

**Town of Genesee Joint Town Board and Plan Commission Public Hearing Minutes**  
**May 27<sup>th</sup>, 2025**  
**6:00 p.m.**

Chairman Tesch called the meeting to order at 6:00 p.m. Present was Town Board Supervisors Braun, Morris, and Ross along with Chairman Tesch. Also present were Plan Commission members, Engelking, Buck, Christiansen, and Toole. Also present was Planner Mark Lyons from Foth, Deputy Clerk Rachel Workman and Administrator Jeff Herrmann.

Chairman Tesch read the Public Hearing Notice into record. Dave from Twelve3 Commercial Group was present for the petition. He discussed that by rezoning this parcel they would be able to sell to Genesee Heating and Air Conditioning. Jana and Ross from Genesee Heating and Air Conditioning were present as well. Jana stated that their business would be run almost completely on the inside of the building. He opened to questions from the Board and Plan Commission.

Engelking asked what type of vehicles will be coming in and out of the business. Jana stated that they mostly have service vans and one box truck. She also stated that the deliveries they receive will be on box trucks as well. There will be no semi-trucks coming in and out. She also stated that their hours of operation would be from 7 am until between 3:00 and 5:00 p.m. She did say that they would do emergency service calls, but that would not be very much.

Chairman Tesch then read three letters into the record from residents. These letters will be, for the purpose of these minutes, labeled as Exhibits A, B and C. Chairman Tesch then opened it up to the floor for comments.

Jim Gozdowiak, S53W31152 Old Village Rd, stated that he would like to see a “fail safe” put into place in case the HVAC business fails and goes out of business. He doesn’t want just any business to be able to come in there with noise and traffic.

Marlene Bloom, W309S5035 Homestead Court, stated that she thinks the business plan for Genesee Heating and Air Conditioning is a good one, in her opinion. However, she is concerned about the possible growth of the business. She doesn’t want it to become a problem like other HVAC businesses have become in the town. She does not agree with the zoning change. She also thinks that any trucks should not be allowed to go down Old Village Rd. They should have to go around to go out.

Keith Tetting, W312S5358 Old Village Rd, states that he thinks the zoning change would be a mistake. He is concerned about the amount of traffic this business would bring to the road and feels that it is a safety hazard.

Monty Whittaker, S52W31090 Old Village Rd, stated that he believes the traffic on Old Village Rd is already dangerous and worries that more vehicles will make it even worse.

Chairman Tesch asked three times if there were any more comments. There were none so it was brought back to the table. The Plan Commission discussed leaving the Public Hearing open until the next meeting in order to get legal input from the Town's legal counsel. Engelking made a motion to adjourn the public hearing to June 23<sup>rd</sup> at 6:00 p.m. The motion was seconded by Christiansen. The motion was approved 8-0.

Morri made a motion to adjourn the Town Board. The motion was seconded by Tesch. The motion was approved 4-0.

The Town Board adjourned at 6:39 p.m.

Respectfully Submitted,

Rachel Workman  
Deputy Clerk