vehicle routes: intentionally remove, damage, deface, move or obstruct any uniform allterrain vehicle route or trail sign or standard or intentionally interfere with the effective operation of any uniform all-terrain or utility terrain vehicle route or trail sign or standards if the sign or standard is legally placed by the state, any municipality, or any authorized individual.

No person may possess any uniform all-terrain or utility terrain vehicle route or trail sign or standard of the type established by the Department of Natural Resources for the warning, instruction, or information of the public, unless he or she obtain the uniform all-terrain or utility terrain vehicle route or trail sign or standard in a lawful manner. Possession of a uniform allterrain or utility terrain vehicle route or trail sign or standard creates a rebuttable presumption of illegal possession.

Section 7. Designation of All-Terrain and Utility Terrain Vehicle Routes

All Town of Geneva roads shall be all-terrain/utility terrain vehicle routes except for any part of Highway 50 or any part of Highway 12.

Section 8. Route Maintenance

The designation of town roads as an all-terrain and utility terrain vehicle route does not impose upon the Town a greater duty of care or responsibility for maintenance of those roads. Operators of all-terrain vehicles and utility terrain vehicles on town roads assume all the usual and normal risks of riding that vehicle. The Town accepts no liability for the operation of all-terrain or utility terrain vehicles on any town roads under this ordinance section.

Section 9. Additional Conditions of Operation

- a) Operation of an all-terrain or utility terrain vehicle on a posted all-terrain or utility terrain vehicle route shall, in addition to all of the statutory regulations found in Wis. Stat. '23.33, adhere to the following provisions:
- b) The speed limit for all-terrain and utility terrain vehicles shall be established at the same speed limit as the speed limit posted for automobiles on each town road. All other allterrain and utility terrain vehicle speeds shall conform to the speed limitations found in §23.33(3).
- c) All-terrain and utility terrain vehicles shall be operated on paved surfaces only, unless yielding the right-of-way.
- d) All all-terrain and utility terrain vehicle operators shall ride single file.

- e) No all-terrain or utility terrain vehicle may be operated on any designated town all-terrain or utility terrain vehicle route without fully functional headlights, tail lights, and brake lights.
- f) No all-terrain or utility terrain vehicle can be operated on any designated town all-terrain or utility terrain vehicle route between the hours of 11:00 p.m. and 5:00 a.m. daily, unless a different restriction on the hours of operation has been specified by the Town Board and notice of the same has been duly posted on the designated town all-terrain and utility terrain route.
- g) All all-terrain and utility terrain operators shall ride on the right-hand side of the paved portion of the town all-terrain vehicle route unless making a left turn. Operation on the gravel shoulders, grassy in-slope, ditches or other town road right of way is prohibited, unless yielding the right-of-way.
- h) No all-terrain or utility terrain vehicle may be operated in any careless way so as to endanger the person or property of another.
- i) No person under the age of sixteen (16) may operate an all-terrain or utility terrain vehicle on a designated town all-terrain or utility terrain vehicle route unless accompanied by his or her parent or guardian or by a person who is at least eighteen (18) years of age who is designated by the parent or guardian.
- j) No person under the age of eighteen (18) may operate an all-terrain or utility terrain vehicle on any designated town all-terrain or utility terrain vehicle route unless wearing protective head gear.
- k) Any person operating an all-terrain or utility terrain vehicle upon any town roads shall have a valid driver's license.
- l) No person who is under current driver's license suspension, revocation, or cancellation for any reason, may operate an all-terrain or utility terrain vehicle upon any town roads.
- m) All all-terrain and utility terrain vehicle operators shall yield the right-of-way to all other vehicular traffic and pedestrians.
- n) No all-terrain or utility terrain vehicle operator shall have a passenger riding in or on any part of an all-terrain vehicle that is not designated or intended to be used by passengers.
- o) All-terrain and utility terrain vehicles cannot be operated on anything else other than tires. This restriction does not apply to private property or frozen waters.
- p) An all-terrain and utility terrain vehicle operating on a town road may not be modified so that its maximum width exceeds the width allowed for an all-terrain vehicle.
- q) No person shall, while operating an all-terrain or utility terrain vehicle, engage in the practice of cruising on any town designated all-terrain vehicle route. Cruising is defined as running all or part of the length of a roadway multiple times, per day, back and forth, for any purpose other than departing or arriving at their residence, or place of lodging, or departing or arriving, at a public boat landing.
- r) No person shall, while operating an all-terrain or utility terrain vehicle, drink from or posses an open container of fermented malt beverage or intoxicating liquor on any public highway, whether said vehicle is moving or parked.

Section 10. License and Insurance

Unless otherwise stated elsewhere in this ordinance, every person who operates an all-terrain or utility terrain vehicle on a town designated all-terrain vehicle route shall have in his or her immediate possession a valid motor vehicle operator's license and shall display the license document upon demand from any law enforcement officer or official described in Wis. Stat. §23.33(12). Every person who operates an all-terrain vehicle on a town designated all-terrain vehicle route, and every all-terrain vehicle operated on a town designated all-terrain vehicle route shall carry liability, and/or other insurances consistent with Wisconsin State Law for the operation of an all-terrain vehicle.

Section 11. Enforcement

This ordinance shall be enforced by any law enforcement official as set forth in §23.33(12), Wis. Stats., including the issuance of a citation under §66.0113, Wis. Stats.

Section 12. Penalties

All penalties found in Wis. Stat. §23.33(13)(a) are adopted by reference.

Section 13. Filing

This ordinance and revisions thereof shall be sent by the Town Clerk to the Department of Natural Resources, the Town Police Department, the Walworth County Sheriff's Department and any other law enforcement agency servicing the Town of Geneva's jurisdiction.

Section 14. Severability

The provisions of this Ordinance shall be deemed severable and it is expressly declared that the Town Board would have passed the other provisions of this Ordinance irrespective of whether or not one or more provisions may be declared invalid and if any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 15. Separability

If any Section, Subsection, Sentence, Clause, or Phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other Section, Subsection, Sentence, Clause, or Phrase hereof. The Town Chairman and Town Board of the Town of Geneva hereby declares that it would have passed this Ordinance and each Section, Subsection, Sentence, Clause, Phrase, or Portion thereof irrespective of the fact that any one or more Sections, Subsections, Sentences, Clauses, Phrases, or Portions thereof may be declared invalid or unconstitutional.

Section 16. Effective Date.

The repeal of the existing Ordinance and the passage of the Ordinance herein shall take effect from and after its adoption by the Town Board and upon posting a publication thereof as provided by the Statutes of the State of Wisconsin.

This Ordinance shall take effect upon its passage and publication, as provided by law.

This Ordinance was adopted this 15th day of July, 2024, by
a vote of 3 in favor 2 against (Kopecky, Kulik) 0 abstain.

ORDINANCE NO. 9

SOLICITATION AND CANVASSING ORDINANCE

Section 1.

It shall be unlawful for anyone within the boundaries of the Town of Geneva to solicit or to canvass the sale of any type of merchandise, services, political advertisement, or other merchandise without the issuance of a written permit from the Chief of Police of Geneva Township.

Section 2.

It is further enacted by the Amendment of Ordinance No. 9 that no selling or soliciting of the sale of any kind of merchandise or reading material be done in the Town of Geneva after the hour of five o'clock (5:00 p.m.) in the afternoon.

Section 3.

Anyone violating the terms of this Ordinance shall forfeit not less than Twenty-Five (\$25.00) Dollars nor more than Two Hundred (\$200.00) Dollars, together with the costs of prosecution thereof, and in default of payment of such forfeiture and costs of prosecution shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not exceeding thirty (30) days.

ORDINANCE NO. 13

PUBLIC PEACE AND GOOD ORDER

Section 1. Offenses Against State Laws Subject to Forfeiture.

The following State of Wisconsin Statutes following the prefix 5 defining offenses against the peace and good order of the State are adopted by reference to define offenses against the peace and good order of the municipality provided the penalty for commission of such offenses hereunder shall be limited to a forfeiture as hereunder set forth:

939.22	Words and Phrases Defined
940.60	Battery
941.03	Highway Obstruction
941.10	Negligent Handling of Burning Materials
941.12	Interfering With or Failing to Assist in Fire Fighting
941.13	False Alarms and Interference with Fire Fighting
941.20	Reckless Use of Weapon
941.22	Possession of Pistol by Minor
941.23	Carrying Concealed Weapon
941.24	Possession of Switch Blade Knife
943.01(1)	Criminal Damage to Property
943.11	Entry Into Locked Vehicle
943.13(1)	Criminal Trespass to Land
943.14	Criminal Trespass to Dwellings
943.20(1)	Theft
943.24	Worthless Checks
943.50	Shoplifting
946.40	Refusing to Aid Officer
946.41	Resisting or Obstructing Officer
946.65	Obstructing Justice
946.70	Personating Peace Officer
946.72	Tampering With Public Records and Notices
947.01	Disorderly Conduct
947.015	Bomb Scares
947.06	Unlawful Assemblies

Section 2. Penalties.

Anyone violating the terms of this Ordinance shall forfeit not more than One Thousand (\$1,000.00) Dollars, together with the costs of prosecution thereof, and in default of payment of such forfeiture and costs of prosecution, shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not exceeding ninety (90) days.

ORDINANCE NO. 28

ALCOHOLIC BEVERAGES IN MOTOR VEHICLES

Section 1.

It shall be unlawful for a person to **drink from or possess an open** container of fermented malt beverage or intoxicating liquor in a motor vehicle on any public highway, whether said vehicle is moving or parked.

Section 2.

Anyone violating the terms of this Ordinance shall forfeit not less than Twenty Five (\$25.00) Dollars, nor more than One Hundred (\$100.00) Dollars, together with the costs of prosecution thereof, and in default of payment of such forfeiture and costs of prosecution shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not exceeding thirty (30) days.

ORDINANCE NO. 39
BOAT LAUNCHING FEES

The Town Board of the Town of Geneva, Walworth County, Wisconsin, does ordain that the Town of Geneva Ordinance No. 39 is hereby repealed and recreated as set out below:

Section 1

The following fees for boat launching from Town boat launches located on Lake Como in the Town of Geneva are hereby established as follows:

a. Daily Launch Fee:

Resident of the Town of Geneva	\$ 5.00
Non-Resident of the Town of Geneva	\$10.00
Commercial	\$10.00

b. Season Launch Fee:

Resident of the Town of Geneva	\$50.00
Non-Resident of the Town of Geneva	\$100.00
Commercial	\$100.00

Boat launch fees must be paid prior to launching any watercraft onto the lake.

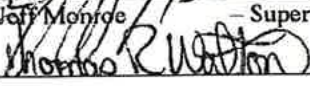
Section 2

Anyone violating the terms of this Ordinance shall forfeit not less than Fifty (\$50.00) Dollars nor more than Two Hundred (\$200.00) Dollars together with the costs of prosecution thereof, and in default of payment of such forfeiture and costs of prosecution, shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not to exceed thirty (30) days.

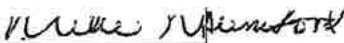
Section 3 Effective Date.

The repeal of the existing Ordinance and the passage of this Ordinance shall take effect from and after its adoption by the Town Board and its posting or publication thereof as required, pursuant to s. 60.80, Wis. Stat.

This Ordinance was Adopted this 27th day of July, 2015, by a vote of: in favor o against O abstain:

 Jeff Monroe — Supervisor No. 1	☐	Absent *Aye Nay Abstain Preside
 Tom Walton — Supervisor No. 2	☐	Absent o Nay Abstain Preside
		TOIn Walton— Supervisor No. 2
		A Absent Aye Nay Abstain O Preside

Gene Decker — Supervisor No. 3

 C] Absent _____

TOWN OF GENEVA
HIGHWAY DEPARTMENT MONTHLY REPORT
OCTOBER 2026

1	Lake Operations 2026	Complete
2	Lake Equipment Winterized & Stored	Complete
3	Barge Issues with Outboard	Purchase New One 2027
4	Upper Dam Gates Raised for Winter	Complete
5	Tree Work (Storm Damage & Widow Makers)	Began 9/18, On-Going
6	Municipal & Police Pier and Lift	Pull 11/1
7	Pull Cutter Piers	Complete
8	Cemeteries & Town Hall Fall Cleanup	On-Going
9	Getting Asphalt Estimates for 2027 Road Program	For Budget
10	Getting Culvert Estimates for 2027 Road Program	For Budget
11	Ditch Mowing – Last Round	End of Oct / Begin of Nov
12	Equipment Maintenance & Repairs to Truck #7-Plow Season	On-Going
13	Winterize Summer Equipment	End of Oct
14	Hot Mix Patching (Sanitary and Culvert Cuts)	Oct – Whether Permitting
15	Weaver Rd Culvert	Installation Scheduled Oct 5-9
16	Shouldering (New Section McDonald Rd)	On-Going
17	Pull Speed Bumps	End of Oct
18	Sign Work	On-Going, As Needed
19	Stump Grinding	Oct or Nov
20	Fill Salt Shed	Begin Nov or Earlier if Snow
21	Install Wings, Plows, Sanders on Trucks	Begin Nov or Earlier if Snow
22	Pull Out All Winter Items for Town Hall & Shop	Begin Nov or Earlier if Snow

Town of Geneva Municipal Court

N3496 Como Road
Lake Geneva, Wisconsin 53147

Hon. Scott R. Letteney

Judge

Marla Walsh

Clerk of Court

262-248-3885

Fax : 262-320-8810

municlerkofcourt@townofgeneva.wi.gov

MEMORANDUM TO TOWN BOARD

FROM: Municipal Court

SUBJECT: *September 2026 Budget Report*

DATE: October 1, 2026

Monthly Financial for September 2026

- \$13,176.60 total collected
- \$ 580.00 sent to County
- \$ 2,802.03 sent to State
- \$ 9,794.57 retained by Town

The Court took in \$8,187.30 from Allpaid and their service fees totaled \$402.48.

The number of citations entered for the month of September 2026: 66 Traffic citations
and 8 Municipal citations.

Monthly Citations for October 2026

87 filed for the October 17, 2026 Initial Appearances.

TOWN OF GENEVA MUNICIPAL COURT

September 2026 Income & Expenses

Hon. Scott R. Letteney 262-248-3885
 Judge
 Marla Walsh
 Clerk of Court
 municlerkofcourt@townofgeneva.wi.gov

To: Town Board		Income		Citations filed with Court		County		State		Town		Total	
GROSS RECEIPTS		Prior 3yr. Average	2026	Other Deposit	Prior 3yr. Average	2026							
January		\$3,013.00	5,908.64		16	56	jan	\$ 598.80	\$1,441.75	\$ 3,868.09	\$ 5,908.65		
February		\$6,178.00	7,919.93		24	44	feb	\$ 558.80	\$ 1,784.29	\$ 5,576.84	\$ 7,919.93		
March		\$2,793.00	7,055.90		13	33	mar	\$ 490.00	\$ 1,866.66	\$ 4,699.24	\$ 7,055.90		
April		\$4,265.00	5,419.98		24	74	april	\$ 393.00	\$ 1,164.11	\$ 3,862.87	\$ 5,419.98		
May		\$5,428.00	6,807.84		24	55	may	\$ 461.00	\$ 1,878.56	\$ 4,468.28	\$ 6,807.84		
June		\$4,747.00	13,632.24		39	83	june	\$ 1,538.00	\$ 3,810.72	\$ 8,283.52	\$ 13,632.24		
July		\$5,785.00	9,846.00		38	92	july	\$ 943.60	\$ 2,160.55	\$ 6,741.85	\$ 9,846.00		
August		\$5,464.00	12,515.80		27	120	aug	\$ 868.80	\$ 2,780.94	\$ 8,866.06	\$ 12,515.80		
September		\$3,079.00	13,176.60		34	94	sept	\$ 580.00	\$ 2,802.03	\$ 9,794.57	\$ 13,176.60		
October		\$5,469.00			27		oct						
November		\$4,950.00			20		nov						
December		\$2,740.00			24		dec						
Total				\$0.00	310	557	Total	\$6,432.00	\$19,689.61	\$56,161.32			

Yearly Total \$53,911.00 \$82,282.93

206 Net Budget \$30,000.00
 2026 YTD Net \$56,161.32
 \$26,161.21



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Walworth		County Code Number 64		Report for Month/Year September, 2026	
Municipal Name Geneva Municipal Court		Municipal Code Number 010		Telephone Number 262-248-3885	
I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State	
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)	\$ 7,288.69	\$ 7,288.69			
Adjustment (if applicable)	\$.00	\$.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 2,810.88	\$ 2,505.88		\$ 305.00	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 1,808.03			\$ 1,808.03	
Adjustment (if applicable)	\$.00			\$.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 530.00		\$ 530.00		
Adjustment (if applicable)	\$.00		\$.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 36.00		\$ 36.00	\$.00	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 689.00			\$ 689.00	
Adjustment (if applicable)	\$.00			\$.00	
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))	\$.00	\$.00		\$.00	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)	\$ 14.00		\$ 14.00		
Adjustment (if applicable)	\$.00		\$.00		
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
11. Safe Ride Program (s. 85.55, Stats.)	\$.00			\$.00	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 13,176.60	\$ 9,794.57	\$ 580.00	Pay This Amount \$ 2,802.03	

Continue onto the next page.

**GENEVA TOURISM COMMISSION MEETING
TO BE HELD AT THE GENEVA TOWN HALL
N3496 Como Road, Lake Geneva, WI 53147
September 11, 2026 10:00 am
UNAPPROVED MINUTES**

Call to Order, Pledge of Allegiance- 10:00 am Otten called the meeting to order, all did the Pledge of Allegiance.

Roll Call/Quorum- Steve Otten, President; Arney Silvestri, VP; Kathryn Bartelli, Secretary; Member-at-Large- Garth Chambers. Guests: Dana Sabia; Emma Price, Glen Murray & John Freiburger, Destination Geneva National; Joel Mirsberger, Editor of Lifestyle Geneva National; Chris Buttleman, Lake Geneva House of Music; Deanna Goodwin, Visit Lake Geneva VP of Marketing, Communications & Development; Scott Williams, Town of Geneva Supervisor #2. Quorum obtained.

Approval of the September 11th, 2026 Agenda- Silvestri moved to accept the agenda as posted, Otten seconded the motion. **Motion carried 4-0, no abstentions.**

Approval of Tourism Commission Meeting Minutes-

- a. Motion to approve August 7th, 2026 Tourism meeting minutes by Chambers, seconded by Silvestri. **Motion carried 4-0, no abstentions.**

Guest, Dana Sabia, Potential Future Contract for Marketing Services- Otten introduced Sabia, who he asked to come today to meet all of the Commissioners and answer any questions. Sabia has marketing background which includes marketing for obstacle course racing, including the local Abominable Racing event held on the Lake Geneva Zipline property in November and January plus other races. Sabia explained she also does websites, social media, content creation and has worked on several of Lake Geneva House of Music's events. Print background includes flyers, brochures; photography also. Sabia would be mostly remote but has flexibility to attend meetings, be available for creating content etc. Sabia explained more about the Abominable Snow Race. This would be the 12th (?) year, since it is hard to get people out in potentially below zero temps they make a fun weekend out of it. There is a pre-party, a snowman (Yeti) mascot, they send the mascot out to businesses to showcase what is in the area, and then of course the race. The event is attended by about 1000 people from 20 different states, one from another country. She is a freelance marketer, an arrangement could be tiered pricing depending on content; she has some on a monthly retainer under \$1,000 a month or other levels up to about \$3,500 a month. Sabia could prepare a proposal but would need more specifics. Website would be one project; maybe 10 hours a week max initially for about a 6 month period or maybe on a per project basis on a contract basis.

Attorney/DMO Update- Otten did receive a bill for the attorney but had not looked at it yet. He did not have any further updates. We will push for a formal agreement with the town at an upcoming town meeting but we are not ready to do that yet.

Promotional Grant Applications-

- a. New Grant Application for Geneva National #12- Glenn Murray, Chief Operating Officer for Geneva National gave a quick overview of the last couple of months GN, who is the largest contributor to the Town's room tax. June was strong but the impact of the storm affected GN with a quarter to a half million dollar business loss, normal pickup rates

dropped drastically as the press got out about the storm, GN had an OK August, with a later labor day helping, but they have an extremely strong September coming up. The 2026 full year should be up over 7% for room tax. The ownership of GN has made over an 18 million dollar investment in lodging over the last year and a half; four new cottages plus for the Lodge GN- the renovation of 146 guest rooms, as well as new parking and new entrance. Murray projects growth for next year to be about 12-15% over 2027 & 2028.

GN sees corporate meetings as a key to their growth strategy. For 7 months a year occupancy is lower offering an opportunity. Today's presentation is also to set the table for GN to be in front of the Commission more often. A publication geared to hosting meetings was distributed to the Commission that Emma Price, GN's Director of Marketing just produced that was mailed to over 3000 meeting planners. GN did not come for a grant for that mailing but Emma will be coming before the Tourism Commission next month for a grant request for GN to host the Meeting Planners International Board Retreat for November. Twenty Five Board members will be coming who oversee the Association of Meeting Planners for a couple nights and meals at GN. GN joined Visit Milwaukee, the largest DMO in the state, as a partner to get involved because they have a large roster of corporate meeting planners, they attend all the trade shows.

Murray went on to present today's request for funds. There had been a scheduling conflict with the usual location for the tournament so WIAA were entertaining bids and GN was in the top 3 as the potential location. If Destination Geneva National would be chosen as the location for the June 2027 WIAA Boy's High School Golf State Championship it would be great for the Town of Geneva and the area. It would be 208 players, two divisions, for 2-3 days coming from all corners of the state; they expect over 1000 spectators: coaches, officials, parents. Because GN is in the bottom of the state, the location is not ideal, Murray thought that a previous event 3 years ago with Jerry Kelly and Paige Veronic at GN with 2000 attendees, the pedigree of that event helped the application. Murray puts their chances at 50/50 for winning the bid. GN was not the lowest bidder so the support of the Tourism Commission may help win the bid. The event could generate 750,000 media impressions: website traffic, golf media, local news, TV covers it, YouTube bloggers for this type of event interviewing the coaches, the players. For GN to be competitive for this bid the ownership of GN is making a \$55,000 in-kind contribution; the schools are willing to pay about \$9,000, the WIAA is willing to pay about \$17,000, so GN is asking for a commitment of \$53,040 from the Tourism Commission. The grant would help bridge the costs and the loss of revenue for GN to host this. GN projects that it could 300 rooms per night into the area, the reality would be that it may not all be in the Town of Geneva but the Airbnb type rentals would benefit from this also. They should have a decision in about the next 10 days.

Silvestri moved to approve Grant Request #12 for \$53,040, Otten seconded the motion.

Motion carried 3-0, Chambers abstained.

- b. Reimbursement Request for LGHOM's The Geneva Jam event for \$1,500 (#10): Buttleman was present and explained that this was a smaller event. There was a lot of rain that weekend but since it was a smaller event they were able to bring most inside, didn't have to cancel or reschedule it. Chambers suggested we move on the two reimbursement requests together.

- c. Reimbursement Request for LGHOM's Geneva Grill & Chill event for \$3,240 (#11):
Buttleman explained that this event had a more country music feel. It was a first time event and didn't spend the whole request of \$4,000. It was successful, nice attendance, good feedback and one LGHOM would like to continue. Chambers made a motion to approve both items for reimbursement- b (Geneva Jam) and c (Grill & Chill), Bartelli seconded the motion. **Motion carried 4-0, no abstentions.**
- d. New Grant Application for LGHOM's Geneva Taco & Tequila Festival Grant
Request #13 for \$5,000, event dates Sept. 18-20 (formerly known as Lake Geneva Taco Fest): Buttleman explained that this would be the 6th year of doing this event which was changed slightly from just the Taco Fest. Due to circumstances, marketing is slightly behind this year. Have already started the marketing despite the application today. Only charging a \$10 pass for the whole weekend. It is a week later than past due to Buttleman's work with the County Fair entertainment. Have previously had as many as 5000 attendees, expect 2500 this year. The grant request is 50% less than last year's request. Otten moved to proceed with the \$5,000 grant for the LGHOM's Geneva Taco & Tequila Festival, Silvestri seconded the motion. **Motion carried 4-0, no abstentions.**

Tourism Financial Report- Otten stated checking balance as of 8/31/26 was \$607,265.23 which included interest and that the invoice for the attorney would be forthcoming. Chambers moved to approve the Tourism Financial Report, seconded by Silvestri. **Motion carried, 4-0, no abstentions.**

Old Business-

- a) Otten asked that Commission members please email questions to him so he can do one email to the attorney.

New Business-

- a) None.

Additional Commission Comments- Otten reiterated that he hopes that GN lands the state high school golf tournament.

Next regularly scheduled Meeting Date, Place and Time- Silvestri moved October 2nd at 10:00 am at the Town Hall for the next meeting, Otten seconded the motion. **Motion carried 4-0, no abstentions.**

Motion to Adjourn- Bartelli moved to adjourn today's meeting, Silvestri seconded the motion. **Motion carried 4-0, no abstentions.**

Respectfully Submitted this 24th day of September, 2026 by,

Kathryn Bartelli, Town of Geneva Tourism Commission Secretary

TOWN OF GENEVA
Business License

Business License Fee: \$25 ☒ **Original** ☐ **Renewal**
(If mailing: N3496 Como Rd, Lake Geneva, WI 53147)

*Credit Card payments are now accepted through our website with a small transaction fee.
Find the credit card icon  on the RIGHT side of the website home page.
You will complete the Business License Application online at that time - do not complete this paper form.*

www.townofgenevawi.com

Business Information

Business Name BVP LLC	Town of Geneva Street Address 21 Matterhorn Ct, Unit 21-03
Mailing Address 617 Devon Ave	Mailing City, State, Zip Park Ridge, IL 60068
Telephone No. 847-502-8404	Tax Parcel No. JCO 02/03
Email: BVP2LLC21@gmail.com	Exempt Status Claimed: YES ☒ NO
Type of Business: Bar/Restaurant Short-Term-Rental <u>Long-Term-Rental</u> Manufacturing Retail Other:	
Are industrial toxic materials used at this business? If so, please list: No	Year Business was first operated 2026

Owner/ Applicant Information

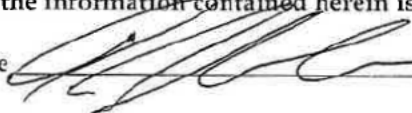
Name Michael R. Pieczonka Trust	Email BVP2LLC21@gmail.com
Mailing Address 617 Devon Ave Park Ridge, IL 60068	Applicant phone#: 847-502-8404 Emergency Contact name/number
Agency Representative (such as property manager)	
Name Mike Pieczonka	E-mail address BVP2LLC21@gmail.com
Mailing Address 617 Devon Ave Park Ridge, IL 60068	Agency Phone #: 847-502-8404

IMPORTANT:

1. Business licenses renew annually in June. You will be notified of renewal by May 1st via email.
2. Business license fees are not prorated.

I hereby declare that the information contained herein is true and complete to the best of my knowledge.

Applicant's Signature



Date

9/14/26

OFFICE USE: Payment: Cash / CC (in office only) / Check # _____

TOWN OF GENEVA

Business License

Business License Fee: \$25 ☒ Original ☐ Renewal

(If mailing: N3496 Como Rd, Lake Geneva, WI 53147)

Credit Card payments are now accepted through our website with a small transaction fee.

Find the credit card icon  on the RIGHT side of the website home page.

You will complete the Business License Application online at that time - do not complete this paper form.

www.townofgenevawi.com

Business Information

Business Name Geneva Resorts	Town of Geneva Street Address 4200 Wes End Road
Mailing Address 120 9th Street	Mailing City, State, Zip Lockport, Illinois 60441
Telephone No. 708.280.8486	Tax Parcel No. JN 00005
Email: manager@genevaresorts.org	Exempt Status Claimed: YES NO NO
Type of Business: Bar/Restaurant Short-Term-Rental Long-Term-Rental Manufacturing Retail Other: Hotel	
Are industrial toxic materials used at this business? If so, please list: NO	Year Business was first operated 2026

Owner/ Applicant Information

Name 4200 WEST END LLC	Email manager@genevaresorts.org
Mailing Address 120 9th Street, Lockport, Illinois 60441	Applicant phone#: 312.285.9182 Emergency Contact name/number

Agency Representative (such as property manager)

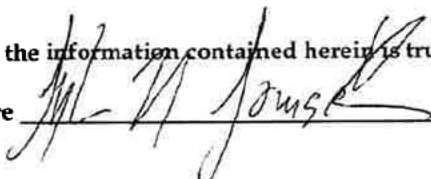
Name GENEVA RESORTS LLC	E-mail address manager@genevaresorts.org
Mailing Address 120 9th Street, Lockport, Illinois 60441	Agency Phone #: 708.280.8486

IMPORTANT:

1. Business licenses renew annually in June. You will be notified of renewal by May 1st via email.
2. Business license fees are not prorated.

I hereby declare that the information contained herein is true and complete to the best of my knowledge.

Applicant's Signature



Date **10/8/2026**

OFFICE USE: Payment: Cash / CC (in office only) / Check # _____

TOWN OF GENEVA

Business License

Business License Fee: \$25 ☒ Original ☐ Renewal

(If mailing: N3496 Como Rd, Lake Geneva, WI 53147)

Credit Card payments are now accepted through our website with a small transaction fee.

Find the credit card icon  on the RIGHT side of the website home page.

You will complete the Business License Application online at that time - do not complete this paper form.

www.townofgenevawi.com

Business Information

Business Name	Town of Geneva Street Address
The Other Lake Como LLC	21 Matterhorn Ct., Unit 21-14
Mailing Address	Mailing City, State, Zip
617 Devon Ave	Park Ridge, IL 60068
Telephone No.	Tax Parcel No.
847-502-8404	JCO 02114
Email:	Exempt Status Claimed: YES ☒ NO ☐
theotherlakecomo@gmail.com	
Type of Business: Bar/Restaurant Short-Term-Rental <u>Long-Term-Rental</u> Manufacturing Retail Other:	
Are industrial toxic materials used at this business? If so, please list:	Year Business was first operated
No	2026

Owner / Applicant Information

Name	Email
Michael R. Pieczonka Trust	theotherlakecomo@gmail.com
Mailing Address	Applicant phone#:
617 Devon Ave	847-502-8404
Park Ridge, IL 60068	Emergency Contact name/number

Agency Representative (such as property manager)

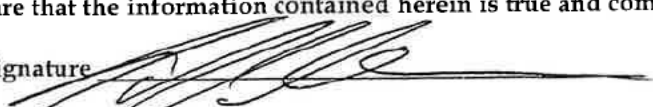
Name	E-mail address
Mike Pieczonka	theotherlakecomo@gmail.com
Mailing Address	Agency Phone #:
617 Devon Ave	847-502-8404
Park Ridge, IL 60068	

IMPORTANT:

1. Business licenses renew annually in June. You will be notified of renewal by May 1st via email.
2. Business license fees are not prorated.

I hereby declare that the information contained herein is true and complete to the best of my knowledge.

Applicant's Signature



Date

9/14/26

OFFICE USE: Payment: Cash / CC (in office only) / Check # _____

ORDINANCE NO. 86

TOWN BOARD AGENDA PROCEDURES

The Town Board of the Town of Geneva, Walworth County, Wisconsin, does ordain Town of Geneva Ordinance No. 86 as follows:

Section 1. The Town of Geneva shall welcome voices of the community by honoring requests from the general public and requests from their elected representatives for matters to be considered by the Town Board.

Section 2. Upon hearing a request from a member of the community or a member of the Town Board for any local issue to be considered by the Town Board, the Town of Geneva shall include that same topic on the Town Board agenda for the next regularly scheduled board meeting.

Section 3. All such topics shall be presented on the Town Board agenda so as to accurately reflect what has been requested by the community member or Town Board member, and will be given full consideration in respect for the public's right to be heard.

Section 4. The person or elected board member initiating the request shall be afforded the opportunity to address the Town Board when the board takes up that matter at the next regularly scheduled meeting.

Section 5. The responsibilities for ensuring compliance with this ordinance shall fall to the town chairman, town clerk and/or any other town employee preparing agendas for Town Board meetings.

This ordinance was ___ adopted ___ denied this 14th day of September 2026

by a vote of ___ in favor ___ against and ___ abstain.

_____ ___ Absent ___ Aye ___ Nay ___ Abstain

Jeff Monroe, Supervisor No. 1

_____ ___ Absent ___ Aye ___ Nay ___ Abstain

Scott Williams, Supervisor No. 2

___ Absent ___ Aye ___ Nay ___ Abstain

Steve Otten, Supervisor No. 3

___ Absent ___ Aye ___ Nay ___ Abstain

John Namy, Supervisor No. 4

___ Absent ___ Aye ___ Nay ___ Abstain

Joseph Kopecky, Chairman

___ Attest

Michelle Baumeister, Town Clerk

**TOWN OF GENEVA
RESOLUTION NO. 309**

**A RESOLUTION DESIGNATING TOWN POSITIONS
AUTHORIZED TO DECLARE A DISASTER OR EMERGENCY**

THE TOWN BOARD OF THE TOWN OF GENEVA, being duly convened and meeting in open session, does hereby resolve as follows:

WHEREAS, the Town of Geneva wishes to be prepared for unforeseen disasters that may strike or emergencies that may arise;

WHEREAS, the Town of Geneva wishes to have procedures in place for handling the public's needs as quickly as possible following disasters or emergencies;

WHEREAS, emergency preparedness can help the community begin a process of recovery and can make the town eligible for assistance from state and/or federal sources;

WHEREAS, Wisconsin state law limits authority for declaring disasters or emergencies to the Town Board, the town chairman or other persons designated by the Town Board;

WHEREAS, a quorum of the Town Board may not always be available to make timely decisions and declarations in the aftermath of disasters or emergencies;

NOW, THEREFORE, BE IT RESOLVED that the Town Board does hereby designate the town chairman as authorized to declare a disaster or emergency whenever a quorum of the Town Board is unavailable; and

BE IT FURTHER RESOLVED that the Town Board does hereby designate the town police chief as authorized to declare a disaster or emergency whenever a quorum of the Town Board is unavailable and whenever the town chairman is unavailable; and

BE IT FURTHER RESOLVED that any such declaration by either the town chairman or police chief shall take effect immediately but becomes null and void if it is not ratified by a quorum of the Town Board at the earliest convenience and no later than the board's next regularly scheduled meeting.

This resolution was duly adopted by the Town of Geneva Town Board at its meeting on the 14th day of September 2026 by a vote of ____ in favor ____ against ____ abstain.

Jeff Monroe, Supervisor No. 1

___ Absent ___ Aye ___ Nay ___ Abstain

Scott Williams, Supervisor No. 2

___ Absent ___ Aye ___ Nay ___ Abstain

Steve Otten, Supervisor No. 3

___ Absent ___ Aye ___ Nay ___ Abstain

John Namy, Supervisor No. 4

___ Absent ___ Aye ___ Nay ___ Abstain

Joseph Kopecky, Chairman

___ Absent ___ Aye ___ Nay ___ Abstain

Michelle Baumeister, Town Clerk

___ Attest

Michelle Baumeister

From: Town of Geneva Supervisor 2
Sent: Thursday, October 8, 2026 2:37 PM
To: Michelle Baumeister
Subject: Fw: Sharing 3 things for Monday's board meeting
Attachments: Form-Committee-Appointment-Application-REV-090724_H_Hall.pdf

SCOTT WILLIAMS
Town Supervisor #2
Town of Geneva, Wisconsin
262-617-3023
supervisor2@townofgeneva.wi.gov
<https://www.facebook.com/people/Scott-Williams-Town-of-Geneva/61574792798239/>

From: heidi hall <hjhall89@gmail.com>
Sent: Thursday, October 8, 2026 11:33 AM
To: Town of Geneva Chairman <chair@townofgeneva.wi.gov>; Town of Geneva Supervisor 1 <supervisor1@townofgeneva.wi.gov>; Town of Geneva Supervisor 2 <supervisor2@townofgeneva.wi.gov>; Town of Geneva Supervisor 3 <supervisor3@townofgeneva.wi.gov>; Town of Geneva Supervisor 4 <supervisor4@townofgeneva.wi.gov>
Subject: Sharing 3 things for Monday's board meeting

Good afternoon Town of Geneva board members.

I am out of town and not able to attend the meeting this Monday, so I am sharing my comments via email.

1) I have attached my completed form for committee participation for your consideration.

2) At my healthcare job we had a policy to respond to customer concerns/inquiries within 7 days and provide resolution within 30 days. Responses were provided in writing and actions were monitored for compliance and quality assurance. I suggest the Town of Geneva develop a policy or ordinance to respond to customer inquiries/requests within X# of days to acknowledge receipt of the inquiry/request and provide information as to if and/or when the customer's inquiry/request will be completed. I believe this will provide clarity for customers and thereby alleviate potential frustrations with respect to timely responses for inquiries/requests. I submitted a request in June or July via the "contact us" option on the website and I have not yet received a response, so I don't know if my request was even received. I submitted another separate request in August via email and then verbally at the September board meeting and I have not yet received a response. It is my understanding there is a part time person that could possibly fulfill requests. I believe Rock County charges for records. They require records requests via email and then they evaluate the cost and fulfill the request after payment is received.

3) With respect to ordinances around properties - I suggest that we remove content that is already addressed in Wisconsin State statutes and then only include content to ensure homeowners' safety. Example: Peeling paint on buildings does not affect the homeowner's safety.

Heidi Hall
Dandelion Road
Lake Como Beach Subdivision

Sent from my iPhone