

## **Section 4**

# **UTILITIES AND COMMUNITY FACILITIES**

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### **Introduction**

This section provides a compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. It further describes the location, use and capacity of existing public utilities and community facilities that serve Genoa City, includes an approximate timetable that forecasts the need to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities, and assesses the future needs for government services in the Village that are related to such utilities and facilities.

### **Utilities and Community Facilities Goals, Objectives and Policies**

The following section will re-introduce the goals and objectives as well as offer prescribed policies and programs to achieve the stated goals and objectives of the Community.

#### **Utilities and Community Facilities Goals**

The Village of Genoa City's utilities and community facilities policies and programs are set to achieve the following goals:

To derive the greatest benefits from its investment in infrastructure, the Village will assure maintenance of existing facilities, remedy deficiencies in existing facilities over time and provide adequate facilities to serve new growth. The Village will also ensure that Village services and programs are designed to meet the needs of all residents, including youths and elderly residents.

#### **Utilities and Community Facilities Objectives**

The following objectives prescribe more specific ways to achieve the aforementioned goals of the Community:

- Establish and maintain intergovernmental agreements with adjacent municipalities and special districts regarding municipal boundaries, land uses, and public services.
- Maintain and continue to provide high standards of quality in the school system, and work cooperatively with the school districts to establish an adequate number and location for new schools to serve Genoa City's residents.
- Provide recreational opportunities and general activities for the children and youth.

- Provide the appropriate means to actively enforce all Village code requirements.
- Link parks, recreation sites, and open space with residential neighborhoods via safe pedestrian and bicycle routes.
- Allow new development only where the provision of appropriate infrastructure and services are economically feasible.
- Require local neighborhood parks in all residential development.

### **Utilities and Community Facilities Policies**

The following policies offer a course of action to guide and determine the present and future decisions related to utilities and community facilities within Genoa City:

- Implement the Village of Genoa City Comprehensive Plan.
- Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new village services or expansion may be appropriate in the future.
- Sequence all capital improvement, including streets, through a regular improvements program.
- Work with surrounding communities and counties to address stormwater management and transportation issues.
- Continue to work with Bloomfield and Randall Townships; Pell Lake, Richmond, and Twin Lakes; and Walworth and Kenosha Counties to provide recreation facilities and opportunities for Village residents.
- Exploit opportunities to coordinate facility and service system planning with land use and planning activities.
- Continue to maintain and correct deficiencies in existing utilities and facilities in a timely and efficient manner.
- Provide adequate facilities to serve new development that complies with this Comprehensive Plan.
- Use development agreements to stipulate the responsibility and extent of public improvements in all new private development projects.
- If appropriate, consider implementing impact fees for new development projects that place a burden on or require the upgrading of village facilities.
- Where rural development occurs, encourage clustering so that community facilities and services can be provided in a cost effective manner.

- o Work with adjacent communities to direct intensive new development requiring a higher level of service to areas that are currently serviced or those that can be easily serviced with the existing infrastructure.
- o Support the creation of a Village volunteer program to establish a pool of potential volunteers for the Fire Department and other Village events and functions, and to continuously encourage existing and new residents to volunteer in the community.

## **Utilities and Communities Facilities Conditions and Recommendations**

The following section reports on the conditions of the utilities and community facilities within the Village of Genoa City which were derived from site observances, review of existing plans and documents, and conversations with the Village Board, members of the community, the Village Engineer, the Chief of Police, the Chief of Fire & Rescue, and the Superintendent of Genoa City School District J2. Recommendations for future improvements are discussed as well.

### **Sanitary Sewer System and Water Supply**

Except for a small portion of the southeast corner of the Village, a majority of the land within the Village's existing limits is serviced. Also, the private Workmen's Benefit Fund (WBF) is not serviced by water.

The Village's water supply system consists of an existing 50,000 gallon elevated water tower located to the north of Gideon Court, with an additional tower proposed to the northeast of Elizabeth Road. A water filtration and booster pump building is located to the south of Sumner Court, with a 60,000 gallon water reservoir, and Wells #1 and #2 located to the immediate south and east of this structure. Well #3 is located along Ridgeview Drive, just south of Oak Ridge Lane; a well house is proposed at this site, as well. In order to address existing supply issues, the construction of Well #4 has recently been completed. It is anticipated that Well #5 will be needed by 2007, and Well #6 is already under consideration.

#### Recommendation:

Extending public utilities to new development can be very expensive, especially if the development is far from the existing infrastructure. It is therefore recommended that the Village guide new growth to areas that are most efficiently served with utilities.

Additionally, the Village should continue to work with the Village Engineer to identify improvements that need to occur to satisfy all existing and anticipated problems related to sanitary sewer and water supply system.

More specific recommended improvements include the following:

1. The exploration of appropriate sites for Well No. 6 and Well No. 7;

2. The total rebuild of the existing Freeman Street Lift Station with new submersible pumps and an on-site generator and utility building;
3. An on-site generator and utility building at the existing Fellows Road Lift Station;
4. Work with the Village Engineer to develop and complete a Water System Model and Master Plan report;
5. Construction of a relay water main with a minimum 8-inch diameter on Carter Street from Franklin Street to Hunters Ridge Drive;
6. Replace lead services throughout the Village;

### **Storm Sewer System**

Aside from most newer subdivisions which are encouraged to have curb-and-gutter and storm sewers, there are limited locations within the Village of Genoa City that have a storm sewer system. Ditches are provided, however, they do not meet the needs of the Community.

#### Recommendation:

It is recommended that Genoa City continue to utilize Tax Increment Financing (TIF) as a tool to fund the improvements to the storm sewer system. Additionally, the Village should continue to work with the Village engineer and residents to identify and address outstanding storm sewer issues. The Village should identify specific locations and causes of stormwater management problems and investigate potential solutions, costs, and the timing of improving stormwater management and continue to assure that new development bears a fair share of the capital improvement costs associated with the costs necessitated by the development.

### **Wastewater Treatment**

The Village of Genoa City owns and operates a wastewater treatment plant that treats wastewater generated within the Village and the surrounding area; the facility treats primarily domestic wastewater. The existing facility is located along the southern edge of the Village at 521 First Street. The existing plant was placed into operation in 2003 and consists of a fine screen, flow monitoring, influent pumps, oxidation ditch, secondary clarifier, sludge pumps, and an ultraviolet disinfection unit. Solids are aerobically digested, dewatered, dried in sludge drying beds, and applied to area farmland. Per conversation with the Village Engineer, this improvement should satisfy the demands of the Village for the next 20 years.

The Village's sanitary sewer system consists of 8-inch sewers through 24-inch diameter collecting mains constructed of PVC, clay, or concrete. All of the flow is conveyed to the treatment plant through an existing 24-inch diameter Northeast Interceptor Sewer and a future 18-inch Southeast Interceptor Sewer.

#### Recommendation:

Recommended improvements for Wastewater Treatment include the following:

1. Install security systems with alarms at all water and wastewater treatment facilities and pumping stations and provide a new SCADA system;
2. Work with the Village Engineer to complete a Sewer System Master Plan report;
3. Construct an additional wastewater treatment plant sludge digestion tankage and dewatering equipment to service the needs of the Village.

Additionally, the Village should continue to work with and consult the Village Engineer for needed future improvements.

### **Solid Waste Disposal and Recycling Facilities**

Per the Wisconsin Department of Natural Resources (WDNR), Mallard Ridge Recycling & Disposal Facility is the only licensed solid waste landfill in Walworth County. It is located at W 8470 State Road 11 in Delavan, Wisconsin. Within Kenosha County, there are two (2) licensed solid waste landfills: W M W I – Pheasant Run Recycling & Disposal which is located at 19414 60<sup>th</sup> Street in Bristol, and WEPCO Pleasant Prairie LF, listed at P.O. BOX 2046-A539, Milwaukee.

Solid waste disposal and recycling services are provided by Onyx Waste Services, Inc. The company is the fourth largest provider of solid waste services in the United States and has solid waste operating locations in 11 states, including Alabama, Florida, Georgia, Illinois, Indiana, Michigan, Minnesota, Missouri, New Jersey, Pennsylvania, and Wisconsin. The company also provides other integrated waste services, most of which are project-based and many of which provide additional waste volumes to the company's landfills and recycling facilities. Additional recycling services are provided by John's Disposal Service, Inc., which is located at 107 County Highway U in Whitewater. Founded in 1969 and incorporated in 1992, Johns provides similar services to numerous cities, towns, and villages in Jefferson, Rock, Walworth, and Waukesha counties.

#### Recommendation:

The Village should continue to work with the aforementioned service providers for their solid waste disposal and recycling services.

### **Parks and Recreation Facilities**

Within its municipal boundaries, the Village of Genoa City contains approximately 53 acres of designated park and 51 acres of open space. Parks include publicly owned open spaces and recreational facilities. Open space includes privately owned property containing natural resource areas and areas with unique environmental characteristics such as wetlands, floodplains, woodlands and prairies. Future land use acreage forecasts generally maintain these figures, however future development policies promote the incorporation of park sites and open space into all residential developments in a manner that not only satisfies the needs and demands of the immediate neighborhood, but the community as a whole.

Per *A Park and Open Space Plan for Genoa City, Wisconsin*, (Park and Open Space Plan) which was completed in April of 2001, the Village contains six (6) park and recreation sites. They are located and described as follows:

1. Veterans Memorial Park: This ten (10) acre site is located on the north side of the Village, straddling the Nippersink Creek. Facilities within the park include a lighted softball diamond, a little league diamond, restrooms, two (2) picnic shelters, play equipment, tennis courts, and horseshoe pits. A portion of the park is located within a floodplain. This park is actively used for group outings and community events.
2. Brookwood School: This two (2) acre site is located within the Village's downtown. It serves as a neighborhood playground with play apparatus, a surfaced area with basketball backstops and a grassed area suitable for some field games.
3. Brookwood Middle School: This 15-acre site is located adjacent to State Highway 12, on the east side of Genoa City. Two softball diamonds and a soccer field are planned at the north end of this property. A large paved surface, including numerous basketball hoops is provided.
4. Dr. Miller Park: This 25-acre wooded tract of land is immediately south of the Brookwood Middle School. This is planned to be developed into an area of trails with learning/activity stations and a natural vegetation buffer between Park and RT 12.
5. Anders Park: This 0.3-acre site is located on the southern edge of the Village, within a residential subdivision. This park contains a small piece of play equipment and a trail connection from Genoa City to the Prairie Trail, which is located in McHenry County.
6. Krisik Park: Genoa City Recreation Inc., a private non-profit baseball organization, owns this parcel of land which is located east of State Highway 12. Projected use of this land is for one (1) baseball diamond, three (3) Little League diamonds, a play area and a walking path and a two (2) acre BMX track. It is anticipated that this 17.25-acre site will be donated to the Village.

The National Recreation and Park Association (NRPA) has developed a set of recommended park and open space standards which the *Park and Open Space Plan* recommends for use in planning for the future of Genoa City. Generally, the NRPA recommends 6.25 (*low standard*) to 10.5 (*high standard*) acres of developed open space per 1,000 population. The following table offers a comparison between the amount of parkland currently supplied within the Village limits (as referenced in the *Park and Open Space Plan*) and the recommended standards of the NRPA. For purposes of comparison, it is important to note that the NRPA standards do not typically include school parkland in their computations. Therefore, the combined 17-acres of land located on the Brookwood Middle School and Brookwood Elementary School sites have been removed from the current park land totals.

### **Year 2000 to 2030 Park Supply and Forecasts for Genoa City**

<b>Year</b>	<b>2000</b>	<b>2003</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	1,949	2,300	2,682	4,291	6,222
Current Park Land*	36.0 AC	36.0 AC	36.0 AC	36.0 AC	36.0 AC
NRPA Low Standard	12.2 AC	14.4 AC	16.8 AC	26.8 AC	38.9 AC
<i>Surplus/Deficit</i>	23.8 AC	21.6 AC	19.2 AC	9.2 AC	-2.9 AC

NRPA High Standard	20.5 AC	24.2 AC	28.2 AC	45.1 AC	65.3 AC
<i>Surplus/Deficit</i>	15.5 AC	11.9 AC	7.8 AC	-9.1 AC	-29.3 AC

\* *The Krisik Park site noted above has not been included in this calculation; the current park land total does not include land designated as Open Space on the Existing Land Use Plan map located in Section 8 of this document; and for future planning and comparison purposes, the current park land totals shown for years 2010 through 2030 have remained constant and does not account for any future land located outside the Village's current municipal boundaries.*

Based on such standards, the Village of Genoa City currently has enough parkland to satisfy the low standards recommended by the NRPA through the year 2020 and the high standards through the year 2010. Based on the 2030 population forecasts, the Village shows a deficit of approximately 29-acres when the high standard, or 10.5 acres of parkland per 1,000 persons is applied. Upon donation, the Krisik Site acreage will minimize this deficit, however, it will not satisfy it. However, if combined with the acreage identified as *Open Space* on the Future Land Use Plan map in Section 8 of this document, there is a total of 815 acres of designated as *Public Park* and *Open Space* within Genoa City's designated planning area.

It is important to note that all population forecasts include not only the approximate 1,275 acres of land within Genoa City's existing municipal boundaries, but the additional 4,000 acres located within the Village's designated planning boundary. As land develops both within and outside of the existing Village limits, standards should be in place to assure that the appropriate amount of land is reserved for developed open space, and that proper measures are taken to require that all residential developments incorporate open space and park sites into their design.

Recommendation:

It is recommended that the Village adopt and revisit *A Park and Open Space Plan for Genoa City, Wisconsin*, at a minimum, every three (3) years to determine if there are any additional actions that need to be taken. The Village should continue to take a proactive stance in acquiring park land and preserving open space and should look at ways to increase accessibility to existing parks, which could include the expansion of the existing bike trail network. The Village should also ensure that all future residential developments incorporate open space and neighborhood parks sites into the design concept and preserve existing natural features on the property. Additionally, the Village should work with neighboring communities to develop a regional open space plan that addresses park and open space planning issues on a regional level. Become a member of "Tree City USA" and enact a Tree Ordinance.

The Village should consider creating a tree preservation ordinance that regulates the type, location, and quantity of the planting of new trees in the Village and the removal of existing trees.

**Telecommunications Facilities**

There are currently no telecommunications facilities located within Genoa City's municipal boundaries and the Village has not taken any formal position regarding the location of possible future towers.

Recommendation:

It is recommended that the Village develop a strategy for siting telecommunications towers, principally, in designated industrial areas. Identifying ahead of time what locations are most suitable and desirable for such uses will give the Village some measure of control over their placement. This can also help to prevent towers from being placed in locations that create negative impacts on the existing environment and residential neighborhoods.

### **Power Plants and Transmission Lines**

Whereas there is no power plant located within the Village limits, a substation is located at the southeast corner of Twin Lakes Road and County Highway U. All transmission lines located within the Village limits are above-ground.

Recommendation:

It is recommended that the Village amend Codes and Ordinances to require that any map amendments, subdivisions, and new construction require the burying of new utilities as a condition of approval. It should also be part of all annexation agreements.

### **Cemeteries**

The Village of Genoa City currently has one (1) cemetery within the existing Village limits. Hillside cemetery is located on an approximate ten (10) acre site along the east side of Carter Street, just north of Franklin Street.

Recommendation:

There are no recommendations related to cemeteries within the Village.

### **Health Care Facilities**

There are no hospitals/medical centers located within the Village of Genoa City. The closest facilities are the Memorial Hospital Corp of Burlington, which is located about 12 miles away in Burlington, WI; the Northern Illinois Medical Center is located approximately 12 miles away in McHenry, IL; and the Memorial Medical Center is located approximately 16 miles away in Woodstock, IL.

There are two (2) retirement homes/senior care facilities located in Genoa City. Burr Oak Manor Retirement Home is located at 264 Walworth Street and Genoa City Retirement Home Inc. is located at 3095 County Road H. Additionally, the Highland Home for the Aged, which is located at Route 1 Box 2 Highway H, is a long term nursing facility.

Recommendation:

The current hospitals/medical centers adequately serve the community – it is not anticipated that the Village will house any additional medical centers. As the general population continues to increase, the Village may need to consider the development of a senior living facility that will serve the needs of the retirement aged population. The location of such facility could either be located within the Village limits or within Bloomfield Township.

## **Childcare Facilities**

There is currently one (1) designated childcare facility located within the Village limits. Grace Lutheran Child Care offers full service childcare and preschool at four (4) sites: Richmond, Spring Grove, Twin Lakes and Genoa City. The address of the facility Genoa City is 114 Freeman Street.

### Recommendation:

As development continues to occur, the Village should look to attract child care/daycare service providers to the Village.

## **Religious Institutions**

There are four (4) active churches located within the Village. The Anchor Baptist Church is located at 315 Sumner Street; the Berean Grace Church is located at N665 County Road B; the First Congregational United Church of Christ is located at 624 Park Street; and the First United Methodist Church, which is located at 518 Booth Street.

### Recommendation:

The Village should continue to work with the existing religious institutions to provide services to the residents of the Village.

## **Law Enforcement**

The Genoa City Police Department has one (1) station facility that is located at 715 Walworth Street - within the same building as Village Hall. The Department employs five (5) full-time officers with three (3) part-time officers who work an average of one (1) or two (2) shifts per month.

The Department's service area includes all territory within the Village limits. They have two (2) squad cars, which are rotated, on average, every three (3) to six (6) years. With increased growth and development, there is an increased demand for services and an increased coverage area for the existing staff. With the recent approval and addition of such developments as Hunter's Ridge and Corporate Ridge, there has been some discussion as to increasing the number of full-time officers and the potential need to purchase one (1) additional squad car. There has been no formal action take on this matter.

Over the past couple years, service calls to the Department have been increasing. Per data obtained from the City-Data.Com, an on-line data warehouse that collects and analyzes data from multiple government and commercial sources to create profiles of thousands of U.S. cities, for that year 2001, there were 0 murders, 0 rapes, 0 robberies, four (4) assaults, four (4) burglaries, forty-four (44) larceny counts, and 0 auto thefts in the Village.

There was a recent site facility analysis conducted by an outside agency indicating that the Department has outgrown its existing facility, further identifying the potential need to double the existing office space. A new facility for the Department has been discussed internally, however no formal action has been taken. If and when a

new facility is considered, it should be located within the downtown due to its convenient location and accessibility to all parts of the community.

Whereas there is no formal Neighborhood Watch Program within the Village, it is a service that the Department would like to provide in the future, once there is adequate staff time to dedicate to such service. The Department does sponsor Drug Abuse Resistance Education (D.A.R.E.), which is a program that is a community effort supported through area businesses and residents. The program was started at Brookwood School in 1990, and was taught by deputies from the Sheriff's Department. The program is run solely on donations. Genoa City area businesses are given the opportunity to donate funds or resources.

Per discussion with the Police Chief, there are no major problems that are currently affecting the Department's ability to serve the community as a whole. Recently, the Department successfully petitioned the State of Wisconsin to get the three (3) way stop at the general intersection of Highway 12 and Walworth Street installed. Since that time, accidents have gone down – only one (1) reported since the time it was installed. Parking violations and parking problems within the downtown have been lessened since the completion of the reconstruction of Freeman Street. However, there are still reported issues with violations of the Winter Parking Ordinance, which prohibits parking on Village streets between the hours of 2:00 am and 6:00 pm, November 1<sup>st</sup> through April 1<sup>st</sup>. Another issue identified is the need for “flashing lights” by the school to signify school-crossing zones which will increase driver's awareness of these locations and enhance the safety of crossing-guards and students.

The Genoa City Municipal Court is located in the same building as the Genoa City Village Hall, Police Department, and Fire Department, which is directly behind First Banking Center at the intersection of Freeman Street and Walworth Street. Court is held on the second Wednesday of every month and trials are scheduled as needed.

Recommendation:

In order to meet the needs of the Police Department and maintain the current service level in the community, it is recommended that within the next five (5) years, the Village acquire one (1) additional police squad car and hire one (1) additional full-time police officer. The Village should also examine options for increasing the amount of office space available to the Police Department. Options include relocating the Fire Department and utilizing their space for Police Department needs; relocating their office to another location downtown; or acquiring land for the construction of a new facility. Whatever option is decided, the Police Department should maintain their presence and accessibility in Genoa City's downtown.

The Police Department should continue to work with the community to develop programs that get Genoa City's residents involved. This could include the establishment of a Neighborhood Watch Program, Citizen-Police-Ride-Along Program, and the continued strengthening of the D.A.R.E. Program.

## **Fire Protection**

In 2003 the Genoa City Fire Department/Rescue Squad and the Bloomfield Volunteer Fire & Rescue merged. After the merger, both Genoa City's and Bloomfield's fire departments maintained their current locations at 715 Walworth Street, Genoa City and N1113 Clover Road, Pell Lake, respectively. Combined, the Department provides fire and EMS services to all land within Genoa City's municipal boundaries and within and under Bloomfield Township's jurisdiction.

The Department employs two (2) full-time employees and about 60 members/employees. Both of the full-time staff is hired through the Metro Paramedics Services, which is a private staffing agency. The full-time staff is Firefighters/EMT-1. They are scheduled Monday – Friday from 6am – 4pm. On most days there is also a 3<sup>rd</sup> person scheduled to work. Nights, weekends and Holidays are covered by members or employees, who are paid to stay at the station. The Wisconsin Department of Health & Family Services classifies the Department's service level as IV Tech AED with all skills.

The Department's emergency responsive equipment currently consists of three (3) engines, two of which are five (5) person carriers and one (1) two (2) person carrier which is on reserve. One of the frontline engines was recently purchased as part of the budget during the merger that occurred in 2003. Other equipment owned by the Department include three (3) tankers (2 large and 1 small), one (1) brush truck, two (2) squads, one (1) boat, one (1) support car and two (2) ambulances both of which were purchased during the merger. On average, all equipment is rotated every ten (10) years.

### Recommendation:

Within the next five (5) years, the Village should construct a new station that is located central to the Fire Department's service area – along County Highway H as recommended by the Fire Chief. If determined to be financially feasible, the existing fire station facility could then be utilized for Police Department and/or Village Hall needs. Additionally, the Village should continue to encourage Village residents to volunteer for the Fire Department.

## **Public Libraries**

The Village currently has one (1) public library which is located at 126 Freeman Street. Per City-Data.Com, the Genoa City Public Library had an operating income of \$57,296 in 2000, and at the time of this report housed 12,203 books; 194 audio materials; 330 video materials; and 45 serial subscriptions. The library facility recently completed an addition and became part of a 23-Library Consortium. Membership in this consortium gives library patrons access to all 23 participating libraries' catalogs. The library is open 5 days per week, being closed on Thursday and Sunday.

### Recommendation:

It is recommended that the Genoa City Public Library continue to expand available services and offer residents access to the library. As the community grows, additional library expansion may be needed. Any expansion or relocation should maintain a downtown location for convenience of residents and economic support to local businesses.

## **Schools and Education**

There are two (2) public primary/middle schools located within Genoa City and the Genoa City J2 School District: Brookwood Elementary School and Brookwood Middle School. On average, it costs the school district approximately \$7,000 per student for educational expenses.

**Brookwood Elementary School:** Brookwood Elementary School, which serves grades K through 4, is located at 630 Kossuth Street. This two-story facility was constructed in 1908 and has undergone several additions and renovations since that date. Due to existing site constraints, there is limited room for additional expansion of the existing facility. As it currently stands, the facility has the ability to house 400 students; however, it does not have an elevator, which limits accessibility to the second story. There is currently no full-day kindergarten education offered, only ½ day services.

Per data obtained from the National Center for Education Statistics (NCES), for the 2001-2002 school year (the most recent year available), there were 322 total students enrolled at Brookwood Elementary. Of this total, there were 61 students enrolled in kindergarten; 58 in the 1<sup>st</sup> grade; 74 in the 2<sup>nd</sup> grade; 57 in the 3<sup>rd</sup> grade; and 72 in the 4<sup>th</sup> grade. The student to teacher ratio for the year was 16.4 students per every one (1) full-time teacher, with a class size range of 18-25 students per classroom.

### Recommendation:

The Brookwood Elementary School has a student capacity of 400 children. It currently houses between 320 and 330 students, which permits an increase of 70 to 80 students before it reaches such capacity. With the current population growth and increased enrollment trend, it is likely that the school will exceed its capacity within the next five (5) to ten (10) years. Recognizing this, the School District needs to determine what options are available to accommodate this growth and determine funding options. Identified options include the abandonment of the existing facility and construction of a new facility within Genoa City; the acquisition of adjacent property thereby permitting expansion of the existing facility; or maintaining the existing facility and construction of an additional facility that would not only serve the population of the Village but that of neighboring communities. If a new facility is constructed, in order to minimize the costs associated with bussing and the provision of like services, it should be located central to the Village's existing population. If the existing elementary facility is abandoned by the School District, the Village should consider relocating the Village Hall and/or Police Department to such location. If determined to be feasible, such facility should be utilized for community service events and a senior/youth center.

**Brookwood Middle School:** Brookwood Middle School, which is located at 1020 Hunter's Ridge Drive, serves grades 5 through 8. This facility, which was designed by Plunkett Raysich Architects, was constructed in 2001. Brookwood Middle School's design utilizes a "house" concept which can accommodate up to 400 fifth through eighth grade students. Each of the four (4) houses contains an English, math, social studies, and science classroom/lab. In the classroom wings of the building two houses (2) are grouped around a computer breakout area serving two (2) grade levels. Both of the classroom wings feed into the central core of the building housing

the cafeteria, gym/stage, music, art, library, computer labs and administrative office facilities. The overall building encompasses 70,000 square feet on one (1) floor. The school facility has been designed to accommodate two (2) additions, which would increase its capacity to 500 students.

Per data obtained from the NCES, for the 2001-2002 school year (the most recent year available), there were 272 total students enrolled at Brookwood Middle School. Of this total, there were 74 students enrolled in the 5<sup>th</sup> grade; 64 in the 6<sup>th</sup> grade; 68 in the 7<sup>th</sup> grade; and 66 in the 8<sup>th</sup> grade. The student to teacher ratio for the year was 16.0 students per every one (1) full-time teacher.

Recommendation:

There are no immediate recommendations for the Brookwood Middle School. The District should continue to work with the Village to enact policies that will help to finance the future expansion of the facility.

**High School Education Facilities:** There are no public high schools located within the Village. If not enrolled at a private school, Genoa City's high school aged population attends Badger High School, which is part of the Lake Geneva - Genoa City Union High School District. Badger Hi is located at 220 South Street in Lake Geneva. Per 2001-2002 school year data obtained from the NCES, there were 1,061 students enrolled in grades 9 through 12. Of this total, 354 students were enrolled in the 9<sup>th</sup> grade; 279 in the 10<sup>th</sup> grade; 257 in the 11<sup>th</sup> grade; and 171 in the 12<sup>th</sup> grade.

Recommendation:

The Genoa City J2 School District should continue to work with and support Badger High School in order to provide the best services and education to Genoa City's population.

**Special Education Facilities:** The Genoa City J2 School District, which includes Brookwood Elementary and Brookwood Middle School, currently does not offer any special education services. Such services are provided by the Lakeland School, which is located in Elkhorn, Wisconsin. Lakeland School is a large self-contained facility that currently serves the needs of approximately 220 Walworth County students with a wide range of special needs. Along with offering a highly structured program for students with disabilities 3 to 21 years of age, Lakeland School offers a variety of classroom and extra-curricular activities such as the Peer Model Program, Special Olympics, Friday Fun Nights, Unicef Carnival, School Fest, dances, Saturday soccer and t-ball leagues, field trips and other community experiences, high school prom, and concerts.

Recommendation:

The Genoa City J2 School District should continue to work with and support Lakeland School in order to provide the best special education services to Genoa City's population. In the event that Lakeland School can no longer be financially supported or that an additional facility is needed, the School District should work with other neighboring school districts to develop a regional solution to the provision of such services.

**Colleges and Universities:** There are no colleges or universities located within the Village. However, within forty (40) miles there are seven (7) colleges/universities with full-time enrollments in excess of 2,000 students. They are as follows: McHenry County College, with a full-time enrollment of 2,707 students, is located in Crystal Lake, IL, which is approximately 17 miles away; the College of Lake County, with a full-time enrollment of 6,973 students, is located in Grayslake, IL, which is approximately 24 miles away; Gateway Technical College, with a full-time enrollment of 2,575 students, is located in Kenosha, WI, which is approximately 32 miles away; Elgin Community College, with a full-time enrollment of 5,077 students, is located in Elgin, IL, which is approximately 33 miles away; William Rainey Harper College, with a full-time enrollment of 8,229 students, is located in Palatine, IL, which is approximately 34 miles away; the University of Wisconsin-Whitewater, with a full-time enrollment of 9,493 students, is located in Whitewater, WI, which is approximately 36 miles away; and Carroll College, with a full-time enrollment of 2,332 students, is located in Waukesha, WI, which is approximately 37 miles away.

Recommendation:

There are no recommendations for College and University services within the Village. Village residents should continue to utilize the services offered by the aforementioned institutions.

**Post Office**

The Village currently has one (1) post office, which is located at 742 Walworth Street. It is a full-service post office.

Recommendation:

There are no recommendations for improvements to the Post Office.

**Public Works Department**

Genoa City's Public Works Department is located at 521 First Street, in a shared facility with the Wastewater Treatment Plant. The Department provides the following services for the Village: snow plowing and snow removal; maintenance to the water and sewer lines; park maintenance; painting of public facilities, roads, and equipment; roadside mowing; road maintenance and repair; Village equipment maintenance; and other tasks as needed to serve the residents of Genoa City.

The Public Works Department currently has five (5) full-time employees. Based upon the existing workload and the anticipated future demand for services, the Department will likely need to hire additional full-time staff. Per conversation with the Superintendent of Public Works, due to limited storage space and limited room for expansion at the existing facility, the Department will need to relocate to a new facility within the next few years. Based on the type of use, a new facility would be appropriately situated in the Corporate Ridge Business Park or other industrial zoned area. There has been some discussion related to these issues, however, no formal action has been taken.

The Department currently has three (3) dump trucks that double as snow plows; one (1) front-end loader; and three (3) pick-up trucks. They anticipate the need for a major mower within two (2) years; an additional pick-up truck within two (2) years;

and a roadside tractor within two (2) years. It was further discussed that both the cemetery and park roads need to be paved or black-topped in the near future.

Salt for road de-icing is provided via a salt storage facility located in Elkhorn, which is approximately 17 miles from the Village (or a roundtrip of 34 miles). If a new public works facility is constructed, the Village may want to consider including a salt storage facility that is owned or shared with neighboring community which is able to accommodate such needs.

Recommendation:

It is recommended that the Village conduct a needs analysis that addresses the staffing, equipment, and facility needs of the Public Works Department. As a priority, the Village should consider hiring additional full-time employees and relocating the Department to a facility that is able to accommodate their growing needs. Additionally, Village officials should continue to work with the Department on the acquisition of all needed equipment and vehicles.

**Village Hall**

Genoa City's Village Hall is located at 715 Walworth Street. Village services consist of a Village Clerk, Police Department, Fire and Rescue Department, Public Works, and Building Inspector. The Village's structure of government consists of a Village President and Village Board that, among other things, deal with issues related to finance, health and welfare, public property, safety, streets and alleys, and public utilities. Regular meetings of the Village Board are held on the 2<sup>nd</sup> Thursday of each month, with agendas posted the day before the meeting at the Village Hall, Post Office, Food Store, and Bank.

Recommendation:

It is recommended that the Village consider hiring a Village Administrator. In addition to handling the day-to-day operations of the Village, an Administrator could assist in attracting commercial and industrial uses to the Village and review and work with residential development. It is also recommended that the Village conduct a long-term space needs assessment to determine if future space will be needed and to develop a long-term employment plan to determine future employment needs. It has been indicated by the Village that there will be a future need to replace the existing Village Hall and the existing Police and Fire Department facilities. The Village should examine the feasibility of constructing a new municipal building that houses all municipal services or explore relocation options. The Village should work with the Fire Department and Genoa City J2 School District to explore the feasibility of reuse of their facilities should they become available due to relocation. This would occur once the School District determines that it can no longer utilize the existing elementary facility. Additionally, the Village should continue to work with the Genoa City Business Association and other public and or private organizations to improve the services offered to community residents.

## **Forecasted Utilities and Community Facilities Needs**

This section contains a listing of the forecasted needs for utilities and community facilities in the Village of Genoa City, and an approximate timetable for completing the work. For ease of use, the data is arranged in a tabular format. This table does not include utilities and facilities located in other jurisdictions or districts that serve the Village.

### **Forecasted Utilities and Community Facilities Needs**

<b>Community Utilities and Facilities</b>	<b>Timeframe</b>	<b>Comments</b>
Sanitary Sewer System	Ongoing	Extension of water main lines to new development.
Water Supply	2007-2009	Construction of Well #5 and #6.
Storm Sewer System	Ongoing	Replace existing antiquated storm sewer lines where they exist and install new lines throughout the Village.
Solid Waste Disposal and Recycling	N/A	No landfills exist within the Village and all solid waste disposal and recycling services are handled through contracts with private companies.
Parks and Recreation	2004-2005	Amend Codes and Ordinances to require that all new residential developments incorporate park sites and preserve open space.
Law Enforcement	2005-2010	Expand office space, purchase an additional squad car, and create an additional full-time officer position.
Fire Protection	2005-2010	Construction and relocation to new facility along County Highway H.
Public Works	2005-2010	Construction and relocation to new facility in Corporate Ridge (or other "Business Park/Industrial" classified location) and equipment upgrades.
Village Hall	2015-2020	Expand or relocate Village Hall within the downtown.
Public Library	2015-2020	Expansion of existing library facility or relocation to new site downtown.

## **Utilities and Community Facilities Programs**

Several programs and funding sources exist for the upgrade and installation of utilities and community facilities. The Village should pursue grant and loan programs to not only assist with the implementation of this Plan, but to assist in the implementation of other public and private agency plans.

## **Capital Improvement Plan**

A Capital Improvement Plan (CIP) provides an orderly sequence of funding, prioritization, and project status. It furnishes a means of assuring that projects will be carried out in accordance with the community's ability to pay without creating

excessive tax burden. The Village should prepare and adopt a three (3) to five (5) year capital improvements program and mid-range budget. Included in the CIP are street, water, sanitary, sidewalk, and stormwater construction projects in addition to major equipment purchases and property improvements.

### **Official Mapping**

Aside from officially mapping streets, the Village has the ability to officially map parkways, parks, and/or playgrounds. Reserving these lands now for future facilities prevents development of these “reserved” lands.

### **State Trust Fund Loan Programs**

School districts and municipalities may borrow money from the State Trust Fund Loan Program (under the Wisconsin Board of Commissioners of Public Land) for a wide variety of purposes including buildings, roads, water and sewer facilities, equipment, recreation facilities, industrial development, or other public purposes. Unfunded pension liability loans are another category of loans which have been widely used in the past few years as government units seek to lower their costs by refinancing at a lower rate. Loan rates vary depending on the duration of the loan, but once the application is approved, the interest rate is guaranteed for the life of the loan.

Loans are considered a General Obligation Debt of the municipality or school district. Most municipalities are authorized to borrow up to 5% of the unit's equalized valuation; school districts have an authorized level of indebtedness of 10% of the district's equalized valuation.

### **U.S. Fire Administration Assistance to Firefighters Grant Program**

The U.S. Fire Administration administers the Assistance to Firefighters Grant Program (AFGP) through the Federal Emergency Management Agency under the Department of Homeland Security. The program is intended to make grants directly to fire departments for the purpose of enhancing the departments' ability to protect the health and safety of the public as well as that of firefighting personnel facing fire and fire-related hazards.

### **Land and Water Conservation Fund**

The Land and Water Conservation Fund, which is administered by the National Park Service, offers matching grants that provide federal financial assistance to local governments for the acquisition and development of public outdoor recreation areas and facilities. Eligible projects include biking and snowmobile trails, winter sports facilities, playground equipment, and sport shooting areas.

### **Wisconsin Department of Natural Resources (WDNR) Programs**

WDNR administers several loans, grants and programs that directly relate to the provision of drinking water, wastewater facilities, urban forestry, and parkland acquisition and development.

- o Clean Water Fund Program (CWFP): The CWFP, through the Environmental Improvement Fund (EIF), provides loans to municipalities for wastewater treatment and urban stormwater projects.

- Safe Drinking Water Loan Program (SDWLP): The SDWLP, through the EIF, provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements.
- Urban Forestry Grant Program: This Local Assistance Grant program provides funds for such projects as conducting inventories, staff training or public education workshops, developing management plans, and planting trees. Board and committee members should become more educated and also apply for more grants.
- Urban Green Space Program: The intent of this Local Assistance Grant program is to provide open natural space within or in close proximity to urban areas; to protect from urban development areas that have scenic, ecological, or other natural value within or in proximity to urban areas; and to provide land for non-commercial gardening for the residents of urbanized areas.

### **Wisconsin Department of Public Instruction (DPI)**

The Division for Libraries, Technology, and Community Learning in the Wisconsin Department of Public Instruction administers the Library Services and Technology Act (LSTA) program which provides seed money for projects that improve library services throughout the United States. Funds in the LSTA state grant program can be used to improve library services through the use of technology; encourage libraries to establish consortia and share resources; and to target library services to persons having difficulty using a library and to underserved urban and rural communities.

### **Wisconsin Department of Administration (DOA)**

Technology for Educational Achievement (TEACH) Wisconsin provides support for investments in educational technology and telecommunications. Wisconsin's schools, libraries, cooperative educational service agencies (CESAs), charter schools, secured juvenile correctional facilities, private colleges, tribal colleges, and technical colleges are all served by TEACH. TEACH Wisconsin assists educational institutions as they seek to access technical and communication resources to improve teaching and learning; accelerate the use of technology to allow students to learn without the barriers of distance and time; and collaborate technology efforts with other educational agencies.