

VILLAGE BOARD – OCTOBER 26, 2020

On Monday, October 26, 2020, the Village Board of the Village of Raymond held two Public Hearings as follows:

The purpose of the hearing is to consider a request by Greg and Rita Michel, 3518 CTH K, Franksville WI 53126 to rezone lands located at 3518 CTH K, from B-3 Commercial Service District to A-2 Farming and Residential District II, to allow for the continued residential use of the property. The parcel is described as: PT SE1/4 NW1/4 COM NE COR W931 SE611 TO POB SE207 NE320 NW207 SW320 TO POB, all in the Village of Raymond, Racine County, Wisconsin; Tax Parcel 1680421-25-011000.

Sharon Korponai asked what the other properties on Highway K were zoned?

Tim Barbeau stated they are all A-2 zoning.

The purpose of the hearing is to consider a request by Daniel Oakes, Top Flight, LLC, 2000 Oakes Road, Racine Wisconsin for a Conditional Use Permit to allow for the operation of Premier Trailer Leasing on property located north of CTH K and west of 27th Street. Tax Parcel No. 1680421-25-004000.

Mr. Joe Pohlhammer was present for the meeting. He said that he is having issues with water. He also said that the Village is to have the approval of the storm water retention, on site. The best person to discuss this is Chris Stamborski, from RA Smith. He asked if the storm water retention was really approved on this property? He also stated that only 10 – 15 feet away from an adjacent lot line, the property is bermed up. All of the water really concerns him.

President Kastenson said that there were water issues; however, those issues came from the County/State re-doing I94 and Highway “K”.

With no other comments, the Board moved to their regular Village Board meeting.

The Pledge of Allegiance was recited. Roll call was taken as follows: Present were, President Gary Kastenson; Trustees, Doug Schwartz, Tim Geszvain and Keith Kastenson. Trustee Ryan was absent. Also present were, Village Clerk, Linda M. Terry; Village Treasurer, Barbara Hill; Village Zoning Administrator, Tim Barbeau; and Fire/Rescue Chief, Adam Smith.

The Treasurer’s report was read as follows:

SEPTEMBER 1, 2020 - SEPTEMBER 30, 2020

Community State Bank - General Checking		
Beginning Balance		\$205,473.87
Deposits:	33,230.72	
Disbursements:	140,137.93	
ENDING BALANCE:		\$98,566.66
OTHER ACCOUNTS:		
UNRESTRICTED		
Community State Bank - Money Market		272,369.07
State LGIP Fund - Tax Investment		640,672.75

TOTAL UNRESTRICTED SAVINGS	913,041.82
TOTAL UNRESTRICTED FUNDS	1,011,608.48

RESTRICTED

Community State Bank - Bond Escrow	89,590.78	
Community State Bank Storm Water Utility	10,171.33	
Community State Bank Cemetery Fund	9,617.26	
Community State Bank Perpetual Care Fund	6,482.40	
State LGIP Funds - Bond Escrow	60,320.73	
State LGIP Funds - Cemetery	23,687.20	
State LGIP Funds - Equipment Reserve	178,112.76	
State LGIP Funds - Land Reserve	24,327.44	
State LGIP Funds - Raymond SWUD	104,288.50	
State LGIP Funds - Fireworks Bonds	10,619.78	
State LGIP Funds - Fire & Rescue Equip Reserve	310.48	
TOTAL RESTRICTED FUNDS	517,528.66	
ALL VILLAGE BANK ACCOUNTS		\$ 1,529,137.14

TREASURER’S REPORT WAS APPROVED AS READ ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

BILLS PAID FROM: September 28, 2020 – October 26, 2020: Village-\$91,329.82; SWUD-\$3519.62

WERE APPROVED ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 4-0.

MINUTES FROM PREVIOUS MEETINGS OF: September 28, 2020, WERE APPROVED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

SHERIFF’S REPORT:

Lt. Massey from the Sheriff’s Department was present for the meeting. He gave his report for the month of September.

President Kastenson stated that he received a call from a resident – it seems the neighbor’s chickens are coming into this person’s yard and making a mess – can he shoot them?

Lt. Massey said that he cannot shoot them – it is against the law. The person should call the Sheriff’s Department in this matter.

PUBLIC COMMENT – NONE

1) Fire Department Business:

a. Discussion/Decision regarding Resolution #2020-10-28 – A resolution increasing Fire Billing:

APPROVED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

b. Discussion/Decision regarding purchase of new fire engine:

Chief Smith stated that the down payment, which will come from the Equipment Replacement Fund, is due at the contract signing, and, the first payment is due upon delivery. It will take 10 – 11 months for delivery.

APPROVE PURCHASE, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 4-0.

c. Discussion/Decision regarding Resolution for financing of new Fire Engine:

APPROVE WITH FINANCING FOR 10 YEARS WITH THE ATTORNEY'S APPROVAL, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 4-0.

d. Discussion/Decision regarding contracting with Lexipol to write fire department standard operating procedures:

It was stated that Lexipol is a company that does the procedures. The cost of this service has already been budgeted for.

APPROVED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

e. Discussion/Decision regarding an Aurora Employee Assistance Program:

TABLE THIS MATTER TO SEE IF THE VILLAGE'S REGULAR INSURANCE COVERS THIS PROGRAM, MADE ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

f. Discussion/Decision regarding Ambulance Billing Rates:

LEAVE RESIDENT RATES "AS IS", BUT INCREASE NON-RESIDENT RATES TO LIFEQUEST RATES, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 4-0.

2) Storm Water Utility District:

Trustee Schwartz stated that the SWUD approved another project on Highway "K". He also stated that elevations will be done at the Village Hall.

3) Plan Commission Business:

a. Charles and Marie Beyer, owner, by Alan Jasperson, agent, Consideration and possible action on a request for a waiver to Section 26-493 (a) and (c) of the Raymond Land Division and Development code to allow the creation of a 1.8 acre parcel, with 200 foot frontage in the A-2 General Farming and Residential II zoning district, which requires a minimum of 5 acres and 250 feet of frontage at 7026 W. 5 Mile Road. Tax Parcel No. 1680421-15-022000.

It was stated that the Plan Commission approved the 200 feet of frontage, but, would require a 5 acres lot.

Mr. Jasperson said that 5 acres instead of 1.8 acres will be a little bit more difficult. He also stated that the daughter will be living in the original farm house.

APPROVE 200 FEET OF FRONTAGE AND 1.8 ACRE SPLIT, MADE ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 4-0.

b. Samantha Aiona, MVLG Ventures, LLC, Consideration and possible action to approve the Plan of Operation for a commercial tire sales and mounting business in the building located at 4135 S. 27th Street. Land is zoned M-2. Tax Parcel No. 1680421-36-001001

Mr. Barbeau stated that the Plan Commission approved this with hours of 8 – 5 Monday – Saturday.

President Kastenson asked about dumpsters?

Ms. Aiona stated there "may" be one dumpster.

APPROVE, SUBJECT TO ZONING ADMINISTRATOR'S RECOMMENDATIONS, MADE ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 4-0.

- c. Dan Oakes, Top Flight, LLC; Consideration and possible action on the approval of the site plan, grading plan, landscape, lighting, architectural plan and plan of operation for a trailer sales, rental and repair facility on 79.8 acres of land off of Ten Point Road (a private road) located northeast of CTH K and west of S. 27th Street. Land is zoned B-3. Tax Parcel No. 1680421-28-002010.

At this time, Mr. Oakes stated that Nielsen, Madsen & Barber, along with the DNR, and RA Smith, signed off on the Storm water management on this development – referring to Mr. Pohlhammer’s comments earlier in the meeting.

Fire Chief Smith would like an address at the dry hydrant.

Mr. Barbeau will have Mr. Stamborski from RA Smith provide a written approval of the storm water management.

Mr. Oakes stated that Caledonia has already approved this.

APPROVED WITH STAFF RECOMMENDATIONS, MADE ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

- d. Greg Michel, 3518 CTH K, Consideration and possible action on a request for a zoning amendment to change the zoning on the property located at 3518 CTH K from B-3 Commercial Service District to A-2 General Farming and Residential II District. Tax Parcel No. 1680421-25-011000.

Trustee Geszvain stated that whoever purchases this property needs to be aware that there are businesses all around.

APPROVE REZONING, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 4-0.

- e. Frontline Real Estate, John Schlueter, President, Discussion regarding potential development of 41 acres of land located west of 27th Street and North of CTH K, northwest of 3485 S. 27th Street (Sunbelt Rentals).

Mr. John Schlueter was present for the meeting. He has a tenant interested in 15 acres of this property, with a use similar to what is surrounding.

Mr. Barbeau stated that before it is developed, you would need to come before the Village for approval.

Mr. Oakes stated that they may have to widen Furman Drive.

President Kastenson told him to come in with a grading plan. Personally, he doesn’t have a problem with it.

4) Village Business:

- a. Discussion/Possible Decision regarding drain tile south of the Village Hall Property: (previously tabled)

Mr. Pohlhammer said that everyone knows the tile is junk – it needs to be replaced. The Village Hall roof is draining on to his property, as well as the tennis courts and the parking lot and the cistern.

He said that the Board should do the tile, dredge the creek and fix the spillway (of the pond to his north), to 6.6 feet.

It was stated that John Carney put the tile in many, many years ago.

President Kastenson stated that nothing on the Village property has changed since 1976 (when the building was built). The parking lot, building, tennis courts, it’s all been the same.

Trustee Kastenson said that Mr. Pohlhammer should fix the tile on his property.

Mr. Pohlhammer said his tile are all good – the Village’s tiles are broken.

Trustee Kastenson said that Mr. Pohlhammer should prove the Village tiles are broken.

Mr. Pohlhammer said the erosion is immense. In 1983 the crops were not getting lost as much as what is being lost now.

MOTION TO HAVE ALL LAND OWNERS CONTRIBUTING TO THE TILE, AGREE TO PAY FOR THE PROBLEM, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 4-0.

b. Discussion/Possible Decision regarding the pond on Boldt Drive:

Mr. Pohlhammer has issues with the pond to the north of his property line.

Trustee Kastenson stated that the pond was engineered by the engineer. If Mr. Pohlhammer feels it is not correct, it is up to him to hire an engineer to prove that it is not correct.

MOTION TO HAVE RA SMITH COME OUT AND CHECK THE SPILLWAY OF THE POND ON BOLDT DRIVE, MADE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 4-0.

c. Discussion/Possible Decision regarding amending Health Department Ordinance: (previously tabled):

APPROVED ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 4-0.

d. Discussion/Possible Decision regarding Possible updates to the Village Hall Meeting Room/Doug Schwartz: (previously tabled)

Trustee Kastenson spoke to someone from Holden Brother's. They will be getting back to him.

TABLE UNTIL THE NEXT MEETING, MADE ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-0.

e. Update regarding development on South County Line Road/Doug Schwartz:

Trustee Schwartz has spoken to someone from Franklin. He provided the Board Members with pictures of 2 new roads that will be coming.

President Kastenson feels they should upgrade 8 Mile road to hold semi's.

Trustee Schwartz feels there should be no semi traffic on 8 Mile Road.

***Discussion/Decision regarding allowing trucks to use 8 Mile Road will be placed on the November Agenda.**

f. Discussion/Possible Decision regarding request from Kevin Schmidt, 3842 CTH G, to remove a public road reservation on his property.

Mr. Barbeau stated that this is regarding a road reservation.

MOTION TO REMOVE ROAD RESERVATION FROM THIS PROPERTY, AND SEND THIS MATTER ON TO THE VILLAGE ATTORNEY, MADE ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 4-0.

g. Discussion/Decision regarding setting date for Budget Hearing:

November 23, 2020 at 7:30 PM, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 4-0.

h. Discussion/Possible Decision regarding proposed 2021 Budget Figures:

APPROVE BUDGET FIGURES WITHOUT RAISES, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 4-0.

i. Discussion/Decision regarding Operator License pending clear record check:
Kristen Chacon

APPROVED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 4-0.

At 9:30 PM, the meeting was ADJOURNED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 4-0.

Respectfully submitted,

Linda M. Terry
Village Clerk
Village of Raymond

DRAFT