



## Village of Genoa City

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

### Committee of the Whole Meeting

Thursday, April 2<sup>nd</sup>, 2026 @ 6:30 p.m.

#### **BOARD MEMBERS**

**Ken Parker**  
Village President

**Duane Gallo**  
Trustee

**Phil Traskaski**  
Trustee

**Melissa Bobula**  
Trustee

**Joyce DeLong**  
Trustee

**Pamela Larson**  
Trustee

**Shawn Sponenburg**  
Trustee

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

#### **AGENDA**

1. Call to Order/Roll Call
2. Approval of minutes from the **March 5<sup>th</sup>, 2026, meeting.**
3. 2026 Goals and Objectives.
  - a. None.
4. New Business: (Discussion)
  - a) Recycling Just Scrappin' \*discussion
  - b) R1 Zoning: above grade 1200 sq ft for first story, etc. \*discussion only
5. Ongoing Business: (Discussion)
  - a. Business License (wholesalers, cost of application, etc.) \*continued discussion
  - b. Ordinance amendment: 310-49 (B1) /CU (wholesalers)\*continued discussion
6. Ordinance and Resolution Updates
  - a. None.
7. Department Head Reports:
  - Chief of PD:
  - DPW Foreman:
  - Library Director (Qtrly):
  - Clerk Treasurer:
  - Village Manager:

**PLEASE DO NOT REMOVE, PICK UP A COPY AT VILLAGE HALL OR VIEW ON VILLAGE WEBSITE**

8. Village President Report

9. Adjourn into closed session in accordance with Wisconsin Statue 19.85(1):  
None.

10. Reconvene into open session.  
None.

11. Adjournment

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



## Village of Genoa City

755 Fellows Rd ▪ P.O. Box 428  
Genoa City, WI 53128  
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### Committee of the Whole Meeting-Minutes – March 5<sup>th</sup>, 2026

#### **BOARD MEMBERS**

**Ken Parker**  
Village President

**Duane Gallo**  
Trustee

**Phil Traskaski**  
Trustee

**Melissa Bobula**  
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**Joyce DeLong**  
Trustee

**Pamela Larson**  
Trustee

**Shawn Sponenburg**  
Trustee

#### 1. Called Meeting to Order 3/5/26/Roll Call

*Meeting of the Village Board was called to order at 6:30 pm by Village President, Ken Parker.*

*Roll Call: Ken Parker-here; Duane Gallo-here; Phil Traskaski-here; Melissa Bobula-here; Joyce DeLong-here; Pamela Larson-here; and Shawn Sponenburg-here.*

#### 2. Approval of minutes from the February 5<sup>th</sup>, 2026, meeting.

*DeLong/Bobula motion to approve minutes, carried 6-0-0*

#### 3. 2026 Goals and Objectives.

- a. None.

#### 4. New Business: (Discussion)

- a) Bryce Inman-Veteran's Park -Darling Field 2026 lease renewal \*discussion

*Old lease to be updated to reflect the new renewal dates, etc. and be placed on March 2026's Board agenda for approval.*

- b) Adaptive swing-Veteran's Park (FM) \*discussion (Board Approval)

*Option A was suggested by DPW Foreman for the best option for maintenance, etc. and be placed on March 2026's Board agenda for approval of Option A.*

- c) 4H petting zoo (July 17, 2026) – FM \*discussion (Board Approval)

*Owner Todd was okay with this date and event, to be placed on March 2026's Board agenda for approval.*

- d) Scholarship 2026 (FM) \*discussion

*Board was ok with this and was placed on March 2026's Board agenda for approval.*

- e) Corporate Drive \*discussion

*Municipal Engineers, Ehlers Financial Planning Consultants will need to be invoiced in further discussion, planning and financing; to be placed on Board agenda for the approval for municipal engineers, Ehlers to start discussions/planning for design and financing; the early stages.*

#### 5. Ongoing Business: (Discussion)

- a. Business License (wholesalers, cost of application, etc.) \*discussion

*COW Agenda items 5a & 5b to be added to the April COW for further discussion.*

**PLEASE DO NOT REMOVE, PICK UP A COPY AT VILLAGE HALL OR VIEW ON VILLAGE WEBSITE**

- b. Ordinance amendment: 310-49 (B1) /CU (wholesalers)\*discussion

*COW Agenda items 5a & 5b to be added to the April COW for further discussion.*

- c. Fence Ordinance \*discussion

*Confirm status of this ordinance amendment and confirm the next stage of this ordinance as applicable.*

6. Ordinance and Resolution Updates

- a. 2026 R-03-02 Resolution Authorizing the Issuance and Sale of \$3,615,000 General Obligation Promissory Notes, Series 2026A (Board approval)

*There was no further questions or discussions on this, and to be placed on the March's 2026 Board agenda for approval.*

7. Department Head Reports:

- Chief of PD: *None.*
- DPW Foreman: *utility work on old part of town; TDS work continues (restoration of disturbed area to follow weather permitting in the up coming weeks; Fellows Rd Construction – Water Main break- in last round of water testing, and bottled water was delivered to all Fellow Road residents that were affected.*
- Library Director (Qtrly): *N/A*
- Clerk Treasurer: *Auditors on site 3/9-11/2026*
- Village Manager: *Absent*

8. Village President Report

*None.*

9. Adjourn into closed session in accordance with Wisconsin Statue 19.85(1):

*None.*

10. Reconvene into open session.

*None.*

11. Adjournment

*Gallo/Traskaski motion to adjourn, carried 6-0-0. Adjourned at 7:02 pm.*

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Ken Parker, Village President

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Jackie Petritis, Clerk Treasurer

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31610 60th St  
Salem WI 53168

Your Partner in a Greener Tomorrow

Dear Village of Genoa City Leaders,

My name is Melissa Riddell, and I am the owner of Just Scrappin' LLC, a locally operated food scrap collection service based in Southeast Wisconsin. I am reaching out to introduce our services and explore how we may support your municipality's sustainability, climate, and waste-reduction initiatives.

Food waste is one of the largest components of the municipal waste stream. When landfilled, it produces methane — a potent greenhouse gas — and represents a loss of valuable nutrients and resources. Diverting food scraps to composting is a practical, measurable way for communities to reduce landfill use, lower greenhouse gas emissions, and demonstrate environmental leadership.

Just Scrappin' LLC provides small-scale, flexible food scrap collection for residents and small businesses. Our approach focuses on accessibility, education, and making sustainable practices realistic for everyday participants. The food scraps we collect are diverted from landfills and directed to composting outlets where they are transformed into nutrient-rich soil amendments.

Municipalities across the country are recognizing food scrap diversion as a key strategy in sustainability and climate action planning. Partnering with a local service like Just Scrappin' allows communities to explore options such as:

- Pilot food scrap collection programs
- Community drop-off or event-based collection
- Public education on waste reduction and composting
- Support for local sustainability or climate initiatives

As a small local business, my goal is to collaborate with municipalities to build practical, community-scaled solutions that align with local priorities and budgets.

I would welcome the opportunity to discuss how food scrap diversion could support your community's sustainability goals, whether through a pilot project, partnership, or educational outreach.

Thank you for your time and for your continued efforts to build a more sustainable community.

Sincerely,  
Melissa Riddell  
Owner, Just Scrappin' LLC  
262-771-9616  
justscrappin222@gmail.com

Together, We're Just Scrappin' the Surface to Reduce Waste



# Just Scrappin'

## Food Waste Recycling Service



**Door to Door Pick up  
A Clean Bucket Replaces Filled one  
Residential and Commercial Accounts**

**\*Starting at only \$25 a month (4 gallon bucket, pick up every other week) Prices vary with larger bucket and more pick ups.**

**We are a family owned business with a passion for creating a better more sustainable future and providing a service to our community. We are committed to providing a professional and efficient service that makes it easy and cost effective for every household to recycle their food scraps.**

**Food represents the single largest component of solid waste in landfills.**

Compost can be used to improve soil quality, increase water retention, provide plant nutrients and aid in cleanup of disturbed and contaminated soils.

The average four-person household throws away more than \$1500 in food every year. We don't eat about 25 percent of the food we bring home.

### **What do you do with it?**

U.S. Environmental Protection Agency. Basic Information about Food Waste. 2012

**CALL US TODAY**

**262-771-9616**  
**Info@justscrappinllc.com**  **www.justscrappinllc.com**

Southeastern Regional Planning Commission under the Fox River Watershed Study, shall be construed to be the district boundary line.

- (3) In un-subdivided property, the location of the district boundary lines shown on the map shall be determined by use of the scale on such map or, in the case of floodland boundaries, shall be determined through the use of flood profiles and accompanying hydrologic and hydraulic engineering data prepared by the Southeastern Wisconsin Regional Planning Commission under the Fox River Watershed Study.
- C. **Vacation.** Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.
- D. **Annexations.** Annexations to or consolidations with the Village subsequent to the effective date of this chapter shall be placed in the SFR Single-Family Residence District, unless the annexation ordinance temporarily places the land in another district. Within one year of such annexation or consolidation, the Plan Commission shall evaluate and recommend a permanent classification to the Village Board.
- Subsection Amended 05-13-2010**

#### § 310-45. Residential districts.

Residential districts are designed to encourage a suitable environment for family life by permitting certain conditions compatible to enhancing this purpose and by protecting this residential character against non-compatible uses. The districts are intended to avoid overcrowding by requiring certain minimum yards, open spaces, and site area while making available a variety of dwelling types to serve a wide range of individual requirements.

Editor's Note: The Zoning Map is of file at the office of the Village Clerk – Treasurer.

#### 1. **R-1 SINGLE –FAMILY RESIDENCEDISTRICT (EXISTING)**

##### (a) **Principal uses.**

1. Single-family dwellings.
2. Family day care home.
3. Foster family home.
4. Community Living Arrangements which have a capacity for 8 or fewer persons served by the program.

5. Essential Services.

**(b) Conditional Uses.**

1. Telephone, natural gas, and electric power substations
2. Public Utility Buildings and above-ground structures.
3. Home Occupation or Office (See Definitions)

**(c) Permitted Accessory Uses(Also see Sec. 310-68).**

1. Private garages and carports
2. Gardening, tool and storage sheds incidental to the residential use.
3. Home Occupation or Office (See Definitions)
4. Ground-mounted and building-mounted earth station dish antennas
5. Residential fences
6. Private outdoor swimming pools.

**(d) Dimensional Requirements for Existing Buildings and Structures on Lots Platted prior to (07/14/05)**

Dimensional requirements for existing buildings and structures on R-1 lots platted prior to 07/14/05 shall be as follows to minimize possible non-conforming circumstances:

1. Minimum lot area: None
2. Minimum lot width: As platted.
3. Minimum setbacks: Setbacks, side yards, rear yards, and shore yards for existing buildings and structures on R-1 District lots existing prior to 07/14/05 may be continued to avoid non-conforming circumstances. However, any additions to buildings or structures on such lots shall meet minimum dimensional requirements listed below in Section (e)

4. Accessory Uses: See Section 310-68

**5. RECONSTRUCTION OF CERTAIN BUILDINGS AND STRUCTURES.**

This district was amended on 07/14/05 to allow lesser dimensional requirements for buildings or structures existing prior to the date of

**(a) Principal Uses.**

1. Single-family dwelling.
2. Duplex dwellings.
3. Multiple dwellings not to exceed 4 units per structure.
4. Essential Services.

**(b) Conditional Uses.**

1. Multiple dwellings, in excess of 4 units per structure.
2. Multiple principle residential structures on one lot.
3. Home Occupation or Office (See Definitions)
3. Bed and breakfast establishment.
4. Telephone, natural gas, and electric power substations.
5. Public Utility Buildings and above-ground structures.

**(c) Permitted Accessory Uses (Also see Sec. 310-68)**

1. Private garages and carports.
2. Gardening, tool, and storage sheds incidental to the residential use.
3. Home Occupation or Office (See Definitions)
4. Ground-mounted and building-mounted earth station dish antennas.
5. Residential fences.
6. Private outdoor swimming pools.

**(d) Dimensional Requirements for existing Buildings and Structures on Lots Platted prior to 07/14/05.**

Dimensional requirements for existing buildings and structures on R-2 lots platted prior to 07/14/05 shall be as follows to minimize possible non-conforming circumstances:

1. Minimum lot area: None.

amendment to protect the values of existing homes, encourage their renovation, and allow their reconstruction. Therefore, buildings and structures existing prior to 07/14/05 may be replaced and/or reconstructed in their exact same size, placement, and configuration related to their locations, floor area, yard setbacks, and height. Additions to existing buildings or structures are allowable and shall meet the minimum dimensional requirements listed below in Section (e), however they shall not be allowed to be made more non-conforming than they were previously.

**(e) Dimensional Requirements for development after 07/14/05.**

**1. Lot:**

**[a]** Width: 80 feet minimum.

**[b]** Area: 10,000 square feet minimum.

**2. Building Area (principal structure): 1,200 square feet minimum of finished living area, excluding garage; if two stories, 800 square feet minimum finished living area on grade level, excluding garage; and if tri-level, 400 square feet minimum of finished living area on grade level, excluding garage.**

**3. Building Height: 35 feet maximum.**

**4. Yard Requirements.**

**[a]** Street:

**1)** State, Federal, and County: 40 feet minimum.

**2)** Other public and private roads: 25 feet minimum.

**[b]** Rear: 30 feet minimum.

**[c]** Side: 15 feet total with a minimum 6 feet on one side.

**[d]** Shore: 100 feet.

**[e]** Accessory Uses: See Section 310-68.

**(f) Maximum lot coverage.** Structures and impervious surfaces shall not cover more than 50% of the lot area.

**2. R-2 General Residence District (Existing)**

2. Minimum lot width: As platted.
3. Minimum setbacks: Setbacks, side yards, rear yards and shore yards for existing buildings and structures on R-2 District lots existing prior to 07/14/05 may be continued to avoid non-conforming circumstances. However, any additions or new structures on such lots shall meet the minimum dimensional requirements listed below in Section (e).
4. Accessory Uses
5. Reconstruction of Certain Buildings and Structures. This district was amended on 07/14/05 to allow lesser dimensional requirements for buildings or structures existing prior to the date of amendment to protect the values of existing homes, encourage their renovation, and allow their reconstruction. Therefore, buildings and structures existing prior to 07/14/05 may be replaced and/or reconstructed in their exact same size, placement, and configuration related to their locations, floor area, yard setbacks, and height. Additions to existing buildings or structures are allowable and shall meet the minimum dimensional requirements listed below in, Section (e), however they shall not be allowed to be made more non-conforming than they were previously.

**(e) Dimensional Requirements for Development after 07/14/05.**

**1. Single-Family Dwellings:**

- [a] Lot:  
Width: 80 feet minimum.  
Area: 10,000 square feet minimum.
- [b] Building Area: Same as R-1
- [c] Building Height: 35 feet maximum

**2. Duplex Dwelling Units:**

- [a] Lot:  
Width: 75 feet minimum.  
Area: 10,000 square feet minimum.
- [b] Building Height: 35 feet maximum.
- [c] Building Area (principal structure excluding garage):  
1,600 square feet minimum.

**3. Multiple Family Units:**

- [a]** Lot:  
 Width: 75 feet minimum.  
 Area: The largest of 10,000 square feet or the applicable combination of unit minimums.

Bedrooms	Min., Lot Area per Unit	Min., Floor Area per Unit
3	4,400 sq. ft.	900 sq. ft.
2	3,200 sq. ft.	800 sq. ft.
1	2,800 sq. ft.	700 sq. ft.
efficiency units	2,800 sq. ft.	500 sq. ft.

- [b]** Building Height: 40 feet maximum
- [c]** Building Area (principal structure excluding garage): As noted in Table above.

**4. Yard Requirements (perimeter)**

- [a]** Street:
- 1) State, Federal, and County: 40 feet minimum.
  - 2) Other public and private roads: 25 feet minimum.
- [b]** Rear: 30 feet minimum.
- [c]** Side: 18 feet, with 9 feet minimum one side.
- [d]** Shore: 100 feet minimum.

**5. Yard Requirements (interior).**

- [a]** Street: 25 feet minimum.
- [b]** Side: 30 feet minimum.
- [c]** Rear: 50 feet minimum.

**6. Accessory Uses: See Section 310-68.**

- (f) Maximum Lot Coverage.** Structures and impervious surfaces shall not cover more than 50% of the lot area.

**3. SFR- Single-Family Residence District (Proposed)**

- (a) Principal Uses.**

1. Single-family dwellings.
2. Family day care home.
3. Foster family home.
4. Community Living Arrangements which have a capacity for 8 or fewer persons served by the program.
5. Essential Services

**(b) Conditional Uses**

1. Telephone, natural gas, and electric power substations.
2. Public Utility Buildings and above-ground structures.
3. Home Occupation or Office (See Definitions)

**(c) Permitted Accessory Uses (Also see Sec. 310-68).**

1. Private garages and carports.
2. Gardening, tool, and storage sheds incidental to the residential use.
3. Home Occupation or Office (See Definitions)
4. Ground-mounted and building-mounted earth station dish antennas.
5. Residential fences.
6. Private outdoor swimming pools.

**(d) Dimensional Requirements.**

1. Lot:
  - [a] Width: 90 feet minimum
  - [b] Area: 15,000 square feet minimum.
2. Building Area (principal structure): 1,600 square feet minimum of finished living area on grade level, excluding garage; if two stories, 800 square feet minimum finished living area of grade level, excluding garage; and if tri-level, 400 square feet minimum of finished living area of grade level, excluding garage.

3. Building Height: 35 feet maximum.
4. Yard requirements:
  - [a] Street:
    - 1) State, Federal, and County: 40 feet minimum.
    - 2) Other public or private roads: 25 feet minimum
  - [b] Rear: 30 feet minimum.
  - [c] Side: 8 feet minimum.
  - [d] Shore: 100 feet.
  - [e] Accessory Uses: See Section 310-68.
- (e) **Maximum Lot Coverage.** Structures and impervious surfaces shall not cover more than 50% of the lot area.

**4. RDU-1 Duplex Residence District (Proposed).**

**(a) Principal Uses.**

1. Single-family detached dwellings.
2. Two-family dwellings.
3. Family day care home in either or both units of a two-family dwelling.
4. Foster family home in either or both units of a two-family dwelling.
5. Community Living Arrangements which have a capacity for 8 or fewer persons served by the program in either or both units of a two-family dwelling structure.
6. Essential Services.

**(b) Conditional Uses.**

1. Telephone, natural gas, and electric power substations.
2. Public Utility Buildings and above-ground structures.
3. Home Occupation or Office (See Definitions)

**(c) Permitted Accessory Uses.(Also see Sec. 310-68).**

1. Private garages and carports
2. Gardening, tool, and sheds incidental to the residential use.
3. Home Occupation or Office (See Definitions)
4. Ground-mounted and building-mounted earth station dish antennas.
5. Residential fences.
6. Private outdoor swimming pools.

**(d) Dimensional Requirements.**

1. Lot:
  - [a] Width: 100 feet minimum
  - [b] Area: 15,000 square feet minimum
2. Building Height: 35 feet.
3. Building Area (principal structure excluding garages):
  - [a] Single-Family Dwellings, 1,600 square feet minimum.
  - [b] Two-Family Dwellings, 800 square feet minimum for each dwelling unit.
4. Yard Requirements:
  - [a] Street:
    - (1) State, Federal, and County: 40 feet minimum.
    - (2) Other public and private roads: 30 feet minimum.
  - [b] Rear: 30 feet minimum.
  - [c] Side: 10 feet minimum.
  - [d] Shore: 100 feet.
  - [e] Accessory Uses: See Section 310-68.

- (e) Maximum Lot Coverage.** Structures and impervious surfaces shall not cover more than 50% of the lot area.

**5. MFR-1 Multiple-Family Residence District (Proposed).****(a) Principal uses.**

1. Multiple dwellings with a maximum of 4 dwelling units per structure.
2. Foster family home.
3. Community Living Arrangements which have a capacity for 15 persons or fewer.
4. Essential Services.

**(b) Conditional uses.**

1. More than one principal residential structure on one lot.
2. Multiple-family dwellings, with 5 to a maximum of 8 units per structure.
3. Home Occupation or Office (See Definitions)
4. Housing for the elderly, at a maximum density of 24 dwelling units per acre, with a maximum of 48 dwelling units per structure. Such structures may be a maximum of 48 feet in height when indoor parking is provided, and shall not contain more than 3 residential stories.
5. Telephone, natural gas, and electric power substations.
6. Public Utility Buildings and above-ground structures.

**(c) Permitted Accessory Uses**

1. Private garages and carports.
2. Gardening, tool, and storage sheds incidental to the residential use.
3. Home Occupation or Office (See Definitions)
4. Ground-mounted and building-mounted earth station dish antennas.
5. Residential fences.
6. Private outdoor swimming pools.

**(d) Dimensional Requirements.**

1. Lots.
  - [a] Width: 100 feet minimum
  - [b] Area: 15,000 square feet minimum or the applicable combination of unit minimums.

Bedrooms	Min., Lot Area per Unit	Min., Floor Area per Unit
3	4,400 sq. ft.	900 sq. ft.
2	3,200 sq. ft.	800 sq. ft.
1	2,800 sq. ft.	700 sq. ft.
efficiency units	2,800 sq. ft.	500 sq.ft.

2. Building Height: 35 feet maximum.
  3. Building Area (principal structure excluding garage): As noted in Table above.
  4. Yard requirements.
    - [a] Street:
      - 1) State, Federal, and County: 40 feet minimum.
      - 2) Other public and private roads: 30 feet minimum.
    - [b] Rear: 30 feet minimum
    - [c] Side: 15 feet minimum.
    - [d] Shore: 100 feet.
    - [e] Accessory Uses: See Section 310-68.
- (e) **Maximum Lot Coverage.** Structures and impervious surfaces shall not cover more than 50% of the lot area.

#### **§310-45A. Conservation Subdivision Overlay (CSO) District**

- A. **Purpose.** The Conservation Subdivision Overlay District is established for the following purposes:
  - (1) To provide an Overlay District that may be used in conjunction with an underlying Residential Zoning District to promote development of Conservation



# BUSINESS REGISTRATION APPLICATION

040226 COW Packet  
755 Fellows Rd  
PO Box 428  
Genoa City, WI 53128  
262-279-6472

~~\$25.00~~ Annual Fee/Late Fee \$10.00

Annual License Expires JUNE 30<sup>TH</sup> EACH YEAR

Please fill in the blanks completely, as incomplete applications will be rejected.

\*Background checks will be done <sup>on business owner (copy of DL)</sup> if required

add to form

**Please Check:**  New Business  New Owner  Name Change  Renewal  
 Location Change (must be approved by Building & Zoning Dept prior to application)

## APPLICANT & BUILDING INFORMATION

**Business Name:**

**Business Address:**

**Email:**

**Phone:**

**Website:**

**Facebook Address:**  
www.facebook.com/

**Business Owner(s) Name:**

**Business Owner(s) Email:**

**Phone:**

**Business Owner(s) Mailing Address:**

**Local Contact Person for Business (if different):**

**Email:**

**Phone:**

**Building Owner(s) Name:**  
(If different)

**Address:**

**Building Owner(s) Email:**

**Phone:**

Has the building owner approved the use of the space for your business?  YES  NO

**Type of Business:**

**Opening date:**

Is the property currently vacant?  YES  NO

Is this a home-based business?  YES  NO

Are there any improvements planned to the existing property?  YES  NO \*If yes, please explain below:

Have you spoken with the Building & Zoning Administrator regarding your business?  YES  NO

**BUSINESS OWNER SIGNATURE:**

**DATE:**

### For Office Use Only

**Date Filed:** \_\_\_\_\_ **Date License Issued:** \_\_\_\_\_ **License No.:** \_\_\_\_\_

**Date Forwarded to Building Dept:** \_\_\_\_\_ **BI Approval:** \_\_\_\_\_

**Date Forwarded to Fire Dept:** \_\_\_\_\_ **FC Approval:** \_\_\_\_\_

**Date Forwarded to Police Dept:** \_\_\_\_\_ **PC Approval:** \_\_\_\_\_

**Notes/Conditions:** \_\_\_\_\_

**Receipt Number:** \_\_\_\_\_ **Total Paid: \$** \_\_\_\_\_ **Check #:** \_\_\_\_\_

add lines "Date Forwarded to Zoning Admin" Zoning Approval: \_\_\_\_\_

conservation standards and do not involve dumping, filling, or soil or peat removal or impair the natural fauna, flora, watercourses, water regimen or topography:

- (1) Boat landing sites.
- (2) Flood overflow and movement of water.
- (3) Forest and game management.
- (4) Fishing.
- (5) Impoundments of water.
- (6) Navigation and navigational structures.
- (7) Park and recreation area, not including the location or erection of buildings or structures.
- (8) Stream bank protection.
- (9) Swimming beaches.
- (10) Wilderness areas and wildlife preserves and refuges.
- (11) Hiking and natural trails.

**B. Area, height and yard requirements:** none. No buildings or structures are permitted.

#### **§ 310-49. Business districts.**

In order to provide for the varied daily consumer needs for the people, these several business-oriented districts are created. All activities are designed to support the welfare of the Village and its inhabitants as well as promote a stable commercial economy.

**A. B-1 General Business District.** The purpose of this zoning district is to further maintain and encourage the use and redevelopment of the principal business district in the Village. The promotion of retail sales and services will be the principal aim of this district.

**(1) Principal uses:**

- (a) **Creative arts:** art galleries, art studios, antique shops, museums, music studios, photography studios, dance studios and similar creative arts shops, with or without the incidental sale of related art, music or photo supply items.

- (b) **Food stores:** grocery stores, bakeries, confectioneries, meat markets, fruit and vegetable stands and similar food stores which sell food items primarily for off-premises consumption.
- (c) **Restaurants:** restaurants, lunch counters, ice cream parlors and other similar businesses which sell food items primarily for on-premises consumption, but specifically excluding the drive-in type of establishment where food is sold to and consumed by customers remaining in their vehicles.
- (d) **Recreational centers:** theaters, bowling alleys, billiard and pool rooms, physical culture and health studios, martial arts studios and other uses of similar nature and character.
- (e) **Wearing apparel:** clothing stores, including department and variety stores, dressmaking, millinery and tailoring shops, and shoe stores.
- (f) **Hardware:** hardware, paint and wallpaper stores; glass and mirror shops; tile and carpeting stores; toy, hobby and bicycle shops; sporting goods; automotive supplies; and house wares and home appliances.
- (g) **Offices:** business and professional offices of lawyers, doctors, dentists (including medical clinics), real estate agents, travel agencies, public utilities, civil engineers, insurance agents, etc.
- (h) **Personal care services:** barbershops, beauty parlors, laundry and dry-cleaning shops and shoe repair shops.
- (i) **Financial services:** banks, savings and loans associations, credit unions, loan offices, etc.
- (j) **Home furnishings:** furniture stores, radio, television and appliance stores, and interior decorating services.
- (k) **Drug and variety stores:** pharmacies and health care items, jewelry, gift and cosmetic items, newspapers, books, magazines, tobacco items, cameras, photo supplies, etc.
- (l) **Specialty services:** locksmiths, orthopedic and medical supply stores, office supplies, and music, dance, business or trade schools.
- (m) **Specialty sales:** coin and stamp shops, florists, secondhand shops, and catalog sales stores.
- (n) **Libraries:** [Added 4-11-2002]

(2) **Conditional uses:**

- (a) Automobile service stations.
- (b) Taverns: cocktail lounges, taverns, saloons or liquor stores operated in conjunction with or separate from restaurants, hotels, clubs, recreation centers, etc.
- (c) Undertaker and funeral homes.
- (d) Parking lots and facilities other than parking required by § 310-61 through 310-66.
- (e) Nightclubs and dance halls.
- (f) Public swimming pools.
- (g) Boarding, lodging and rooming houses.
- (h) Clubs, lodges, and fraternal or religious institutions.
- (i) Planned business development.
- (j) Any use which provides drive-up or drive-in service for its customers or which has vehicular access across a public sidewalk to off-street parking shall be considered a conditional use.
- (k) Residential dwelling units.
- (l) Fast processing minilab photo processing facility not to process more than 100 rolls per day on the average and dedicated primarily to retail traffic.
- (m) Winery, retail.
- (n) Bed-and-breakfast establishment.
- (o) Telephone and gas power substations.
- (p) Pet shops.
- (q) Self-service storage facility/mini storage. [**Added 10-29-1998**]
- (r) Day-care centers. [**Added 11-11-1999**]
- (s) Automobile and Truck Sales and Services. [**Added 02-14-2008**]
- (t) Light Industrial: May conduct retail activity as a conditional use provided that all requirements are complied with. [**Added 11-13-14**]

\* Add Verbiage about  
wholesalers

- (3) Area, yard and height requirements. [Added 10-29-1998]**
- (a) Lot:**
- [1] Width:** 20 feet minimum.
  - [2] Area:** 1,750 square feet minimum plus requirements of § 310-62.
- (b) Building height:** 45 feet maximum.
- (c) Yard:**
- [1] Street.** A street yard shall be provided equal to the average of the yards of the two abutting structures. If residential zoning is present on such block on the same street a twenty-five-foot yard shall be provided.
  - [2] Side:**
    - [a] Principal uses:** none; except when provided, a minimum five feet. When abutting on a residential zone, a minimum of 10 feet.
    - [b] Conditional uses:** as determined by the Plan Commission after public hearing and review of premises.
  - [3] Rear:** 10 feet.
  - [4] Shore:** 100 feet minimum.
- (d) Floor area ratio:**
- [1] One-story:** 1.0:1.
  - [2] Two-story:** 2.0:1.
  - [3] Three-story:** 2.4:1.
  - [4] Four-story:** 2.8:1.
  - [5] Over four-story:** 3.0:1.
- (e) Off-street parking:** not required.

**B. B-2 Highway Business District.** The purpose of this business district is to provide a zone where certain commercial activities may be conducted outside of the downtown business area.

**(1) Principal uses:**

- (a) Creative arts:** art galleries, art studios, antique shops, museums, music studios, photography studios, dance studios and similar creative arts shops, with or without the incidental sale of related art, music or photo supply items.
- (b) Food stores:** grocery stores, bakeries, confectioneries, meat markets, fruit and vegetable stands and similar food stores which sell food items primarily for off-premises consumption.
- (c) Restaurants:** restaurants, lunch counters, ice cream parlors and other similar businesses which sell food items primarily for on-premises consumption, but specifically excluding the drive-in type of establishment where food is sold to and consumed by customers remaining in their vehicles.
- (d) Recreational centers:** theaters, bowling alleys, billiard and pool rooms, physical culture and health studios, martial arts studios and other uses of similar nature and character.
- (e) Wearing apparel:** clothing stores, including department and variety stores, dressmaking, millinery and tailoring shops, and shoe stores.
- (f) Hardware:** hardware, paint and wallpaper stores; glass and mirror shops; sporting goods; automotive supplies; housewares and home appliances; and building materials.
- (g) Offices:** business and professional offices of lawyers, doctors, dentists (including medical clinics), real estate agents, travel agencies, public utilities, civil engineers, insurance agents, etc.
- (h) Personal care services:** barbershops, beauty parlors, laundry and dry-cleaning shops and shoe repair shops.
- (i) Communication services:** newspaper offices, radio and television broadcasting stations, bookstores, telegraph offices, and print shops.
- (j) Financial services:** banks, savings and loan associations, credit unions, loan offices, etc.
- (k) Home furnishings:** furniture, radio, television and appliance stores, interior decorating services, and upholstery shops.

- (l) **Drug and variety stores:** pharmacies and health care items, jewelry, gift and cosmetic items, newspapers, magazines, tobacco items, camera and photo supplies, etc.
  - (m) **Undertaker and funeral homes.**
  - (n) **Specialty services:** locksmiths, frozen food lockers, orthopedic and medical supply stores, office supplies, and music, dance, business or trade schools.
  - (o) **Specialty sales:** coin and stamp shops, florists, secondhand shops, pet shops and catalog sales stores.
- (2) **Conditional uses:**
- (a) Automobile service stations and car washes.
  - (b) Auditorium, stadium, gymnasium and other similar places of public events.
  - (c) Boarding, lodging and rooming houses.
  - (d) Clubs, fraternal or religious institutions and lodges.
  - (e) Auction facilities.
  - (f) Automobile sales and services.
  - (g) Taverns, cocktail lounges, saloons or liquor stores operated in conjunction with or separate from restaurants, hotels, clubs, recreation centers, etc.
  - (h) Boat and recreational vehicle sales, service or repair.
  - (i) Animal hospitals, shelters, and kennels.
  - (j) Parking lots and facilities other than parking required by §§ 310-61 through 310-66 of this chapter.
  - (k) Bus and rail depots.
  - (l) Hotels and motels.
  - (m) Machinery and equipment sales and service.

\* Add Verbiage  
regarding wholesalers

- (n) Nightclubs and dance halls.
  - (o) Public swimming pools.
  - (p) Residential dwelling units.
  - (q) Any use which provides drive-up or drive-in service for its customers or which has vehicular access across a public sidewalk to off-street parking shall be considered a conditional use.
  - (r) Any use in conjunction with a permitted or conditional use which requires outdoor service, storage, display or sales shall be considered a conditional use.
  - (s) Pre-engineered buildings.
  - (t) Winery, retail.
  - (u) Bed-and-breakfast establishment.
  - (v) Telephone and gas power substations.
  - (w) Self-service storage facility/mini storage. **[Added 10-29-1998]**
  - (x) Day-care centers. **[Added 11-11-1999]**
  - (y) Permanent structures for the retail sales of fireworks, as they are defined in subsection 167.10(1) (e), (f), (i), (j), (k), (l), (m), (n) and (p), Wis. Stats. **[Added 05-09-2019]**
- (3) **Area, yard and height requirements.**
- (a) Lot:
    - [1] Width: 75 feet minimum.
    - [2] Area: 10,000 square feet minimum; except hotels and motels: 30,000 square feet minimum plus an additional 800 square feet for each lodging room in excess of 35.
  - (b) Building height: 45 feet maximum.
  - (c) Yards:
    - [1] Street:
      - [a] State, federal or county: 40 feet minimum.

- [b] Village roads: 15 feet minimum.
- [2] Side:
  - [a] Principal uses: six feet. [Amended 6/9/16]
  - [b] Conditional uses: as determined by Plan Commission after hearing and review of proposal.
- [3] Rear: 20 feet minimum.
- [4] Shore: 100 feet minimum.
- (d) Floor area ratio:
  - [1] One-story: 0.75:1.
  - [2] Two-story: 1.5:1.
  - [3] Three-story: 2.0:1.
  - [4] Four-story: 2.2:1.
  - [5] Over four-story: 2.25:1.
- (e) Lot area coverage. Not more than 75% of the land area is to be occupied by buildings, structures and parking areas.
- (f) Off street parking. Off street parking shall be in accordance with §§ 310-61 through 310-66 of this chapter.

#### **§ 310-50. Industrial districts.**

The purpose of this district is to provide for location of certain industrial or warehousing activities in the Village where exclusive manufacturing, industrial and related warehousing activities are carried out. Because of the objectionable nature of certain of these activities, this district shall be so located as to provide the least amount of incompatibility with areas requiring a pleasant, hazard- and nuisance-free environment.

#### **A. M-1 Industrial District.**

- (1) **Principal uses:**
  - (a) Automotive upholstery.
  - (b) Commercial bakeries.



**Monthly Activity Overview Report**

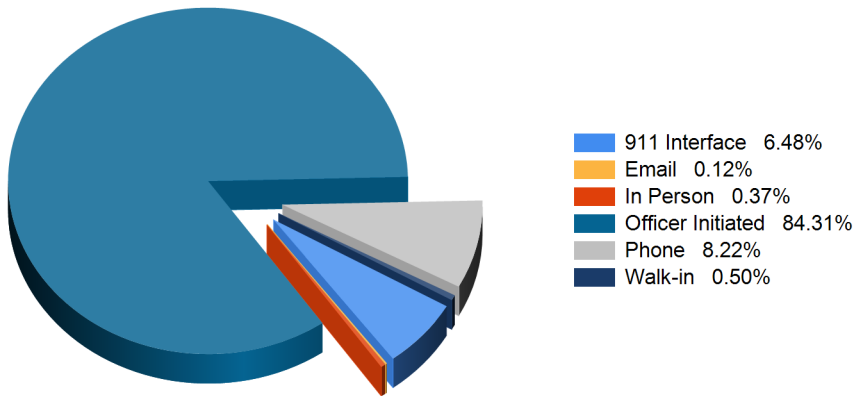
Printed On: 03/31/26 09:40

**For Reporting Period: 03/01/2026 - 03/31/2026**

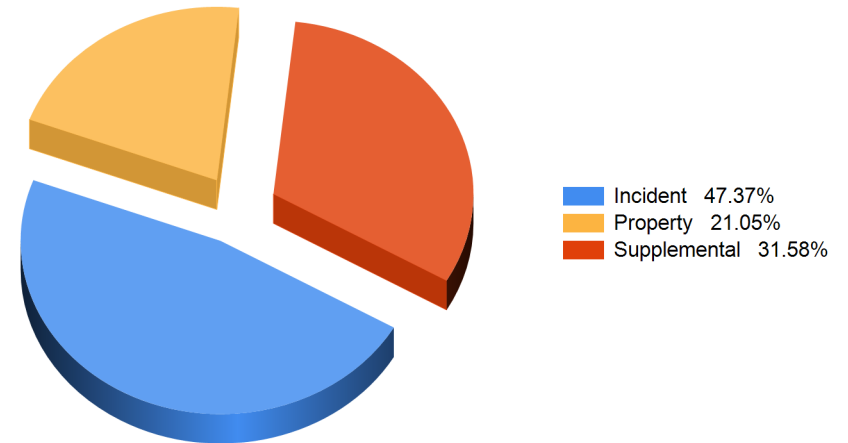
**Patrol Area: SE,GC, NULL,BM**

NOTE: This report cannot be run based on individual officer - it is based on unique Incident. This report is for specific overview purposes & counts. For individual Officer activities, please refer to Officer Activity Count reports.

**Calls**



**Reports**



Reports are selected based upon Dttm report is written and selected if Dttm falls within date range above-specified.

	Total	0001 0800 Hours	0800 1600 Hours	1601 2400 Hours
<b>Total</b>	<b>803</b>	<b>253</b>	<b>207</b>	<b>343</b>
911 Interface	52	10	22	20
Email	1	0	1	0
In Person	3	0	2	1
Officer Initiated	677	234	152	291
Phone	66	9	26	31
Walk-in	4	0	4	0

	Total	0001 0800 Hours	0800 1600 Hours	1601 2400 Hours
<b>Total</b>	<b>38</b>	<b>6</b>	<b>18</b>	<b>14</b>
Incident	18	4	6	8
Property	8	2	3	3
Supplemental	12	0	9	3



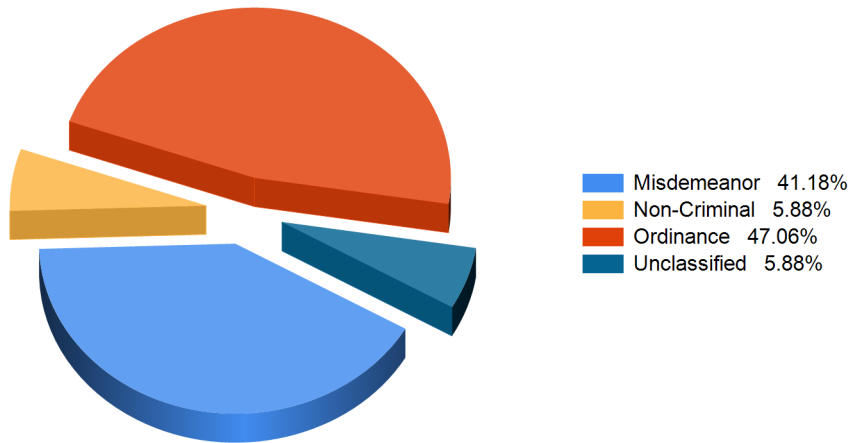
**Monthly Activity Overview Report**

Printed On: 03/31/26 09:40

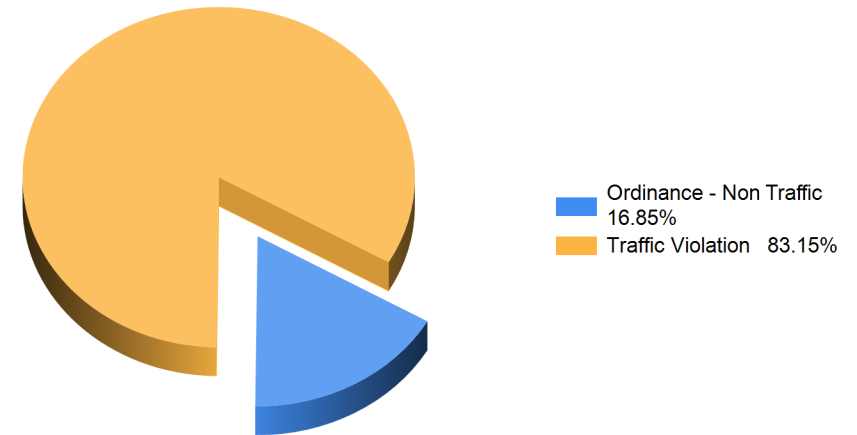
**For Reporting Period: 03/01/2026 - 03/31/2026**

**Patrol Area: SE,GC, NULL,BM**

**Arrests**



**Citations**



Arrests are selected based upon the charge type. Therefore if an arrest was made wherein three charges with different types are noted, the arrest will count under Each charge type.

Citations are counted by Citation Type alone.

	Total	0001 0800 Hours	0800 1600 Hours	1601 2400 Hours
<b>Arrests</b>				
<b>Total</b>	<b>17</b>	<b>8</b>	<b>6</b>	<b>3</b>
Misdemeanor	7	2	3	2
Non-Criminal	1	1	0	0
Ordinance	8	5	3	0
Unclassified	1	0	0	1

	Total	0001 0800 Hours	0800 1600 Hours	1601 2400 Hours
<b>Citations</b>				
<b>Total</b>	<b>89</b>	<b>37</b>	<b>15</b>	<b>37</b>
Ordinance - Non Traffic	15	7	4	4
Traffic Violation	74	30	11	33



### Monthly Activity Overview Report

Printed On: 03/31/26 09:40

For Reporting Period: 03/01/2026 - 03/31/2026

Patrol Area: SE,GC, NULL,BM

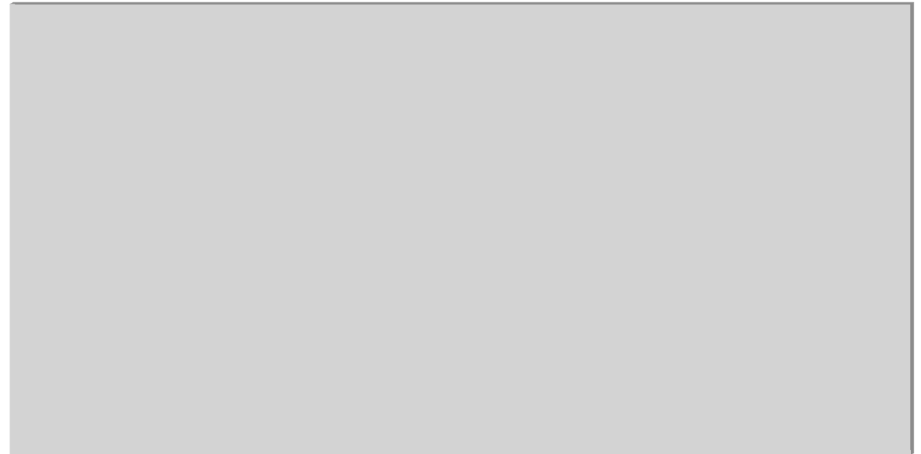
#### Field Interview Stops

No Data Available



#### Crash

No Data Available



Field Interview Stops are counted by reason for stop.

Crashes are counted by Crash type alone.

	<b>Total</b>
<b>Total</b>	<b>0</b>

	<b>Total</b>
<b>Total</b>	<b>0</b>

# *Village of Genoa City, Wisconsin* Police Department



COW Packet

755 Fellows Rd - P.O. Box 428, Genoa City, WI 53128 (p)262-279-6252 (f)262-279-3289

April 1, 2026

## **Members of the Genoa City Village Board,**

Over the months of January, February and March, our dedicated officers have worked tirelessly to keep our community safe, responding to **2,440** calls for service. Of these, **2117** were self-initiated efforts—a clear reflection of the proactive approach our team takes every day. These included **405** traffic stops, **775** extra patrols, and **636** business checks, each designed to enhance visibility, deter crime, and strengthen community trust. In addition, our officers continue to enforce the ongoing code violations by addressing **5** additional municipal code violations.

Our work has also resulted in **8** criminal charges filed with the Walworth County District Attorney's Office. These cases involved serious matters such as drug and OWI arrests, felony bail jumping, battery, multiple warrants and fraud, among others—underscoring the critical role our department plays in protecting the safety and wellbeing of residents.

From a fiscal standpoint, enforcement efforts have contributed meaningfully to village revenues. In January, February and March, traffic citations issued totaled **\$34,972.10**; while **\$10,795.00** has been brought in by municipal citations. Combined, this represents nearly **\$45,767.10** over the quarter.

We are proud of these results, which reflect not only our officers' hard work but also their ongoing commitment to maintaining public safety and supporting the needs of our community. Thank you for your continued support as we work together to keep the Village a safe place to live, work, and visit.



**DPW PROJECTS**

3/1/2026

Water meter change outs  
Lots of new meters going in (Ponds sub)  
Vehicle services/equipment repairs  
Meter reading complete  
Lots of locating being done everyday  
Banners up for Farmers Market  
Fellows Rd main break  
Boil Alert (Successful)  
Fellows Rd project is an everyday job

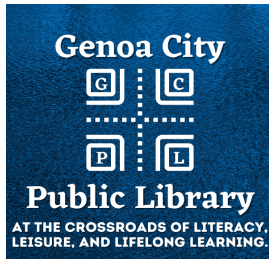
DPW new truck delivered  
Snow storm/removal 3/15-3/18  
Spring clean up starts 4/20/26  
TDS putting in new internet fiber throughout village  
Well#2 Generator Start up first week of April  
Brush pick /yard waste started at drop-off site  
Park to open Monday 3/16/26

**DPW FOREMAN MEETINGS**

3/5/26COW meeting  
3/12/26 Village Board Meeting & Plan Comm  
Dept. Head Meeting every Tuesday (9am in Village Manager's office)  
DPW Daily meeting  
3/19/26 Farmers market park meeting  
3/4/26 Recycle meeting (Jackie)  
3/17/26 Good Neighbor Meeting with church  
3/19/26 PSC Meeting (Jackie)  
3/30/26 Insurance walk through  
Fellows Rd Meetings 3/4/26 & 3/18/26  
3/10/26 Scada System meeting

**2026 DPW GOALS & OBJECTIVES**

Tyler and I passed DNR test  
Andrew put in notice/Hiring process started



Genoa City Public Library  
126 Freeman St. PO Box 727  
Genoa City, WI 53128  
[www.genoacity.lib.wi.us](http://www.genoacity.lib.wi.us)  
T: (262) 279-6188  
F: (262) 279-3665

## April Library Updates

Summer Reading Program time is almost upon us. This year's theme is "Unearthing a Story". The annual Summer Reading Kick-Off Program will be held on Saturday July 13, from 10 am to 1 pm in the library parking lot.

This year's kick-off will involve several different community groups including Library Friends, Brookwood Middle School, Faith First Congregational Church, Hackmatac, Kilwins, and the Genoa City 4H. The Summer Reading Program is being sponsored by the Genoa City Public Library Friends and State Bank of the Lakes. The library will also be partnering with the Genoa City Police Department and Genoa City Department of Public Works to bring a mini Touch-a-Truck event on the same day. Other activities that day will include: an Art Show by the Brookwood Middle School kids, face painting, a photo booth, crafts, games, free candy from Kilwins, and a special appearance by Genoa City Public Library's Summer Reading mascot, Otto-Tyrannosaurus-Rex (a dog dressed up as a dinosaur).

Throughout the Summer Reading Program, which will be running for 7 weeks, children will receive small incentive prizes each week. Keeping in mind the theme of "Unearthing a Story" this year's incentives are: Earth stickers, earthworm bookmarks, a pencil with a dinosaur topper, crystals and rocks and a pirate treasure bag. For the week leading up to July 4th the prizes will be American flag sunglasses and bracelets to help families celebrate the 250th anniversary of America. The final incentive prize will be fair tickets (both Walworth and State). Biggest Reader and Youngest Reader prizes will also be given out.

We contacted a total of 35 local businesses. What we have collected so far include: Kilwins fudge of the month certificate, Milwaukee Admiral Tickets, Milwaukee Zoo tickets, Candle Merchantile, Lakeside Books, Milwaukee Milkmen tickets, and Trackside.

Respectfully submitted,

Rachel Strehlow, Library Director

VILLAGE OF GENOA CITY												
BUILDING PERMITS FOR 2026												
PERMIT #	Property Owner	Address	Parcel #	Contractor	Permit Type	Purpose	Valuation	Permit Fees	PMF	Apprv. Date	PAID	NOTES
260307	2020 STORAGE LLC	406 PLATT	TVGC 00044	A MARKS	BE	DOOR ALTERATIONS/SIDING	\$8,000.00	\$ 380.00	\$ 80.00	3/18/2026	Y	paid 3/19/26
260308	CHRIS SCOTT	1201 CITY H #B32	TVGC 00004	LUNA ROOFING	B	REROOF	\$14,765.00	\$ 90.00	\$ 15.00	3/18/2026	Y	
260309	DUNLAP	207 STERLING CT	TGT1 00007	MASTER SERVICES	H	FURNACE/AC	\$22,524.00	\$ 155.00	\$ 15.00	3/18/2026	Y	
260310	SZAJNER	660 PARTRIDGE	THR1 00034	OWNER	BEP	INTERIOR REMODEL(BASEMENT)	\$5,000.00	\$ 485.18	\$ 80.00	3/25/2026	Y	



# Village of Genoa City

040226 COW Packet

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

## Village Manager Monthly Report to Board

Continue working on the CORP plan with MSA

Fellows Rd. construction has started and on schedule

Working with Leo and Louis on WWTP design upgrade

Jon Messler and I continue to work together on updates/building issues

TDS continues to work on fiber installations in the Village

Interviewed candidates for the Utility Clerk/Administrative Assistant

Continue working on zoning within the village

Looking at the Corporate Dr. project and related costs etc.

Working on the 2025 PSC report for audit

Brandon and I are working on the John Tracy DA agreement

In contact with Derek from WCEDA on possible businesses to GC

DPW/Utility Operator AJ Huff has submitted resignation, 4/3/2026 last day

Continuing to field lots of resident concerns and issues on various things

Working with Linda on some ordinance clarifications

Look at DPW staffing and possible options for 2027

MS4 report has been submitted to the WDNR for 2025

2025 audit went well, will be looking for a draft in the upcoming months

## Village Manager Meetings

3/3/2026 SCADA Meeting  
3/5/2026 COW  
3/10/2026 JT Business Park Meeting  
3/11/2026 IT Meeting  
3/12/2026 VB Meeting  
3/17/2026 All staff meeting

Dept. Head meeting every Tuesday at 9:00 a.m.

Prepared by John Cole, CPM Village Manager

Date: 3/31/2026