



Village of Genoa City

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

Village Board Meeting

Thursday, April 9th, 2026 @ 7:00 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 Village Board on the above date and time at the Village Hall, 755 Fellows Rd: Genoa City, Wisconsin 53128

AGENDA

- 1) Call to Order/Roll Call/Pledge of Allegiance
- 2) Citizen's Comments (each comment 3-4 minutes in length and the Board will listen to comments for about 30 minutes (usually the first 30 minutes of the meeting-sign-up sheet on table) :
 - 3) Consent Agenda: Any item listed on the consent agenda may be removed at the request of any member of the Board.
 - Approval of Payment of Bills
 - Approval of Monthly Financial Reports; Payroll
 - Approval of Minutes: **March 12th, 2026;**
 - Approval of Operator's License (PD Approved) – None.
 - 4) Unfinished Business: (Discussion & Possible Action)
 - a. None.
- 5) New Business: (Discussion & Possible Action)
 - a. Change in Zoning Ordinance for various (undeveloped) parcels TA341900002-TA341900003; TA365500001; and TXRR0001 from B-2, R-1 & R2 to B-2.
- 6) Ordinance and Resolution Updates: (Discussion & Possible Action)
 - a. None.
- 7) Department Head Questions/Comments:
 - PD Chief Bappert:
 - DPW Forman Skilling:
 - Library (Qtrly) Strehlow:
 - Clerk/Treasurer Petritis:
 - Village Manager Cole:
- 8) Attorney Report

9) Village President Report

10) Adjourn into closed session in accordance with Wisconsin Statute 19.85(1)
None.

11) Reconvene into Open Session
None.

12) 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
262-279-6472 Office ▪ 262-279-6618 Fax

Village Board Meeting Minutes – March 12th, 2026

BOARD MEMBERS

Ken Parker
Village President

Duane Gallo
Trustee

Phil Traskaski
Trustee

Melissa Bobula
Trustee

Joyce DeLong
Trustee

Pamela Larson
Trustee

Shawn Sponenburg
Trustee

1) Call Meeting 3/12/26 to Order/Roll Call/Pledge of Allegiance

Meeting of the Village Board was called to order, 3/12/26 at 7:00 pm by 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) Citizen's Comments (each comment 3-4 minutes in length and the Board will listen to comments for about 30 minutes (usually the first 30 minutes of the meeting-sign-up sheet on table)) : *None.*

3) Consent Agenda: Any item listed on the consent agenda may be removed at the request of any member of the Board.

-Approval of Payment of Bills

-Approval of Monthly Financial Reports; Payroll

-Approval of Minutes: **February 12th, 2026; Joint Special Village Board Meeting w/Village of Bloomfield & Town of Bloomfield January 12th, 2026**

-Approval of Operator's License (PD Approved) –
None.

DeLong/Larson motion to approve consent agenda, but with a word change in the February 12th, 2026 in item number 2 last sentence complete should be compliant; carried 6-0-0

4) Unfinished Business: (Discussion & Possible Action)

a. *None.*

5) New Business: (Discussion & Possible Action)

a. Bryce Inman-Veteran's Park – Darling Field 2026 Lease Renewal

Larson/Gallo motion to approve lease renewal contract; carried 6-0-0

b. Adaptive swing {option A} – Veteran's Park (FM) (Board approval to proceed)

Larson/Traskaski motion to approve option A of vendor's adaptive swing proposal, carried 6-0-0

c. 4H Petting Zoo (July 17,2026) – FM (Board approval; property owner is ok with it)

DeLong/Sponenburg motion to approve 4H Petting Zoo event, carried 6-0-0

d. Scholarship 2026 – FM (Board approval to proceed)

DeLong/Gallo motion to approve Scholarship 2026 FM, carried 6-0-0

e. Corporate Drive (to be reviewed by Municipal Engineer & Financial Advisors (Ehlers)) (Board approval to proceed)

DeLong/Traskaski motion to approve continent on staff's approval, carried 6-0-0

6) Ordinance and Resolution Updates: (Discussion & Possible Action)

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

DeLong/Traskaski motion to approve 2026 R-03-02 Resolution (sale was actually \$3,565,000 of GOPN's) carried 6-0-0

7) Department Head Questions/Comments:

PD Chief Bappert: *N/A*

DPW Forman Skilling: *N/A*

Library (Qtrly) Strehlow: *N/A*

Clerk/Treasurer Petritis: *Audit – on-site 3/9-11/26, good progression so far.*

Village Manager Cole: *Interviews for Utility Clerk/Admin Assistant today.*

8) Attorney Report

None

9) Village President Report

We will need to confirm the status of the Fence ordinance amendment

10) Adjourn into closed session in accordance with Wisconsin Statue 19.85(1)

Gallo/DeLong motion to go into closed session, carried 6-0-0

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

(b) Considering dismissal, demotion, licensing or discipline of any public employee or person licensed by a board or commission or the investigation of charges against such person, or considering the grant or denial of tenure for a university faculty member, and the taking of formal action on any such matter; provided that the faculty member or other public employee or person licensed is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand that the evidentiary hearing or meeting be held in open session. This paragraph and par. **(f)** do not apply to any such evidentiary hearing or meeting where the employee or person licensed requests that an open session be held.

11) Reconvene into Open Session

DeLong/Bobula motion to reconvene into Open Session, carried 6-0-0

12) Adjournment

DeLong/Traskaski motion to adjourn, carried 6-0-0. Adjourned meeting at 8:19pm

Ken Parker, Village President

Jackie Petritis, Clerk Treasurer

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.

**NOTICE OF PUBLIC HEARING
REGARDING CHANGE IN ZONING**

Village of Genoa City

April 9, 2026

6:30 pm

755 Fellows Road, Genoa City, WI 53128

PLEASE TAKE NOTICE that the Planning Commission of the , Walworth and Kenosha Counties, Wisconsin will hold a public hearing at 6:30pm on Thursday, April 9, 2026 at the Genoa City Village Hall to hear from all interested parties regarding a proposed change in zoning for various (undeveloped) parcels TA341900002-TA341900003; TA365500001; and TXRR0001 from B-2, R-1 & R-2 to B-2.

Copies of the proposed Rezone application are available for inspection at the Clerk's office, Village of Genoa City, Village Hall, 755 Fellows Road, Genoa City, WI. All interested parties are invited to attend and provide comments.

Submitted by:

Jackie Petritis, Clerk Treasurer

Do Not Publish Below this Line.

Publish this notice as a Class II publication in the Lake Geneva Regional News on March 25th 2026, and April 1st, 2026.



Village of Genoa City

755 Fellows Rd ▪ P.O. Box 428
Genoa City, WI 53128
262-279-6472 Office ▪ 262-279-6618 Fax
clerktreasurer@vi.genoacity.wi.gov
Website: www.vi.genoacity.wi.gov

March 17, 2026

Dear Neighbor:

A Request to Rezone Property from B-2, R-1 & R-2 (Business; Residential) to B-2 (Business District) has been submitted to the Village of Genoa City by JT Land LLC on the following described property:

PARCEL #TA341900002-TA341900003; TA365500001; TXRR00001

VACANT Land in Genoa City

WALWORTH COUNTY, WI.

A hearing on the Application will be held by the Planning Commission as follows:

Date: Thursday, April 9th, 2026

Time: 6:30 p.m.

Place: Village Hall

755 Fellows Rd

Genoa City, WI 53128

Tel: (262) 279-6472

All interested parties in the above matter are invited to attend.

Sincerely,

Jackie Petritis

Village Clerk Treasurer

20260212 Plan Comm Packet

TAXKEY	OWNER	OWNER2	ADDR	ADDR2	CITY	STA	zipcode	TOT_AC	STS	TY	RM	OLD_DIST_CD	MUNI_DIST_CD	MUNI_DIST_RM	TAX_PAR_ID
TA341900002	JT LAND LLC		5435 BULL VALLEY RD #330		MCHENRY	IL	60050	1.003	Active		T	131			
TA341900003	JT LAND LLC		5435 BULL VALLEY RD #330		MCHENRY	IL	60050	11.144	Active		T	131	Village of Genoa City		47190
TA385600001	JT LAND LLC		5435 BULL VALLEY RD #330		MCHENRY	IL	60050	15.82	Active		T	131	Village of Genoa City		47191
TXRR 00001	JT LAND LLC		5435 BULL VALLEY RD, STE 330		MCHENRY	IL	60050	0.28	Active		T	131	Village of Genoa City		47193
TA 47700001	BLIND FAITH HOLDINGS LLC														
TA121300003	ERIN COOK		W363 WALWORTH ST		GENOA CITY	WI	53128	0.3	Active		T	131	Village of Genoa City		47104
TA203400001	BRANDY VEPLER		PO BOX 758		GENOA CITY	WI	53128	0.532	Active		T	131	Village of Genoa City		47139
TA209900002	DAVID R JESCHKE	KAREN E JESCHKE	237 WALWORTH ST		GENOA CITY	WI	53128	0.42	Active		T	131	Village of Genoa City		47156
TA209900004	JOHN A CRAWFORD		208 S GROVE AVE		GENOA CITY	WI	53128	0.171	Active		T	131	Village of Genoa City		47158
TA219100001	TRENT RISCHE	TRAVIS RISCHE	6729 THISTLE RIDGE AVE		FIRESTONE	CO	80504	0.315	Active		T	131	Village of Genoa City		47159
TA219100002	TRENT RISCHE	TRAVIS RISCHE	136 WALWORTH ST		GENOA CITY	WI	53128	0.415	Active		T	131	Village of Genoa City		47160
TA341900001	MARK W LARKIN		136 WALWORTH ST		GENOA CITY	WI	53128	0.578	Active		T	131	Village of Genoa City		47161
TA376000001	PAMELA PREDICK TRUST		400 BOULDER RIDGE CT		LAKE GENEVA	WI	53147	1.39	Active		T	131	Village of Genoa City		47189
TA418300001	DALE A WAPPLER	SHEILA R WAPPLER	2023 GREEN MEADOW DR		DELANAV	WI	53115	3.002	Active		T	131	Village of Genoa City		47197
TA418300002	PHILIP A DIEDRICH	KIMBERLY K DIEDRICH	186 GROVE ST		GENOA CITY	WI	531280000	0.285	Active		T	131	Village of Genoa City		47223
TA437800002	BETTY KLABUNDE		2000 RICHMOND RD		TWIN LAKES	WI	53181	0.234	Active		T	131	Village of Genoa City		47224
TA437800003	JAMES A SMITH		209 WALWORTH ST		GENOA CITY	WI	53128	1.825	Active		T	131	Village of Genoa City		47230
TA467000001	322 WALWORTH TRUST	PHYLLIS J SMITH	339 ALPINE DR		ROUND LAKE	IL	60073	0.907	Active		T	131	Village of Genoa City		47232
TA479900001	GENOA CITY BP LLC		3225 MCLEOD DR STE 777		LAS VEGAS	NV	89121	1.016	Active		T	131	Village of Genoa City		80707
TAA 00001	AMY COFIELD		PO BOX 183		LAKE GENEVA	WI	53147	2.44	Active		T	131	Village of Genoa City		81523
TAA 00002	GEMETTE GROTHMAN		44 GROVE AVE		GENOA CITY	WI	53128	0.217	Active		T	131	Village of Genoa City		47112
TAA 00003	MICHAEL A HAGY	SUSANNE J HAGY	36 GROVE AVE		GENOA CITY	WI	53128	0.217	Active		T	131	Village of Genoa City		47113
TAA 00005	KATHRYN E COARI		28 GROVE AVE		GENOA CITY	WI	53128	0.217	Active		T	131	Village of Genoa City		47114
TAA 00006	STEPHANY ROMAN		19 SOUTHEASTERN CT		GENOA CITY	WI	53128	0.215	Active		T	131	Village of Genoa City		47116
TAA 00007	HORTENSIA CRUZ	KRISTEN M DUDZINSKI	27 GIDEON CT		GENOA CITY	WI	531280000	0.182	Active		T	131	Village of Genoa City		47117
TAA 00008	MARK S RUSSELL	JUAN R CRUZ	31 GIDEON CT		GENOA CITY	WI	531280000	0.353	Active		T	131	Village of Genoa City		47118
TAA 00009	MARK S RUSSELL	COLLEEN S RUSSELL	PO BOX 332		GENOA CITY	WI	531280000	0	Active		T	131	Village of Genoa City		47120
TAA 00010	JACQUELINE SANCHEZ	COLLEEN S RUSSELL	PO BOX 332		GENOA CITY	WI	531280000	0.185	Active		T	131	Village of Genoa City		47121
TAA 00011	RACHEL A SCHULTZ	ELIAN A VINA	38 GIDEON CT		GENOA CITY	WI	53128	0.234	Active		T	131	Village of Genoa City		47122
TAA 00012	DEBORAH J MCCAFFREY	GEOFFREY A ODELL	32 GIDEON CT		GENOA CITY	WI	53128	0.23	Active		T	131	Village of Genoa City		47123
TAA 00013	LINDA WHITE		28 GIDEON CT		GENOA CITY	WI	53128	0.211	Active		T	131	Village of Genoa City		47124
TAA 00014	DONALD P SULLIVAN		20 GIDEON CT		GENOA CITY	WI	53128	0.277	Active		T	131	Village of Genoa City		47125
TAA 00015	KYLE STELMASEK		W1086 HAWTHORNE RD		GENOA CITY	WI	53128	0.259	Active		T	131	Village of Genoa City		47126
TAA 00016	THOMAS P HOLDEN III		310 SOUTHEASTERN CT		GENOA CITY	WI	53128	0.195	Active		T	131	Village of Genoa City		47127
TAA 00017	JAMES L PECHA	MONIKA M PECHA	309 SOUTHEASTERN CT	PO BOX 361	GENOA CITY	WI	531280000	0.206	Active		T	131	Village of Genoa City		47128
TAA 00018	JULIA A MATTHEWS		311 SOUTHEASTERN CT		GENOA CITY	WI	531280000	0.184	Active		T	131	Village of Genoa City		47129
TAA 00019	MANFRED MATTHES	JANA CULLITON	315 SOUTHEASTERN CT		GENOA CITY	WI	53128	0.183	Active		T	131	Village of Genoa City		81720
TAA 00023	LOT OWNERS OF ANDERS ADD		319 SOUTHEASTERN CT		GENOA CITY	WI	531280000	0	Active		T	131	Village of Genoa City		81721
TAA 00024	LOT OWNERS OF ANDERS ADD		NONE		GENOA CITY	WI	53128	0	Active		T	131	Village of Genoa City		81722
TAA 00025	LOT OWNERS OF ANDERS ADD		NONE		GENOA CITY	WI	53128	0	Active		T	131	Village of Genoa City		81723
TGH 00001	ARLYNN SHAW		NONE		GENOA CITY	WI	53128	0	Active		T	131	Village of Genoa City		81724
TGH 00002	KARI A JARVIS		98 STERLING PKWY		GENOA CITY	WI	53128	0.276	Active		T	131	Village of Genoa City		47443
TGH 00003	BLIND FAITH HOLDINGS LLC		92 STERLING PKWY		GENOA CITY	WI	53128	0.276	Active		T	131	Village of Genoa City		47444
TGH 00004	JUDITH BERGER JOHNSON TRUST		363 WALWORTH ST		GENOA CITY	WI	531280000	0.276	Active		T	131	Village of Genoa City		47445
TGH 00005	TERRY TRONGEAU	MARILYN TRONGEAU	78 STERLING PKWY		GENOA CITY	WI	53128	0.276	Active		T	131	Village of Genoa City		47446
TGH 00006	THOMAS W VALENTINE	ROSE M VALENTINE	68 STERLING PKWY		GENOA CITY	WI	531282112	0.276	Active		T	131	Village of Genoa City		47447
TGH 00007	JESUS' ORTEGA	DEBORAH ORTEGA	58 STERLING PKWY		GENOA CITY	WI	531280000	0.276	Active		T	131	Village of Genoa City		47448
TGH 00008	VICKI L VIEAU		38 STERLING PKWY		GENOA CITY	WI	531280000	0.276	Active		T	131	Village of Genoa City		47449
TGH 00009	DAVID J LAURINE		26 STERLING PKWY		GENOA CITY	WI	53128	0.276	Active		T	131	Village of Genoa City		47450
TGH 00010	JOHN PAUL DOVGIN II	MICHELL M DOVGIN	11514 BURLINGTON RD		RICHMOND	IL	600710000	0.276	Active		T	131	Village of Genoa City		47451
TGH 00011	JERRY SHOBLUM		20 STERLING PKWY		GENOA CITY	WI	531280000	0.276	Active		T	131	Village of Genoa City		47452
TGH 00012	DAVID J LAURINE		14 STERLING PKWY		GENOA CITY	WI	53128	0.263	Active		T	131	Village of Genoa City		47453
TGT 00016	TRACY GROUP INC		11514 BURLINGTON RD		RICHMOND	IL	600710000	0	Active		T	131	Village of Genoa City		47454
THBP 00028	TRENT RISCHE	TRAVIS RISCHE	525 KENOSHA ST #D		WALWORTH	WI	53184	0.11	Active		T	131	Village of Genoa City		47470
TM 00001	NIPPERSINK PROPERTIES INC		136 WALWORTH ST		GENOA CITY	WI	53128	0.183	Active		T	131	Village of Genoa City		47840
TM 00002	JOHN P DELONG	JOYCE J DELONG	PO BOX 507		RICHMOND	IL	600710000	0.17	Active		T	131	Village of Genoa City		47841
TM 00003	LAWRENCE BIELSKI		136 GROVE AVE	PO BOX 790	GENOA CITY	WI	53128	0.24	Active		T	131	Village of Genoa City		47842
TM 00004	RICHARD E ANDERSON	CHRISTINE C ANDERSON	PO BOX 573		GENOA CITY	WI	53128	0.3	Active		T	131	Village of Genoa City		47843
TM 00005	MICHAEL SIEGLER	JULIE SIEGLER	122 GROVE AVE		GENOA CITY	WI	53128	0.2	Active		T	131	Village of Genoa City		47844
TM 00006	EMMA J HERVAT	NATHANIEL P ARTHUR	114 GROVE AVE		GENOA CITY	WI	53128	0.4	Active		T	131	Village of Genoa City		47845
TM 00008	VILLAGE OF GENOA CITY		108 GROVE AVE		GENOA CITY	WI	53128	0.635	Active		T	131	Village of Genoa City		47846
TS 00012	ERIC J EWALD		PO BOX 428		GENOA CITY	WI	531280000	0.18	Active		T	131	Village of Genoa City		48114
TSZ 00004	GEORGE DIXON	JAMIE LENTZ	402 MAIN ST		GENOA CITY	WI	53128	0.23	Active		T	131	Village of Genoa City		48129
			409 MAIN ST		GENOA CITY	WI	53128								

Village Hall - Documents/1 -Agendas & Minutes/Plan Commission/Plan Packet/2026/02 February/20260212 Plan Comm Packet.pdf

20260212 Plan Comm Packet

TSZ	00005	RUSSELL MILLER		403 MAIN ST	GENOA CITY	WI	53128	0.21	Active	T	131	Village of Genoa City	48130
TSZ	00006	CEDRIC C VANN		119 GROVE AVE	GENOA CITY	WI	53128	0.2	Active	T	131	Village of Genoa City	48131
TSZ	00008	WILLIAM PRATT	PAMELA ORTINAU	418 TOWER ST	GENOA CITY	WI	531280000	0.42	Active	T	131	Village of Genoa City	48132
TVGC	00077	323-325 WALWORTH STREET LLC		N2447 SHADY SIDE DR	LAKE GENEVA	WI	53147	1.76	Active	T	131	Village of Genoa City	48405
TVGC	00078	ROBERT HESS		303 WALWORTH ST	GENOA CITY	WI	53128	0.45	Active	T	131	Village of Genoa City	48406
TVGC	00079	DAVID A KAZIMIER		403 TOWER ST	GENOA CITY	WI	53128	0.44	Active	T	131	Village of Genoa City	48407
TVGC	00086A	RICHARD A BOWMAN JR	LORRAINE M BOWMAN	240 WALWORTH ST	GENOA CITY	WI	531280000	0.34	Active	T	131	Village of Genoa City	48423
TVGC	00086B	PAMELA S PREDICK TRUST		2023 GREENMEADOW DR	DELAVAN	WI	53115	0.3	Active	T	131	Village of Genoa City	48424
TVGC	00086J	ZENTENO LLC		208 WALWORTH ST	GENOA CITY	WI	53128	0.52	Active	T	131	Village of Genoa City	48427
TVGC	00087A	LOREL WELLS TAYLOR		PO BOX 343	GENOA CITY	WI	53128	0.6	Active	T	131	Village of Genoa City	48428
TVGC	00090	ERIC D FINUP	CARYN FINUP	219 WALWORTH ST	GENOA CITY	WI	53128	0.65	Active	T	131	Village of Genoa City	48429
TVGC	00091	DANIEL LAS		259 WALWORTH ST	GENOA CITY	WI	531280000	0.3	Active	T	131	Village of Genoa City	48430
TVGC	00092	ROBERT HESS		303 WALWORTH ST	GENOA CITY	WI	53128	0.2	Active	T	131	Village of Genoa City	48431
TVGC	00093	GEORGE W HANSEN	BONNIE S HANSEN	249 WALWORTH ST	GENOA CITY	WI	531280000	0.25	Active	T	131	Village of Genoa City	48432
TVGC	00101	DAVID J LAURINE		11514 BURLINGTON RD	RICHMOND	IL	600710000	8.88	Active	T	131	Village of Genoa City	48438
TXRR	00002	RACHEL A SCHULTZ		32 GIDEON CT	GENOA CITY	WI	53128	0.16	Active	T	131	Village of Genoa City	48463
TXRR	00004	NIPPERSINK PROPERTIES INC		PO BOX 507	RICHMOND	IL	600710000	0.08	Active	T	131	Village of Genoa City	48465
TXRR	00008	JOHN P DELONG	JOYCE J DELONG	136 GROVE	GENOA CITY	WI	531280000	0.2	Active	T	131	Village of Genoa City	48467
TXRR	00009	JOHN C ARNOW		16752 NW 10TH AVE	TRENTON	FL	32693	0.106	Active	T	131	Village of Genoa City	48468

Village Hall Documents/1.Agendas & Minutes/Plan Commission/Plan Packet/2026/02 February/20260212 Plan Comm Packet.pdf



Village of • Genoa City •

PO Box 428 | 755 Fellows Rd | Genoa City, WI 53128
(262) 279-6472 | Fax: (262) 279-6618

Tax Parcel
#:TA341900003

Planning Request Application

Please check all that apply:

- Certified Survey Map (CSM)
- Lot Line Adjustment
- Conditional Use Permit (CUP)
- Condominium Plat
- Preliminary Plat
- Final Plat
- Planned Unit Development (PUD)
- PUD Amendment
- Zoning District and/or Map Amendment (Re-zone)
- Comprehensive Plan Amendment
- Other: _____

Physical Address of Site: _____ Date: 2/10/26

Tax Parcel #(s): TA341900003 TA365500001 TA341900002 TXRR0001

Project or Development Name: JT Business Park

Applicant/Agent of all Owners:

Name(s): Phil Brown

Mailing Address: 5435 Bull Valley Road Phone: 815-385-8000 Ext. 109
McHenry, IL 60050 Email: philipw.brown@hotmail.com

Owner(s) of Site:

Name(s): Jeff Roen

Mailing Address: 5435 Bull Valley Road Phone: 262-374-9622
McHenry, IL 60050 Email: jeffr@jpeaseinc.com

Legal Representative:

Name: _____

Mailing Address: _____ Phone: _____
Email: _____

Architect, Engineer, Contractor:

Name(s): Cardinal Engineering, LLC

Mailing Address: 526 S Wells St Phone: 262-757-8776
Lake Geneva, WI 53147 Email: ryan@plansurveyengineer.com

Legal Description of Site (Attach separate sheet if additional space is needed):

See attached document.

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: B2, R1 & R2 please see re-zone map attached
Current Overlay Districts of Site:
Proposed Zoning of Site: B2, with a Conditional Use for Auto, Truck & Equipment Service & Storage. Outdoor storage of Construction material and Pre-engineered steel, wood framed and pre-cast concrete buildings. Please see Re-zoning Map and Conditional Use Map attached.

Proposed type of structure or site: Proposed future office/commercial buildings and contractors storage yard for equipment and building material storage.

Proposed use of structure or site: Upscale Business Park use with landscaped screening berms that provides the Village with desired Commercial development.

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Upon Comprehensive Plan Amendment, re-zoning, property subdivision into 5 lot and Conditional Use, the property shall be used for pre-engineered buildings, professional offices machinery and equipment service & outdoor storage. Please see attached Comprehensive Plan Amendment Map, Re-zone Map, Subdivision Map and Conditional Use Map.

Statement of showing compatibility of proposed zoning district and proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

A portion of the property is already zoned B-2, the request is to rezone the portion that is in the R1 & R2 districts so the total property has the same zoning district. A portion of the Comprehensive plan would require amendment from Parks & Open Space and Neighborhood Residential to General Business. There are many examples of adjacent General Commercial compatibility and spot zoning with other land uses throughout the Village depicted in the Village Zoning Map and Future Comprehensive Plan Map.

Statement showing compatibility of proposed zoning district and proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

The existing property, as zoned and the future land use as depicted in the Village Comprehensive Plan, provides the evidence the proposed re-zoning district is compatible with existing adjacent neighborhoods and land use.

I understand that the Zoning Administrator will review this application to determine if it contains all the required information. If he or she determines the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner(s):

Jeff Roen
Name - Print


Name - Signature

01/15/26
Date

Name - Print

Name - Signature

Date

Applicant/Agent of all Owners:

Jeff Roen
Name - Print


Name - Signature

01/15/26
Date

COST RECOVERY AGREEMENT

I/We, the undersigned, do hereby understand and agree that as an applicant or petitioner of the Village of Genoa City, I/We will be responsible for all normal fees payable by an applicant or petitioner (e.g. application fees, engineer fees, attorney fees, etc.). I/We further understand and agree to be responsible for any additional or consequential costs to the municipality as a result of my/our application or petition (i.e. engineering, legal, or other professional services). All fees and costs shall be paid within thirty (30) days and must be paid prior to the Village holding any public hearings, meetings, and the issuance of any permit or license. If payment is not made, said fees and costs may be assessed against the real property as a special charge.

I/We understand that the Village of Genoa City by and through their agents, representatives (elected or appointed), employees, successors or assignees make no representations of their findings. I/We forever hold them harmless of all liability whether founded in tort or contract and as such agree to indemnify them from all claims arising out of these transactions.

Project Information:

Project Name: JT Business Park _____

Project Address: TA341900003 TA365500001 TA341900002 TXRR0001 _____

Billing Address: 5435 Bull Valley Road, Suite 300 _____ **Phone:** 262-374-9622 _____
 McHenry, IL 60050 _____ **Email:** jeffr@jpeaceinc.com _____

Property Owner(s):

Jeff Roen

 Name - Print

 _____ 01/15/26
Roen (Jan 15, 2026 12:58:22 CST)
 Name - Signature Date

 Name - Print

 Name - Signature Date

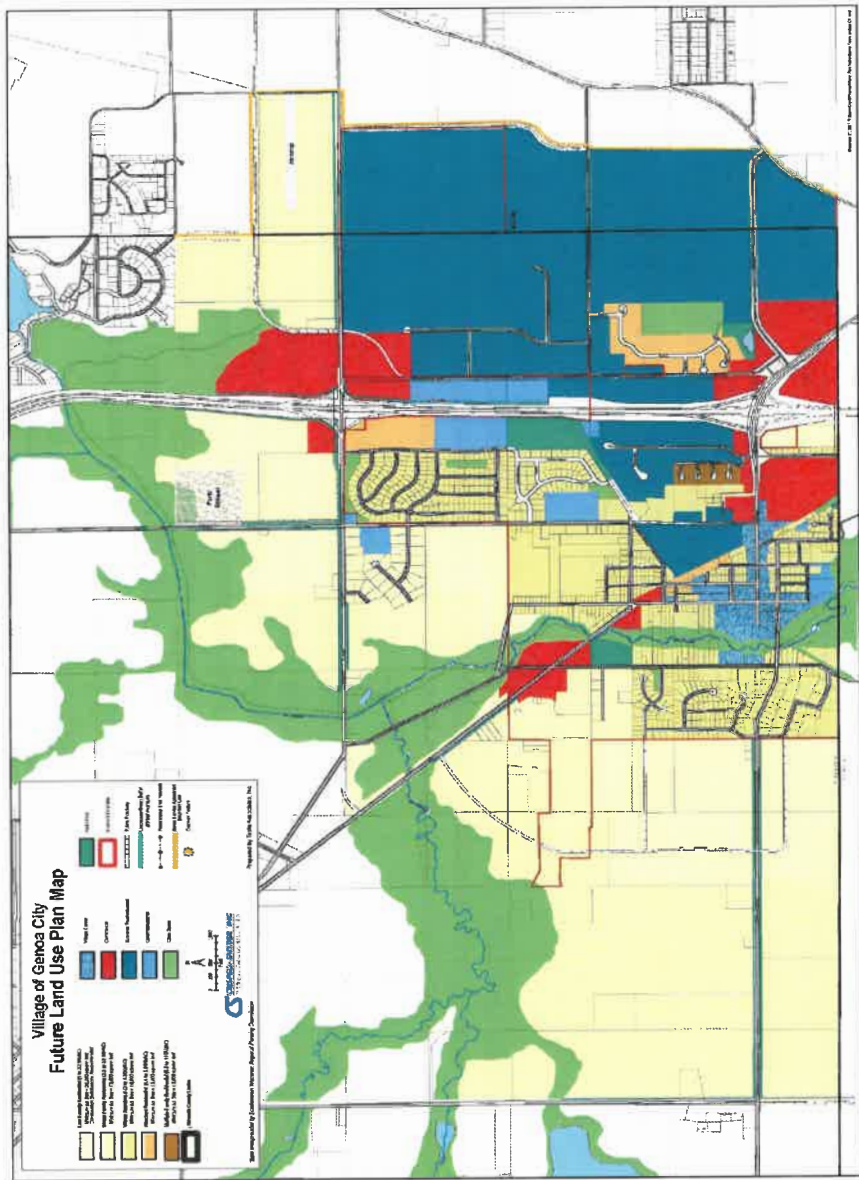
Applicant/Agent of all Owners:

Jeff Roen

 Name - Print

 _____ 01/15/26
Roen (Jan 15, 2026 12:58:22 CST)
 Name - Signature Date

OFFICE USE ONLY:	
Date Filed:	Received by:
Application Fees:	
Fee: \$	
Other: \$	
Other: \$	
Total: \$	



JT BUSINESS PARK

Presented to the Village of Genoa City



J Pease Excavating
5435 Bull Valley Rd.
Suite 330
McHenry, IL 60050
815-385-8000

PLANNING REQUEST

Existing Zoning: B-2, R-2
 Proposed Zoning: B-2, with Conditional Uses

B-2 HIGHWAY BUSINESS DISTRICT

- (m) Auto, Truck & Equipment Service & Storage; provided adequate parcel screening. No Outside Processing.
- (r) Outdoor Storage of Construction Material; provided adequate parcel screening.
- (s) Pre-engineered Steel, Wood Framed and Pre-Cast Concrete Buildings.

VILLAGE BENEFITS

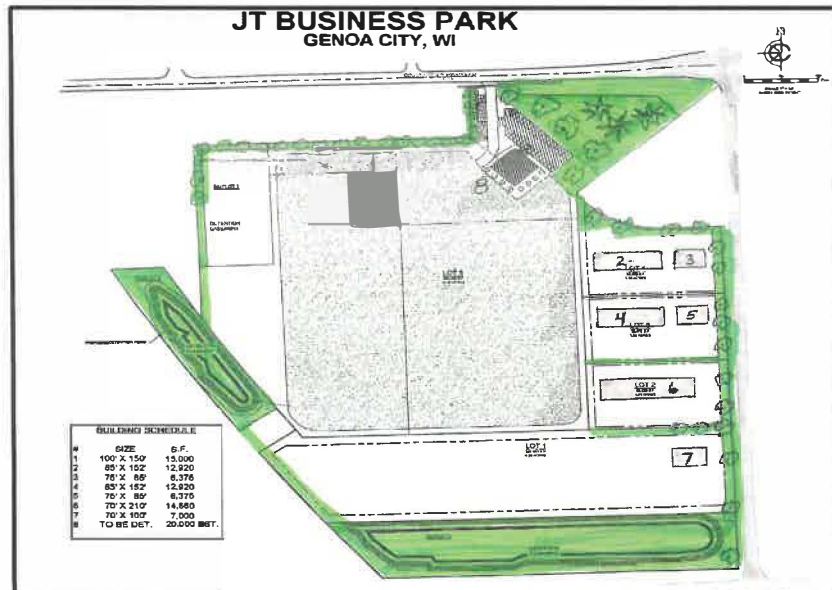
- Multiple Users, Increased Sales Tax Revenue Streams to the Village.
- Additional Improvements – Increased Assessments – Increased Property Tax Revenue to the Village.
- No Village Tax Incentive Financing.
- Jobs
- Professional, and Aesthetic Screening/Landscaping Development



Super Truck Center, Genoa City, WI



Lyons Storage Building, Burlington, WI



Capital Court Commons, McHenry, IL

JT BUSINESS PARK SUB.

PRELIMINARY PLAT
 BEING A DIVISION OF LOT 2 AND LOT 3 OF
 CERTIFIED SURVEY MAP NO. 3419, CERTIFIED
 SURVEY MAP NO. 3655, AND UNPLATTED LANDS
 LOCATED IN THE SOUTHWEST 1/4 OF THE
 SOUTHWEST 1/4 OF SECTION 36 AND IN THE
 SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION
 35, ALL IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN
 THE VILLAGE OF GENOA CITY, COUNTY OF
 WALWORTH, STATE OF WISCONSIN

EXISTING CONDITIONS

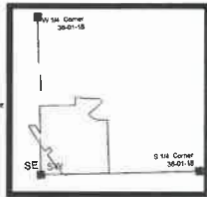
OWNER/DEVELOPER:
 PEASE DEVELOPMENT INC.
 5485 BULL VALLEY ROAD, SUITE 350,
 MCHEMERY, WI 53050
 815-796-1283

SURVEYOR (ENGINEER):
 MICHAEL J. MARITTI
 526 S WELLS STREET,
 LAKE GENEOVA, WI 53147
 PHONE 202-721-8779

NOTES:

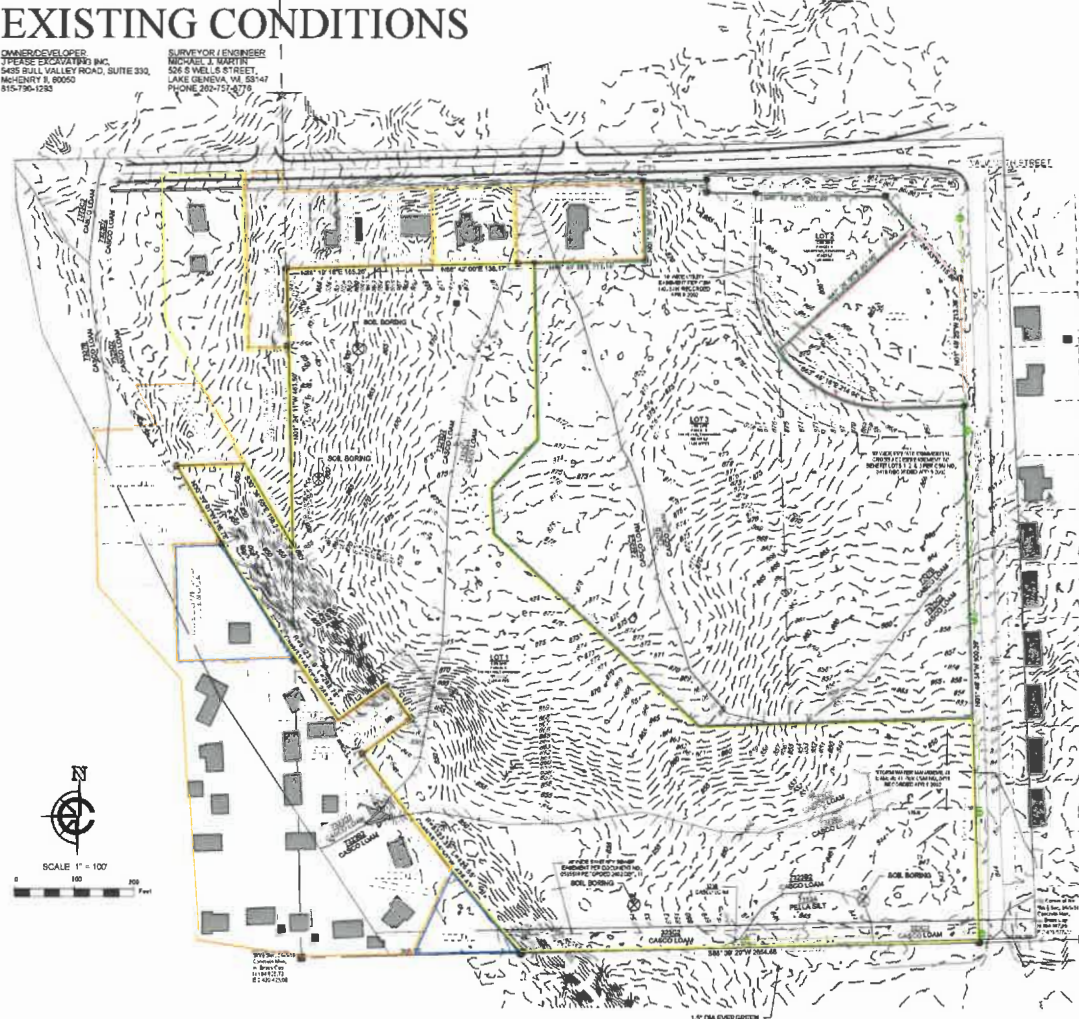
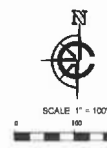
1. SOILS
 PER WEB SOIL SURVEY (https://websoilsurvey.nrcs.usda.gov/apps/)
 TYPE:

153A - PELLA SILT LOAM	0.7%
323C2 - CASCO LOAM	0.9%
7155A - PELLA SILT LOAM	0.7%
7323B2 - CASCO LOAM	11.2%
7323C2 - CASCO LOAM	32.3%
7323D2 - CASCO LOAM	16.6%
7327B - FOX SILT LOAM	36.5%



LEGEND

[Symbol] EXISTING BUILDING	[Symbol] FOUND 2" IRON PIPE	[Symbol] MAJOR CONTOURS
[Symbol] EXISTING ASPHALT	[Symbol] FOUND 1" IRON PIPE	[Symbol] MINOR CONTOURS
[Symbol] RECORDED AS	[Symbol] FOUND IRON ROD	[Symbol] EXISTING SANITARY SEWER
[Symbol] SANITARY MANHOLE	[Symbol] FOUND 2" IRON PIPE	[Symbol] EXISTING B-2 ZONING
[Symbol] FOUND CONC. W/SLAB	[Symbol] FOUND CONC. W/SLAB	[Symbol] EXISTING R-1 ZONING
		[Symbol] EXISTING R-2 ZONING
		[Symbol] EXISTING P-1 ZONING



ENGINEERING

CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS
 526 S WELLS STREET,
 LAKE GENEOVA, WI 53147
 262-724-7676
 CARDINAL.ENGINEERING@GMAIL.COM

WISCONSIN
 MICHAEL J. MARITTI
 LICENSED SURVEYOR
 91

JT BUSINESS PARK SUB. PROPOSED IMPROVEMENTS

PRELIMINARY PLAT
 BEING A DIVISION OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 3419, CERTIFIED SURVEY MAP NO. 3655, AND UNPLATTED LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE VILLAGE OF GENOA CITY, COUNTY OF WALWORTH, STATE OF WISCONSIN

OWNER/DEVELOPER
 JPEASE EXCAVATING INC.
 6436 BULL VALLEY ROAD, SUITE 300
 MEQUON WI 53056
 815-790-1223

SURVEYOR/ENGINEER
 MICHAEL J. MARTIN
 528 S WELLS STREET
 LAKE GENEA, WI 53147
 PHONE 262-751-8778

SURVEYORS CERTIFICATE
 I, MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND HEREIN DESCRIBED

LEGAL DESCRIPTION:
 BEING A DIVISION OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 3419, CERTIFIED SURVEY MAP NO. 3655, AND UNPLATTED LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 1 NORTH, RANGE 18 EAST, IN THE VILLAGE OF GENOA CITY, COUNTY OF WALWORTH, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE NORTH 88° 39' 20" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 388.10 FEET, TO THE SOUTHEAST CORNER OF ANDERS ADDITION AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED, THENCE NORTHWESTERLY, 426.55 FEET, ALONG THE EASTERN LINE OF ANDERS ADDITION AND THE ARC OF A CURVE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 523.39 FEET, A CHORD WHICH BEARS NORTH 38° 36' 50" WEST, AND A CHORD LENGTH OF 408.43 FEET, THENCE NORTH 58° 47' 34" EAST, 96.96 FEET, TO A POINT ON A CURVE, THENCE NORTHWESTERLY, 69.76 FEET ALONG THE ARC OF A CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 523.39 FEET, A CHORD WHICH BEARS NORTH 33° 50' 49" WEST, AND A CHORD LENGTH OF 69.79 FEET, THENCE SOUTH 54° 18' 11" WEST, 99.39 FEET, TO A POINT ON A CURVE, THENCE NORTHWESTERLY, 588.76 FEET, ALONG THE ARC OF A CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 523.39 FEET, A CHORD WHICH BEARS NORTH 33° 56' 51" WEST, 268.74 FEET, THENCE NORTH 30° 36' 01" WEST, 216.78 FEET, THENCE NORTH 88° 21' 38" EAST, 114.49 FEET, THENCE SOUTH 30° 35' 50" EAST, 151.34 FEET, THENCE NORTH 01° 24' 11" WEST, 483.50 FEET, THENCE NORTH 88° 19' 16" EAST, 182.26 FEET, THENCE NORTH 88° 39' 34" EAST, 64.03 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 2034, THENCE NORTH 88° 47' 00" EAST, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 2034, A DISTANCE OF 138.17 FEET, THENCE NORTH 88° 49' 44" EAST, 213.30 FEET, THENCE NORTH 01° 30' 30" WEST, 121.90 FEET, TO A POINT ON THE SOUTHWEST 1/4 OF WAY OF LINE OF WALWORTH STREET (CITY), THENCE NORTH 88° 43' 12" EAST, ALONG SAID RIGHT OF WAY, 105.89 FEET, THENCE SOUTH 00° 51' 30" EAST, ALONG SAID RIGHT OF WAY, 20.69 FEET, THENCE NORTH 88° 42' 32" EAST, ALONG SAID RIGHT OF WAY, 300.00 FEET, THENCE SOUTH 42° 24' 33" EAST, ALONG SAID RIGHT OF WAY, 71.08 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3419, THENCE SOUTH 47° 26' 00" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 307.06 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1 AND A POINT ON A CURVE, THENCE SOUTHWESTERLY, 22.85 FEET, ALONG THE SOUTHERN LINE OF SAID LOT 1 AND THE ARC OF A CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 211.05 FEET, A CHORD WHICH BEARS SOUTH 85° 49' 18" EAST, AND A CHORD LENGTH OF 214.04 FEET, THENCE NORTH 88° 13' 34" EAST, ALONG SAID SOUTHERN LINE, 118.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE WEST RIGHT OF WAY LINE OF STERLING PARKWAY, THENCE SOUTH 01° 49' 34" EAST, ALONG SAID RIGHT OF WAY LINE, 900.39 FEET, TO A POINT ON THE SOUTHWEST 1/4 OF SECTION 35, THENCE SOUTH 68° 39' 20" WEST, ALONG SAID SOUTH LINE, 770.12 FEET, TO THE POINT OF BEGINNING, SAID DESCRIPTION CONTAINING 1,231,056.78 SQUARE FEET (28.28 ACRES), MORE OR LESS.

SAID CERTIFIED MAP NO. 3419, BEING A MAP DULY RECORDED APRIL 8, 2021, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME 19, ON PAGES 207 THROUGH 209, INCLUSIVE, AND AS DOCUMENT NO. 506421, SAID CERTIFIED MAP NO. 3656, BEING A MAP DULY RECORDED JANUARY 18, 2004, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME 21, ON PAGES 138 THROUGH 139, INCLUSIVE, AND AS DOCUMENT NO. 50673, SAID CERTIFIED MAP NO. 2004, BEING A MAP DULY RECORDED MAY 21, 1981, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, IN VOLUME 9, ON PAGES 347 THROUGH 348, INCLUSIVE, AND AS DOCUMENT NO. 211587, SAID ANDERS ADDITION, BEING A SUBDIVISION DULY RECORDED JULY 30, 1976, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY IN CABINET A OF PLATS, ON SLIDE 200, AND AS DOCUMENT NO. 05106.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF J PEASE EXCAVATING INC., OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

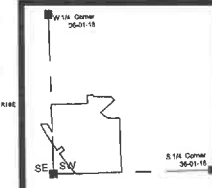
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF GENOA CITY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 09TH DAY OF JANUARY, 2026.



- NOTES**
- 1. BASIS OF BEARING:** BEARINGS ARE REFERENCED TO GRID NORTH WISCONSIN STATE PLANE COORDINATE, SOUTH ZONE, NAD83 (2011); THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36 IS ASSUMED TO BEAR N88°39'20"E.
 - 2. BASIS OF ELEVATION:** ELEVATIONS ARE REFERENCED PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88").
- 3. ACCOMPANYING DATA:** NEIGHBORING BOUNDARIES AND NEIGHBORING BUILDINGS PER WALWORTH COUNTY OPEN DATA

LINE NUMBER	LENGTH (FT)	DIRECTION
L1	88.86	N82° 47' 31"E
L2	98.98	N84° 18' 04"W
L3	114.49	N88° 21' 38"E
L4	84.03	N88° 39' 34"E
L5	106.39	N88° 43' 12"E
L6	20.69	N00° 51' 30"E
L7	71.08	S02° 24' 33"E
L8	24.78	S26° 30' 51"E



CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CH BEARING	CH LENGTH (FT)	TANGENT B1	TANGENT OUT
C1	69.79	523.39	200° 45' 56"	N35° 50' 49"W	69.79	N08° 13' 47"W	N32° 27' 51"W
C2	222.85	227.50	054° 47' 26"	S67° 49' 19"E	214.04	S55° 41' 36"E	N88° 39' 20"E

LEGEND

	EXISTING BUILDING		FOUND 2" IRON PIPE		MAJOR CONTOURS
	PROPOSED CONCRETE		FOUND 1" IRON PIPE		MINOR CONTOURS
	PROPOSED CONCRETE		SET 1 1/2" IRON PIPE		UTILITY POLE
	RECORDED AS		CURB INLET		STORM MANHOLE
	UTILITY POLE		SANITARY MANHOLE		FOUND WATER VALVE
	FOUND MANHOLE		FOUND FIRE HYDRANT		



ADDITIONAL NOTES

1. ZONING
 PROPOSED ZONING: VILLAGE OF GENOA CITY HIGHWAY BUSINESS DISTRICT (B-2)
 PROPOSED SETBACKS:
 FRONT STREET (STATE, FEDERAL OR COUNTY) 40 FT
 FRONT STREET (VILLAGE) 15 FT
 SIDE YARD 8 FT
 REAR YARD 20 FT
 SHORE YARD 100 FT
 MAX HEIGHT 45 FT
 MINIMUM LOT AREA 10,000 SQ FT
 MINIMUM LOT WIDTH 75 FT
 LOT AREA COVERAGE NOT MORE THAN 75% IF THE LAND AREA IS TO BE OCCUPIED BY BUILDING, STRUCTURES AND PARKING AREAS.

MICHAEL J. MARTIN,
 WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 2307
 (original & signed in red)

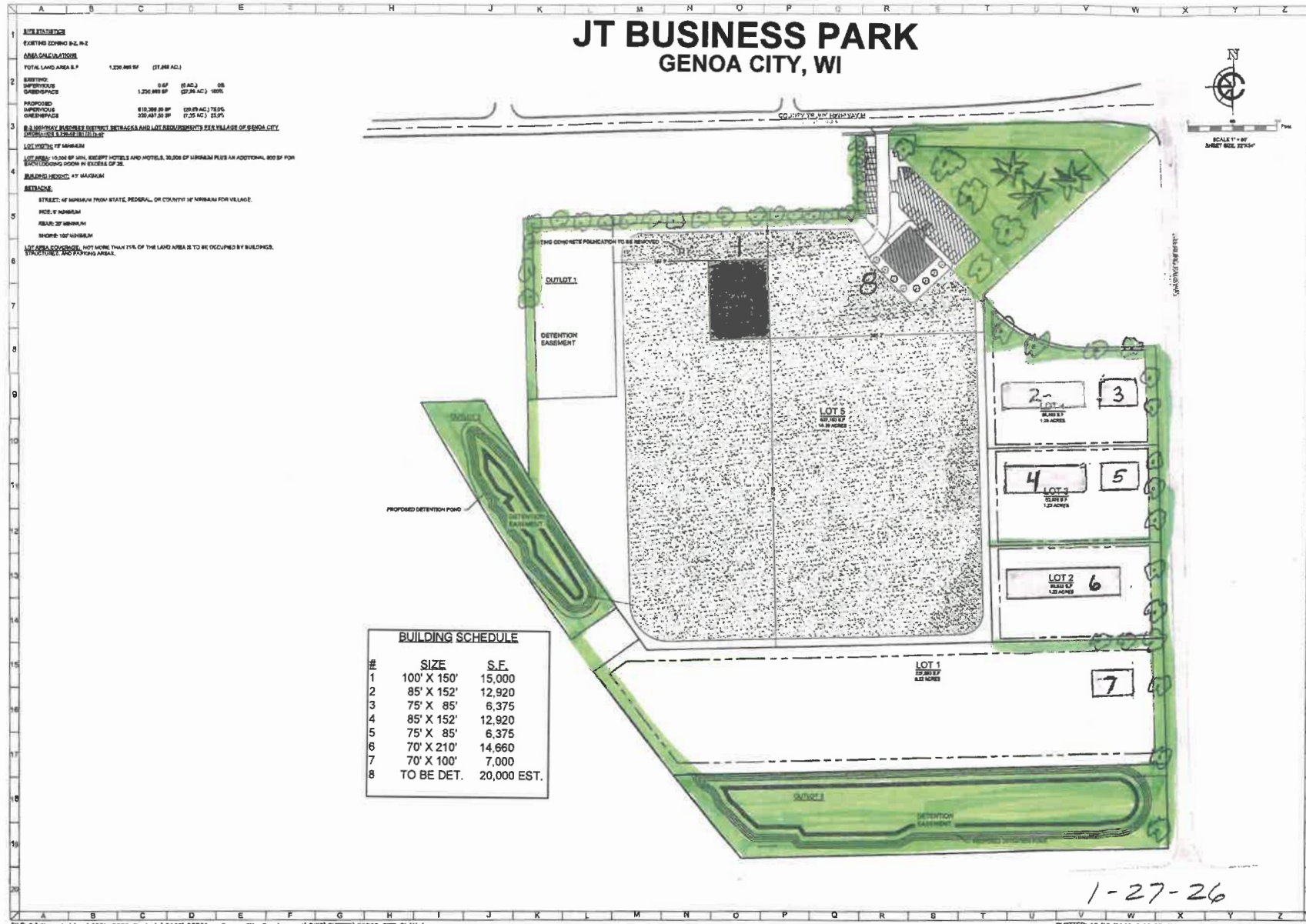
CORNELL ENGINEERING LLC
 CORNERING IN TRUE DIRECTIONS
 528 S WELLS STREET
 LAKE GENEA, WI 53147
 262-770-7776
 CORNELL.ENGINEERING@COM

FILENAME: G:\Shared drives\2021-2025 Projects\2025\25362 - Genoa City Development\DWG\SHEETS\25362 - PRELIMINARY PLAT.dwg

PLAT DATE: 1/9/2026 2:57 PM

DATE: 01/09/2025 JOB No: 25362 SHEET 2 OF 2
 INSTRUMENT DRAFTED BY: MICHAEL J. MARITIN, P.L.S., S-2307

JT BUSINESS PARK GENOA CITY, WI



#	SIZE	S.F.
1	100' X 150'	15,000
2	85' X 152'	12,920
3	75' X 85'	6,375
4	85' X 152'	12,920
5	75' X 85'	6,375
6	70' X 210'	14,660
7	70' X 100'	7,000
8	TO BE DET.	20,000 EST.

CLIENT



GENOA CITY DEVELOPMENT
VILLAGE OF GENOA CITY, WALWORTH COUNTY, WI

PRELIMINARY | SITE PLAN



CARDINAL
PLANNING SURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS

306 S HILLS STREET,
LAKE GENEVA, WI 53147
262-737-6778
PLANNING@CARDINAL.COM

#	REVISION DESCRIPTION	REV DATE

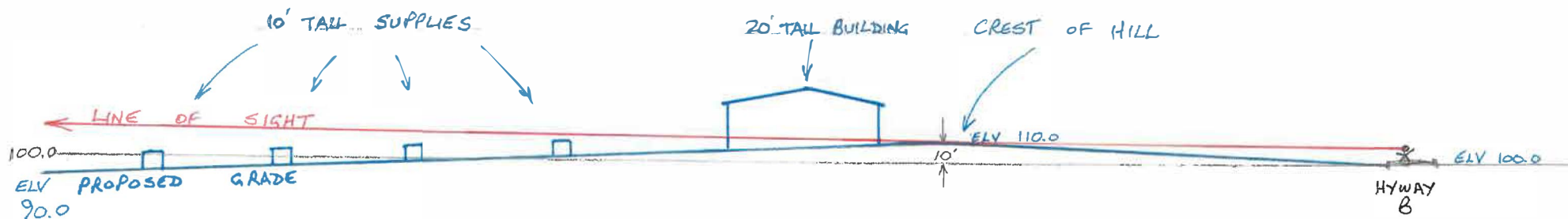
SCALE 1"=80'
PROJECT NUMBER 2026
DATE 10-08-2025
PROJECT NAME J. PEASE CONSULTANTS, PE
DRAWN BY JPP
CHECKED BY BPP
SHEET NUMBER
4 OF 9

1-27-26

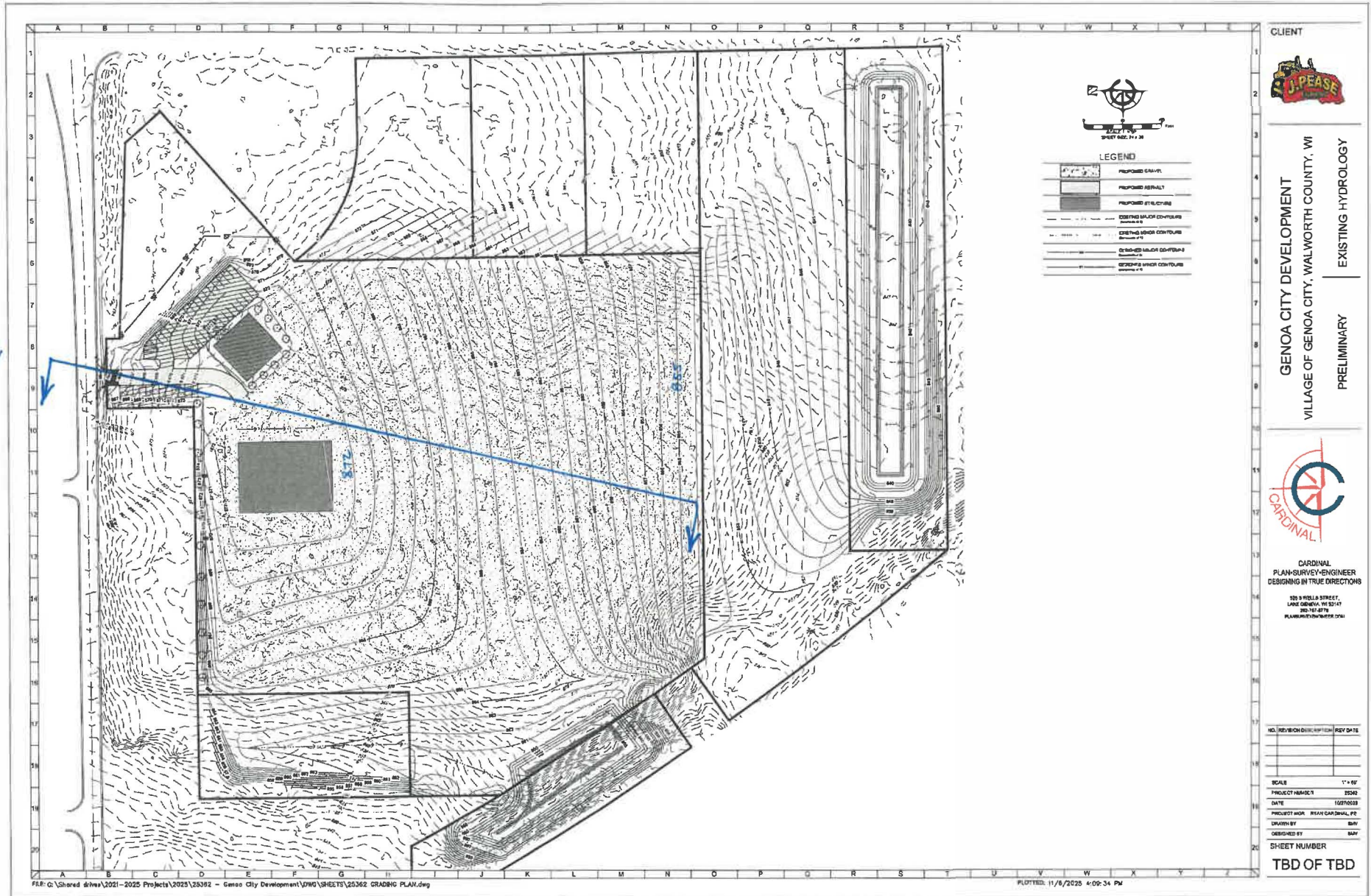
FILE: G:\Shared drives\2021-2025 Projects\2025\25362 - Genoa City Development\DRAW\25362 SITE PLAN.dwg PLOTTED: 12/10/2025 9:18:59 AM

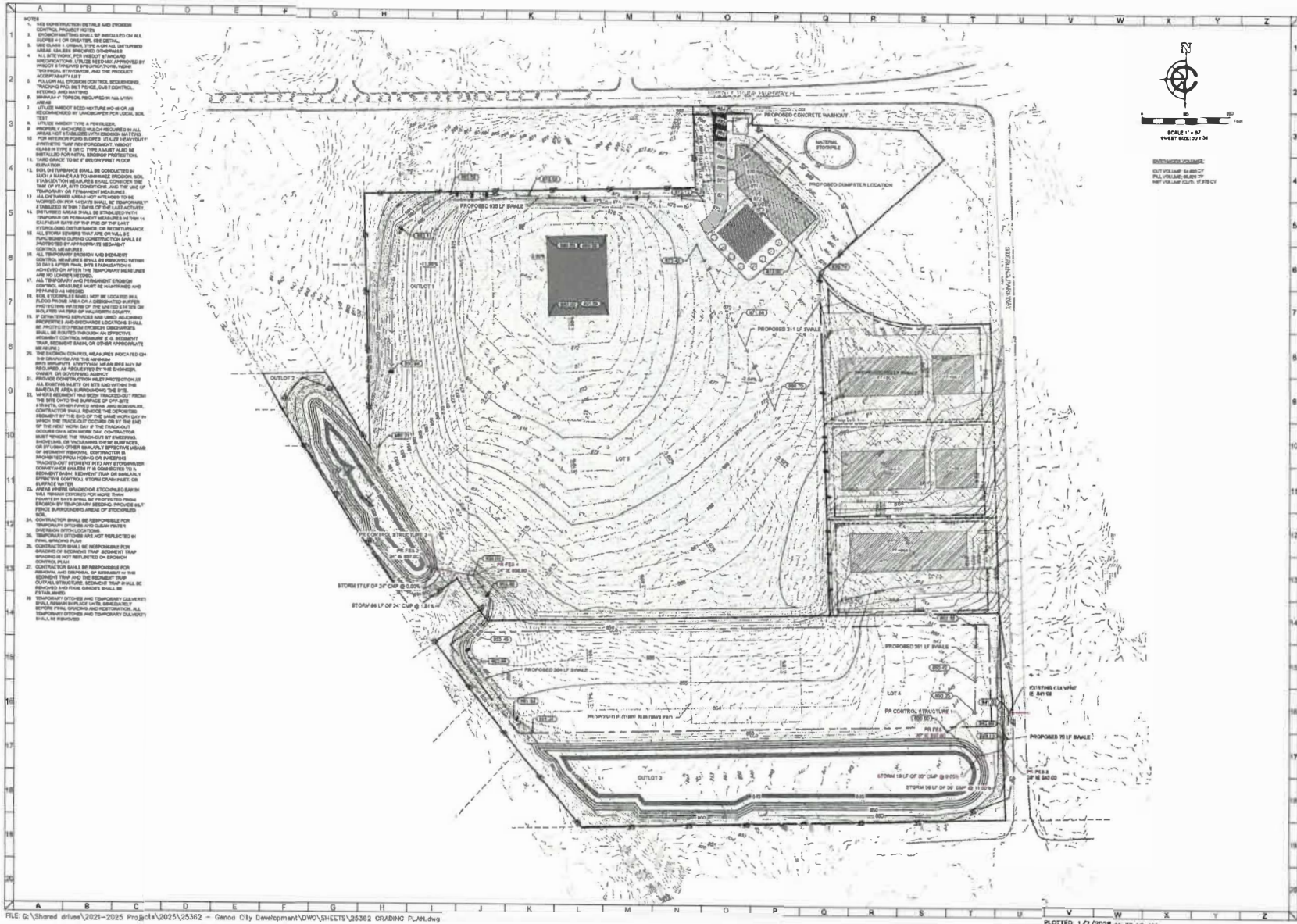
LINE OF SIGHT EXHIBIT

SECTION AA



SCALE 1" = 60'





1. THE CONSTRUCTION DETAILS AND EROSION CONTROL MEASURES SHALL BE SHOWN ON ALL SHEETS #1 OR GREATER, SEE DETAIL.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
3. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
4. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
5. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
6. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
7. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
8. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
9. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
10. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
11. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
12. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
13. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
14. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
15. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
16. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
17. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
18. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
19. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
20. THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

CLIENT

GENOA CITY DEVELOPMENT
VILLAGE OF GENOA CITY, WALWORTH COUNTY, WI

PRELIMINARY GRADING AND EROSION CONTROL PLAN

CARDINAL PLAN-SURVEY-ENGINEERS DESIGNING IN TRUE DIRECTIONS
204 S. WILSON STREET
LAKE GENEVA, WI 53147
262-787-0776
PLAN@CARDINALDESIGN.COM

NO.	DESCRIPTION	DATE


SCALE 1" = 50'
PROJECT NUMBER 2026
DATE 11-04-2025
PROJECT WORK W. AN. CARDINAL, INC.
DESIGNED BY W. AN. CARDINAL, INC.
CHECKED BY W. AN. CARDINAL, INC.
SHEET NUMBER 6 OF 9

FILE: G:\Shared\dwg\2021-2025\Project\2025\25362 - Genoa City Development\DWG\SHEETS\25362 GRADING PLAN.dwg
PLOTTED 1/7/2026 11:30:12 AM

Future Land Use Village Limits

Comprehensive Plan Update

Village of Genoa City
Kenosha & Walworth Counties, Wisconsin

 Village of Genoa City

 Parcel Boundary

 River/Stream


Future Land Use

 Neighborhood Residential

 High-Intensity Residential Overlay


 Neighborhood Mixed-Use


 Downtown Mixed-Use

 General Commercial

 Civic and Institutional

 Industrial

 Business Park

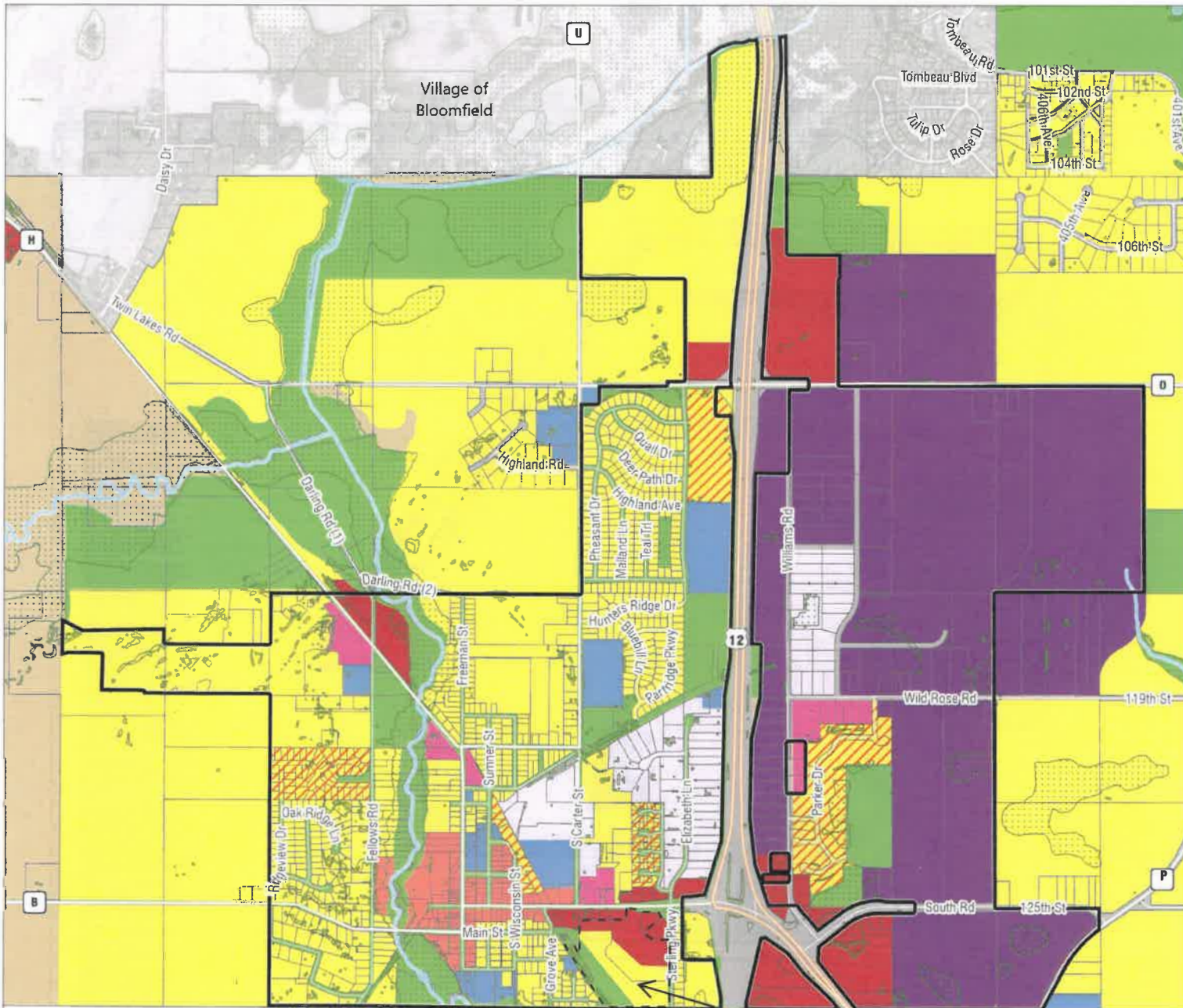
 Parks and Open Space

 Transportation

 Rural Lands

 Water

 Natural Resource Overlay



MCHENRY COUNTY

VILLAGE COMPREHENSIVE PLAN AMENDMENT ON THE SUBJECT PROPERTY

1. PARKS & OPEN SPACE TO GENERAL COMMERCIAL
2. NEIGHBORHOOD RESIDENTIAL TO GENERAL COMMERCIAL

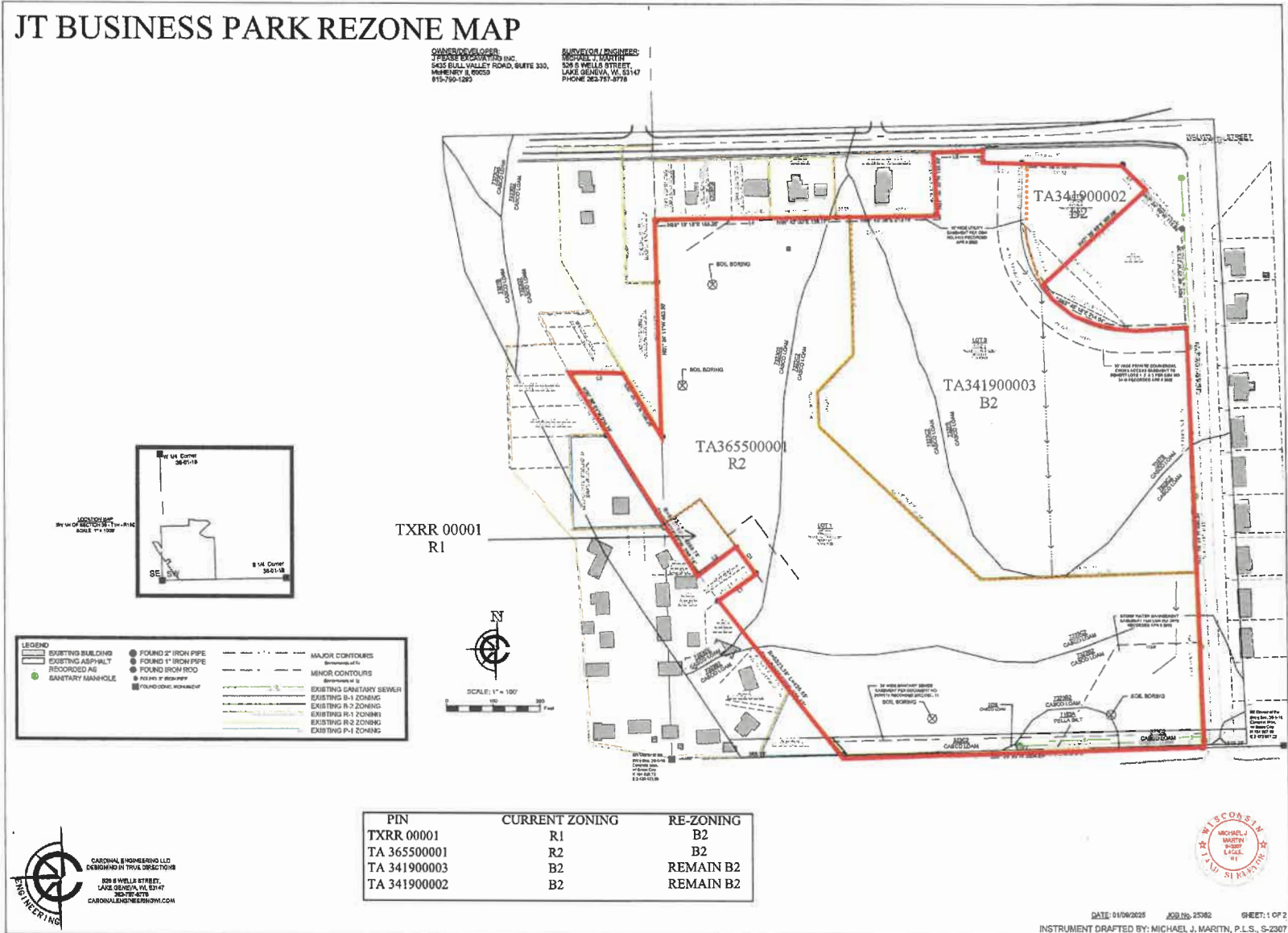


Data Sources:
Kenosha County GIS (2024); Walworth County GIS (2024)
WisDOT (2024) Aerial Imagery (2018-2024)
Land Use based on SEWRPC 2025 Future Land Use



0 0.1 0.2 Miles





JT BUSINESS PARK SUBDIVISION PLAT

PRELIMINARY PLAT

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35,
AND THE SW 1/4 OF THE SW 1/4 OF SECTION 36,
ALL IN TOWN 1 NORTH, RANGE 17 EAST VILLAGE OF
GENOA CITY, WAL WORTH COUNTY, WISCONSIN

OWNER/DEVELOPER
SPRUCEDALEWAY TRG INC.
6435 BELL VALLEY ROAD, SUITE 330,
WASHBURN, WI 53090
615-790-1293

SURVEYOR/LICENSUREES
MICHAEL J. MARTIN
526 S WELLS STREET
LAKE GENOA, WI 53147
PHONE 262-757-8776

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND HEREIN DESCRIBED.

BEING A SUBDIVISION OF LANDS LOCATED IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 01 NORTH, RANGE 16 EAST IN THE VILLAGE OF WILLIAMS BAY, COUNTY OF WALWORTH, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING-AT

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

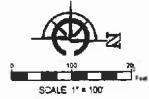
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WILLIAMS BAY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____ 20____.

MICHAEL J. MARTIN
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 2307
(original if signed in 1965)

NOTES

- TOTAL AREA**
1,235,963.95 SQ. FT. (28.18 AC)
- ZONING**
PROPOSED ZONING: VILLAGE RESIDENTIAL-DISTRICT (VRD)
PROPOSED SETBACKS:
FRONT YARD: 30'-0"
SIDE YARD: 40'-0"
REAR YARD: 30'-0"
MAX HEIGHT: 35'-0"
MINIMUM LOT SIZE: 7,000-SQ-FT
MINIMUM FRONTAGE: 60'-0"
- BASIS OF BEARING**
BEARINGS ARE BASED ON WISCONSIN COORDINATE REFERENCE SYSTEM (WICRS) NAD 83 (2011) WM-4. THE NORTH LINE OF THE SOUTHEAST 1/4 IS TAKEN TO BEAR N49°52'-09"E.
- BASIS OF ELEVATION**
ELEVATIONS ARE REFERENCED PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- ACCOMPANYING DATA:**
NEIGHBORING BOUNDARIES PER WALWORTH COUNTY OPEN DATA
(https://open-walco.com/open-data/engr.com/nearest7tagasuboundaries)
NEIGHBORING BUILDINGS PER WALWORTH COUNTY OPEN DATA
(https://open-walco.com/open-data/engr.com/nearest7tagasuboundaries)



LEGEND	
	EXISTING BUILDING
	PROPOSED CONCRETE
	RECORDED AS
	UTILITY POLE
	FOUND MANHOLE
	FOUND ELEC. PEDESTAL
	FOUND WATER VALVE
	FOUND FIRE HYDRANT
	CURB INLET
	SANITARY MANHOLE
	FOUND 2" IRON PIPE
	FOUND 1" IRON PIPE
	FOUND IRON ROD
	SET 1 1/2" IRON PIPE 16" 1.134' L.F.
	MAJOR CONTOURS (Intersects at 8)
	MINOR CONTOURS (Intersects at 5)
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD LINE
	EXISTING P & T ZONING
	EXISTING SR-6 ZONING



DATE: 12/19/2025 JOB No: 25362 SHEET 1 OF 2
INSTRUMENT DRAFTED BY: MICHAEL J. MARTIN, P.L.S., S-2307

FILENAME: G:\Shared drives\2021-2025 Projects\2025\25362 - Genoa City Development\DWG\SHEETS\25362 - PRELIMINARY Plat.dwg

PLOT DATE: 12/19/2025 1:32 PM

JT BUSINESS PARK RE-ZONING, SUBDIVISION AND CONDITIONAL USES

PRELIMINARY PLAT

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 35,
AND THE SW 1/4 OF THE SW 1/4 OF SECTION 36,
ALL IN TOWN 1 NORTH, RANGE 17 EAST VILLAGE OF
GENOA CITY, WALWORTH COUNTY, WISCONSIN

OWNER/DEVELOPER
JPEASE EXCAVATING INC.
5426 BULL VALLEY ROAD, SUITE 330,
MCHENRY IL 60050
615-790-1293

SURVEYOR / ENGINEER
MICHAEL J. MARTIN
528 S WILLO STREET
LAKE GENEA, WI 53147
PHONE 262-757-8776

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND HEREIN DESCRIBED

BEING A SUBDIVISION OF LANDS LOCATED IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 01 NORTH, RANGE 10 EAST IN THE VILLAGE OF WILLIAMS BAY, COUNTY OF WALWORTH, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS

COMMENCING AT

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 230 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WILLIAMS BAY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____

MICHAEL J. MARTIN
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 2307
(original if signed in red)

NOTES

1. TOTAL AREA
2,235,963.66 SQ FT, (0.18 AC)

3. BASIS OF BEARING

BEARINGS ARE BASED ON WISCONSIN COORDINATE REFERENCE SYSTEM (WICRS), NAD 83 (2011) - W-8. THE NORTH LINE OF THE SOUTHEAST 1/4 IS TAKEN TO BEAR N89°25'59"E

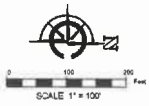
4. BASIS OF ELEVATION

ELEVATIONS ARE REFERENCED PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

5. ACCOMPANYING DATA

NEIGHBORING BOUNDARIES PER WALWORTH COUNTY OPEN DATA (<https://open.walco.opendata.arcgis.com/datasets/789a6e0e0d8e4>)

NEIGHBORING BUILDINGS PER WALWORTH COUNTY OPEN DATA (<https://open.walco.opendata.arcgis.com/search/789a6e0e0d8e4>)



LEGEND	
	EXISTING BUILDING
	PROPOSED CONCRETE
	RECORDED AS
	UTILITY POLE
	FOUND MANHOLE
	FOUND ELEC. PEDISTAL
	FOUND WATER VALVE
	FOUND FIRE HYDRANT
	CURB INLET
	STORM MANHOLE
	SANITARY MANHOLE
	FOUND 2" IRON PIPE
	FOUND 1" IRON PIPE
	FOUND IRON ROD
	SET 1" I.D. IRON PIPE 18", 1.13M/L.F.
	MAJOR CONTOURS (Intervals of 8')
	MINOR CONTOURS (Intervals of 1')
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD LINE
	STORM MANHOLE
	EXISTING SF-6 ZONING



COPY

Invoice

Lake Geneva REGIONAL NEWS

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Invoice number 663BB92F-0062
Notice ID T16iSLnIOXL3VCmsAdc5
Publisher Lake Geneva Regional News
Date of issue Mar 16, 2026
Date due Apr 16, 2026
Amount due \$54.72

Bill to
Genoa City

Description	Qty	Unit price	Amount
03/25/2026: General Legal Notice	1	30.15	30.15
04/01/2026: General Legal Notice	1	24.57	24.57

=== Notes ===
Notice Name: Rezone Public Hearing Notice - JT Business Park
Order Number: COL-WI-1101102

Net Subtotal \$54.72

Tax 0.00

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
<https://www.column.us/invoices/yGpNOr3jy3VbmFGDC5ug/pay>

Amount due \$54.72

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Cf memo: Rezone JT Business Park publication

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 663BB92F-0062 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Inv Line memo: CR- JT Business Park - Rezone publication

*Economic Develop
100-00-56700-000-000 \$ 54.72*

OK- 3/23/26 - JP

Pay here: <https://www.column.us/invoices/yGpNOr3jy3VbmFGDC5ug/pay>

Questions? Visit help.column.us



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Lake Geneva Regional News** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(262) 248-4444**.

Notice ID: Tl6iSLnI0XL3VCmsAdc5 | **Proof Updated: Mar. 16, 2026 at 03:17am CDT**
 Notice Name: Rezone Public Hearing Notice

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Genoa City Clerk/Treasurer clerktreasurer@vi.genoacity.wi.gov (262) 279-6472	Lake Geneva Regional News

Columns Wide:	1	Ad Class:	Legals
Total Column Inches:	2.95		
Number of Lines:	31		

03/25/2026: General Legal	30.15
04/01/2026: General Legal	24.57

Subtotal	\$54.72
Tax	\$0.00
Processing Fee	\$0.00
Total	\$54.72

**NOTICE OF PUBLIC HEARING
REGARDING CHANGE IN
ZONING**

Village of Genoa City
 April 9, 2026
 6:30 pm
 755 Fellows Road, Genoa City,
 WI 53128

PLEASE TAKE NOTICE that the Planning Commission of the , Walworth and Kenosha Counties, Wisconsin will hold a public hearing at 6:30pm on Thursday, April 9, 2026 at the Genoa City Village Hall to hear from all interested parties regarding a proposed change in zoning for various (undeveloped) parcels TA341900002-TA341900003; TA365500001; and TXRR0001 from B-2, R-1 & R-2 to B-2. Copies of the proposed Rezone application are available for inspection at the Clerk's office, Village of Genoa City, Village Hall, 755 Fellows Road, Genoa City, WI. All interested parties are invited to attend and provide comments.

Submitted by:
 Jackie Petritis, Clerk Treasurer
 PUB: March 25, April 1, 2026
 ##### WNAXLP

Jackie Petritis

From: Rreniel Pasia <leelegals@column.us>
Sent: Monday, March 16, 2026 3:23 AM
To: Jackie Petritis
Subject: Re: Public Hearing notices for publication RE: Village of Genoa City

Hi there,

Your notice is scheduled to be published in the Lake Geneva Regional News on March 25, 2026, April 1, 2026. Your Notice ID is: T16iSLnI0XL3VCmsAdc5
Your notice is scheduled to be published in the Lake Geneva Regional News on March 25, 2026, April 1, 2026. Your Notice ID is: fhBZV7arlx7O58okcVI1

You will be receiving a notification from Column Support with your proof. If you don't see it, check your spam folder and any email restrictions you may have.

For the fastest and most reliable placement process, use column.us to quickly place notices yourself, get proofs, view pricing, and access your invoices and affidavits. Visit our [help center](#) for tips, or sign up for one of our [training webinars](#).

If you have any questions or concerns, please don't hesitate to let us know so we can look into it!

—
// Rreniel





On March 13, 2026 at 6:47 PM EDT clerktreasurer@vi.genoacity.wi.gov wrote:

Hello,

Please publish the attached Notices for Public Hearing as follows:

- 2026 JT Business Park TA341900001-TA341900003, TA365500001 & TXRR0001 Rezone Public Hearing Notice as a class 2 publication in the Lake Geneva Regional News (3/25/26 & 4/1/26)
- Conditional Use Permit- JT Business Park -Auto Truck & Equip Storage- Public Hearing for CUP 040926 as a class 2 publication in the Lake Geneva Regional News (3/25/26 & 4/1/26)

Thank you.

Regards,



Jackie Petritis

Clerk | Treasurer
 Village of Genoa City
 Phone: (262) 279-6472
 Fax: (262) 279-6618
 Email:
clerktreasurer@vi.genoacity.wi.gov
 755 Fellows Rd. | PO Box 428
 Genoa City, WI 53128
www.vi.genoacity.wi.gov
 Population: 2921



- ✓ Register to Vote
- ✓ Confirm your Voter Registration
- ✓ Request Absentee Ballot
- ✓ Change your Address or Name

www.myvote.wi.gov

Upcoming Election

February 17, 2026 – Spring Primary
 April 7, 2026 – Spring Election

ELECTED OFFICIALS AND MEMBERS OF COMMITTEES, COMMISSIONS AND BOARDS: In order to comply with Open Meetings requirements, please limit any reply to only the sender of this electronic communication.

CONFIDENTIALITY NOTICE: This electronic mail transmission and any accompanying documents contain information belonging to the sender which may be confidential and legally privileged. This information is only for the use of the individual or entity to whom this electronic mail transmission was intended. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the information contained in this transmission is strictly prohibited. If you have received this transmission in error, please immediately contact the sender and delete the message. Thank you.



Monthly Activity Overview Report

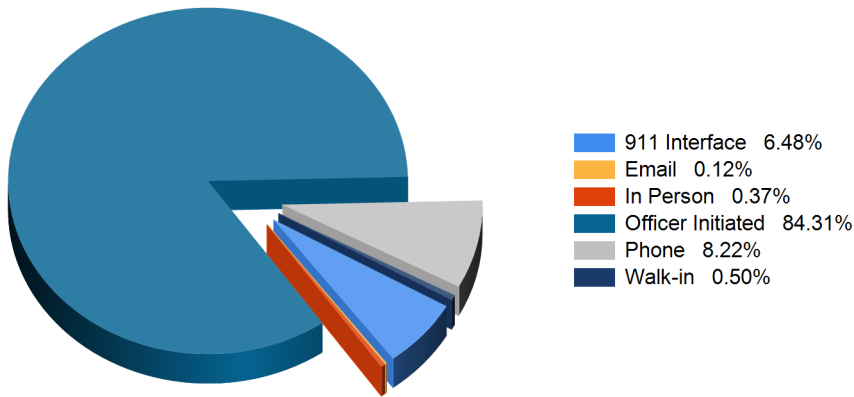
Printed On: 03/31/26 09:40

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

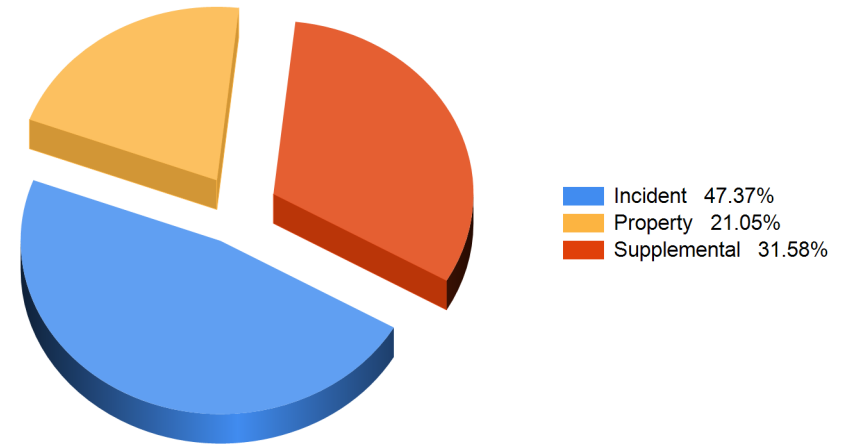
Patrol Area: SE,GC, NULL,BM

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
Total	803	253	207	343
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
Total	38	6	18	14
Incident	18	4	6	8
Property	8	2	3	3
Supplemental	12	0	9	3



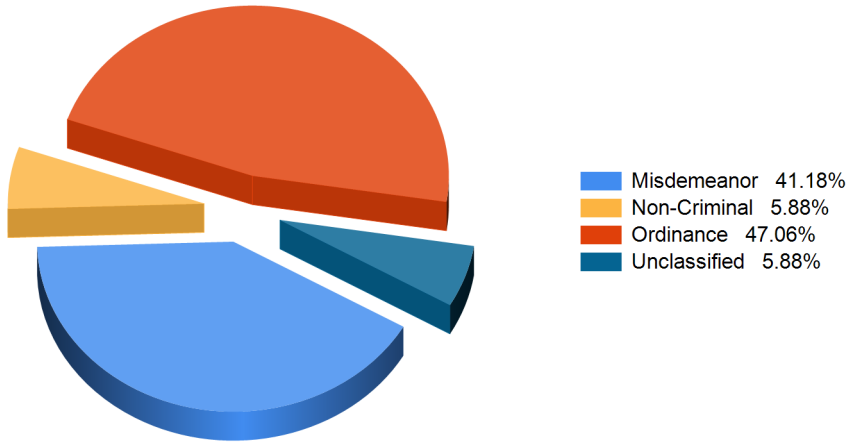
Monthly Activity Overview Report

Printed On: 03/31/26 09:40

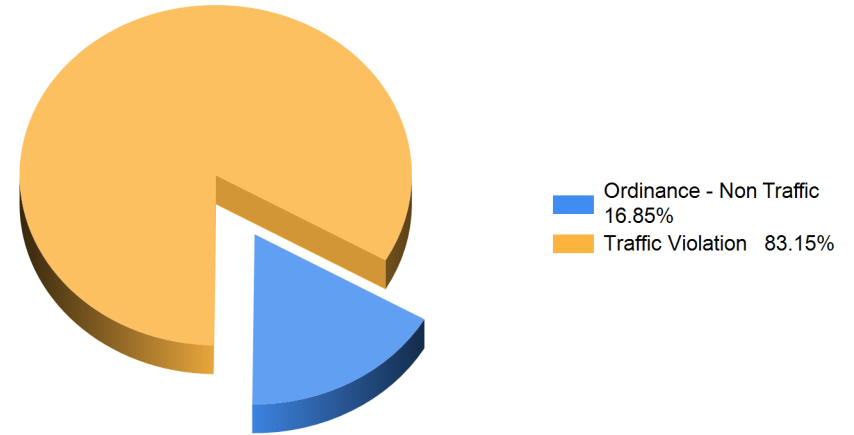
For Reporting Period: 03/01/2026 - 03/31/2026

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
Arrests				
Total	17	8	6	3
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
Citations				
Total	89	37	15	37
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

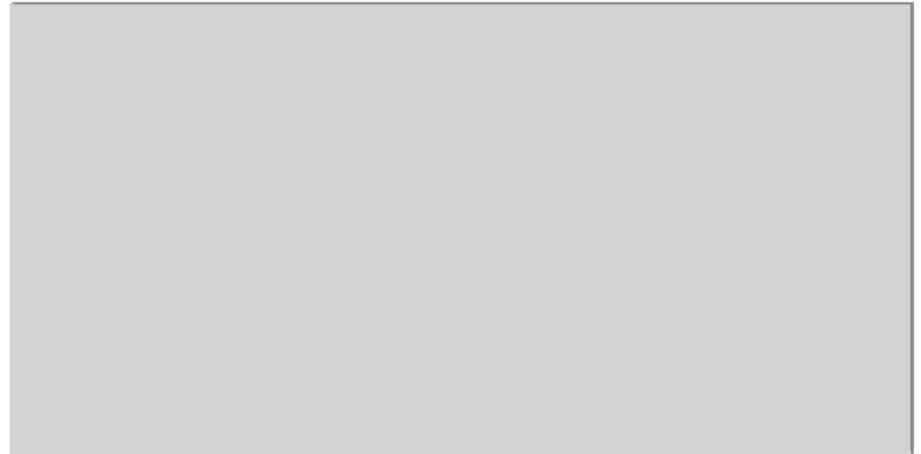
Field Interview Stops

No Data Available



Crash

No Data Available



Field Interview Stops are counted by reason for stop.

	Total
Total	0

Crashes are counted by Crash type alone.

	Total
Total	0

Village of Genoa City, Wisconsin Police Department



Board 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

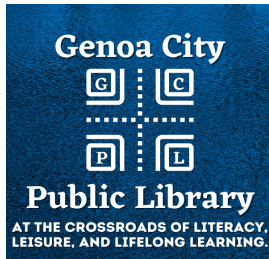
DPW new truck delivered
Snow storm/removal 3/15-3/18
Spring clean up starts 4/20/26
TDS putting in new internet fiber throughout village
Well#2 Generator Start up first week of April
Brush pick /yard waste started at drop-off site
Park to open Monday 3/16/26

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
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 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