

PUBLIC HEARING AND VILLAGE BOARD – MAY 24, 2021

On Monday, May 24, 2021, the Village Board of the Village of Raymond held a public hearing. **The purpose of the hearing is to consider a request by John Schlueter, Raymond 40, LLC, 7265 1st Street, Oak Creek Wisconsin for a Conditional Use Permit to allow the operation of the truck sales and leasing business and a food product distribution service on lands located west of S. 27th Street and north of CTH K (north of Trophy Lane, a private road). Tax Parcel No. 1680421-25-004200.**

President Morgan opened the public hearing at 7:30.

With no one to speak for or against the matter, the Public Hearing was closed at 7:32, **ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.**

The Pledge of Allegiance was recited. Clerk Terry took roll call as follows: Present were, President Morgan; Trustees, Schwartz, Thelen, Geszvain and Kastenson. Also present were, Village Clerk, Linda M. Terry; Village Treasurer, Barbara Hill; Village Engineer, Tim Barbeau; and Fire/Rescue Asst. Chief, Jake Dinauer, and Asst. Chief Kevan Leedle.

TREASURER'S REPORT

APRIL 1 - APRIL 30, 2021

Community State Bank - General Checking		
Beginning Balance		\$118,340.71
Deposits:	144,838.75	
Disbursements:	139,679.82	
ENDING BALANCE:		\$123,499.64

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	406,042.35	
State LGIP Fund - Tax Investment	624,566.57	
TOTAL UNRESTRICTED SAVINGS		1,030,608.92
TOTAL UNRESTRICTED FUNDS		1,154,108.56

RESTRICTED

Community State Bank - Bond Escrow	94,617.17	
Community State Bank Storm Water Utility	75,940.70	
Community State Bank Cemetery Fund	19,341.45	
Community State Bank Perpetual Care Fund	6,510.63	
State LGIP Funds - Bond Escrow	60,350.94	

State LGIP Funds - Cemetery	15,105.83	
State LGIP Funds - Equipment Reserve	203,205.20	
State LGIP Funds - Land Reserve	24,339.62	
State LGIP Funds - Raymond SWUD	74,332.86	
State LGIP Funds - Fireworks Bonds	10,625.10	
State LGIP Funds - Fire & Rescue Equip Reserve	327.63	
TOTAL RESTRICTED FUNDS		584,697.13
ALL VILLAGE BANK ACCOUNTS		\$ 1,738,805.69

Treasurer's report was APPROVED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM : April 27, 2021 – May 24, 2021 \$117,475.72, were APPROVED ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 5-0.

MINUTES FROM PREVIOUS MEETINGS OF: April 26, 2021, WERE APPROVED ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

SHERIFF'S REPORT:

The Sheriff's Report was read – there were no questions for the Officer.

PUBLIC COMMENT – JOSEPH POHLHAMMER:

Has been coming to the meetings since the 1990's. He thinks it is time that we have speakers for the Board and that minutes be recorded. A few years ago, it was on the agenda to record the minutes verbatim, but, the board voted not to record them, and whatever the clerk wants to put in the minutes are in the minutes.

Clerk Terry informed Mr. Pohlhammer that due to social distancing, the microphones (speakers) that the Village has, don't reach to all of the Board member's desks.

He can show the Board that Stone Creek Crossing did not run the road to 7 Mile and they stopped because of the tiles. The Board agreed to let them sell the lot and the Town paid to fix those tiles.

Trustee Kastenson stated that Mr. Pohlhammer is telling untruths – you are giving people false information. Trustee Kastenson was on the site when the tiles were put in.

DOUG WHITE:

His property butts up to a farm; and the farmer is composting his dead cows. Does the Village have ordinances regarding this matter?

Mr. White was told that the DNR has ordinances regarding this sort of matter.

1) **Fire Department Business:**

Asst. Chief Dinauer stated that the Department has been rather busy this past month with the Red Flag Warning.

2) **Storm Water Utility District:**

THERE WAS NO MEETING IN MAY

3) **Plan Commission Business:**

- a. John Schlueter, Raymond 40, LLC, owner, Re: Consideration and possible action on a request for a Conditional Use Permit to operate a semi-trailer parking and storage facility on lands located west of S. 27th Street and north of Trophy Lane (a private road), Tax Parcel No. 1680421-25-004200.

It was stated that the Plan Commission approved this matter based on the recommendations of the Village Zoning Administrator. However, they would also like no refrigerator trucks; no light poles; and, petitioners need to come back to the Village for final approval. This matter will also need approval from the DNR.

This will have a large parking lot, but, they will not have anything parked there for a while.

Trustee Thelen asked if this would be all asphalt? What about catch basins?

It was stated that there will be asphalt around the building; the parking area will be similar to Premier Leasing.

It is engineered without catch basins – but, there will be a storm water detention pond.

President Morgan asked how much fill is going into this?

It was stated that the plan the Board sees is without fill at all. They contacted the DNR a few weeks ago – we are not touching 14.1 acres. There will be seven round trips a day for food distribution. There will be a holding tank on site – he has already spoken to Racine County regarding this.

Trustee Schwartz asked about a well?

It was stated that they will be drilling for a well.

Trustee Thelen asked about the field tile?

Mr. Schlueter stated that there will be engineer on site. If they run into tile, they can pull it out.

Trustee Thelen is talking about drainage.

Trustee Kastenson said that the property to the North will be affected by drainage.

Trustee Schwartz stated that any tiles that the developer runs into, need to be replaced or related.

Asst. Fire Chief, Kevan Leedle stated that this development has private roads. The development will need to make sure they are added to google maps as well as the Sheriff's Department for 911 calls.

APPROVE PLAN COMMISSION RECOMMENDATIONS. AND, ANY DAMAGED FIELD TILES NEED TO BE REPAIRED OR RE-ROUTED, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

- b. Simon and Martha Tinajero, 1521 Waukesha Road, Re: Consideration and possible action on a request to amend their Conditional Use Permit to allow for outside burning of excess brush material and determination as to whether the request is significant such that a public hearing is required. Tax Parcel 1680421-10-055000.

It was stated that this request has been withdrawn.

4) Village Business:

- a. Discussion/possible decision on Amending Ord. 26-152, dealing with composition of Plan Commission

It was stated that, according to the Ordinance, there should be a Board member on the Plan Commission.

Trustee Geszvain said that in the past few years, there has not been a Board member on the Plan Commission.

MOTION TO AUTHORIZE THE VILLAGE ATTORNEY TO CHANGE THE ORDINANCE TO ALLOW FOR 6 MEMBERS OF THE PUBLIC; 1 VILLAGE BOARD MEMBER AND 1 FIRE DEPARTMENT LIAISON TO COMPOSE THE PLAN COMMISSION, MADE ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

- b. Discussion/possible decision regarding appointing Plan Commission members: **TABLED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.**

- c. Discussion/Possible Decision regarding Zoning Ordinance/Conditional Use Violation Enforcement:

Zoning Administrator Barbeau stated that he has received numerous complaints regarding zoning violations. There needs to be clarification in the Ordinances as well as a citation amount that could be charged.

TABLE THIS MATTER TO ALLOW ATTORNEY RIFFLE TO LOOK INTO THIS MATTER, MADE ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

- d. Discussion regarding possible uses for properties on 43rd Street and Highway "K" / Jason Lawrence:

At this time, Mr. Lawrence gave a brief presentation to the Board regarding possible development on property at 43rd Street and Highway "K".

He has an accepted offer on a part of the property – it is presently zoned agriculture, but, the land use has it slated for business. The types of business that the Village would want this close to the interstate, will require sewer and water – neither of which is presently available.

Would the Board consider more trucking business or a business similar to Manheim Auto Auction type?

Trustee Thelen questioned what type of tax base the Village would get from a 60 acre junk yard?

Mr. Lawrence suggested a \$1.00 sales tax on every auto sold.

Trustee Thelen asked about the field tiles that would be disturbed?

Mr. Lawrence said that would have to be a condition for any approval.

Trustee Kastenson stated that part of the reason that we do not have sewer and water is that we need a development with the "want" for sewer and water.

It was stated that the Village has been in discussion with MMSD for a few years regarding bringing sewer to the Village.

President Morgan asked if this development is anywhere else in the State of Wisconsin?

Mr. Lawrence is not aware of any other sites.

Trustee Geszvain said that if they are brining vehicles in and fixing them up, and they are being sold right away, that's one thing; however, we do not want the vehicles sitting there for extended periods of time.

Mr. Lawrence said that the buyer is a developer; then, the company would lease the property from the developer.

Due to the fact that this was discussion only – there was no action taken on this matter.

The Village Engineer will be invited to the next Board meeting to update the Board on talks with MMSD regarding sewer.

e. Discussion/Possible decision regarding replacement Liaison for the Health Department:

TABLED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

f. Discussion/Decision regarding Picnic License for RCBO July 3, 2021 – July 4, 2021

APPROVED ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 4-0 WITH TRUSTEE GESZVAIN ABSTAINING.

g. Discussion/Decision regarding Fireworks Permit for RCBO Fourth of July Festival:

APPROVED ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 4-0 WITH TRUSTEE GESZVAIN ABSTAINING.

h. Discussion/Decision regarding Liquor Licenses:

CLASS B COMBINATION LICENSES

Winchester Gun Club

3109 Hwy. 41, Franksville, WI 53126

Agent: Judith Jean Joerndt, 6601 – County Rd. V, Caledonia , WI 53108

Lolly's

4223 Hwy. K, Franksville, WI 53126

Agent: David S. Bohn, Jr., 4223 Hwy. K, Franksville, WI 53126

Lady Luck

2650 Theilen Court, Caledonia, WI 53108

**Agent(s): Jamie A. Robinson,
2156 43rd Street, Caledonia, WI 53108**

Kneeland Corners, Inc. (Trade Name: Corner Bar & Grill)

1108 76th Street, Caledonia, WI 53108

Agent: Mary Ellen Ladwig, 1315-76th Street, Caledonia, WI 53108;

7 Mile Fair, Inc.

2720 W. 7 Mile Rd., Caledonia, WI 53108

Agent: Scott T. Niles, 2058 – 27th Street, Caledonia, WI 53108

West Allis Bowmen, Inc.
11601 CTH Hwy. G, Franksville, WI 53126
Agent: Travis Vliet, 4125-N. 78th Court, Milwaukee, WI

Class A Combination

Phantom Fireworks Showrooms, LLC
2086-27th Street, Caledonia, WI 53108
Agent: Ryley Harlow, 4711 Indian Hills Drive #12, Mt. Pleasant, WI 53406

Racine Fireside Corporation (Trade Name: Xtreme Fireworks)
2720 W. 5 Mile Rd., Caledonia, WI 53108
Agent Name: Jean Pignotti, 551 – 11th Place, Kenosha, WI 53140

APPROVED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

i. Discussion/Decision regarding Bartender Licenses pending clear record checks:

Karri Bohn	Brittni Sandahl	Tomas Lopez III	Amanda Ramirez
Kristen Chacon	Debra Writz	Erica Beranis	Robert Murphy
Daniel Pier	Marshall Otto	Ryley Harlow	Amy Mast
Annette Kodaski	Michele Hittman	Norma Benavente	John Theys
Nicole Acosta	Jeffrey Niles	Adam Salgado	Jessica Niles
Laura Vliet	Mark Venne	Thomas McMahan	Deborah Venne
Travis Vliet	Patrick Michels	Leonard Ostrowski	Brad Netzler
Joseph Netzler	Andy Schuebel	Gary Martin	

APPROVED ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

**At 8:30 pm, the meeting was ADJOURNED ON A GESZVAIN/SCHWARTZ MOTION.
MOTION CARRIED 5-0.**

Respectfully submitted,

Linda M. Terry
Village Clerk
Village of Raymond