

VILLAGE BOARD MEETING – JULY 26, 2021 - MINUTES

The Village of Raymond Village Board held a public hearing on Monday, July 26, 2021 at 7:30 pm, at the Raymond Village Hall, 2255-76th Street, Franksville, WI. The purpose of the hearing was to consider a request by William Halbach, 11708 4 ¼ Mile Road for a Conditional Use Permit to allow the parking of two commercial vehicles inside an existing fully enclosed accessory structure located at 11708 4 ¼ Mile Road. Tax Parcel No. 1680421-19-007000.

President Morgan opened the public hearing at 7:30 pm. The petition was not present for the meeting.

Arnold Waldron

His only concern is – what kind of trucks are they going to be using here?

Zoning Administrator Barbeau stated that Mr. Halbach has stated that he would have a semi tractor and two flat beds.

Arnold Waldron

A tractor trailer won't work in that spot – there is a narrow right-of-way. He would also suggest that any truck traffic enter and exit using Highway 45.

Paul Reno

Would like the trucks to come in and leave going on Highway 45 as well.

Joe Pohlhammer

Would suggest that the public hearing be recorded.

MOTION TO HOLD OVER THE PUBLIC HEARING UNTIL THE AUGUST 23, 2021 MEETING, MADE ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

At 7:35 PM, the Board moved into their regular Board meeting.

The Pledge of Allegiance was recited.

Roll call was taken as follows: Present for the meeting were, President Kari Morgan; Trustees Doug Schwartz; Mike Thelen, Tim Geszvain and Keith Kastenson. Also present were, Village Clerk, Linda M. Terry; Village Treasurer, Barbara Hill; Village Zoning Administrator, Tim Barbeau; and Village Fire/Rescue Asst. Chiefs, Jake Dinauer and Kevan Leedle.

TREASURER'S REPORT

JUNE 1 - JUNE 30, 2021

Community State Bank - General Checking

Beginning Balance

\$107,479.93

Deposits:

284,545.67

Disbursements:

151,175.44

ENDING BALANCE:

\$240,850.16

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market	346,093.79	
State LGIP Fund - Tax Investment	624,614.61	
TOTAL UNRESTRICTED SAVINGS		970,708.40
TOTAL UNRESTRICTED FUNDS		1,211,558.56

RESTRICTED

Community State Bank - Bond Escrow	97,625.21	
Community State Bank Storm Water Utility	65,172.42	
Community State Bank Cemetery Fund	21,221.84	
Community State Bank Perpetual Care Fund	6,511.17	
State LGIP Funds - Bond Escrow	60,355.58	
State LGIP Funds - Cemetery	15,106.99	
State LGIP Funds - Equipment Reserve	203,220.83	
State LGIP Funds - Land Reserve	24,341.50	
State LGIP Funds - Raymond SWUD	74,338.57	
State LGIP Funds - Fireworks Bonds	10,625.92	
State LGIP Funds - Fire & Rescue Equip Reserve	327.65	
TOTAL RESTRICTED FUNDS		578,847.68

ALL VILLAGE BANK ACCOUNTS

\$ 1,790,406.24

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

Treasurer Hill reported that the Village has received one of the ARPA checks – in the amount of \$207,000.00. She has created another account at the Local Government Investment Pool so that the Village keep track of how it is spent.

BILLS PAID FROM : June 29, 2021 – July 26, 2021: \$73,276.98
APPROVED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

MINUTES FROM PREVIOUS MEETINGS OF: June 28, 2021
APPROVED ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

SHERIFF'S REPORT:

The Sheriff's Department gave their report for the month of June, 2021.

Trustee Kastenson asked what residents can do if a drone is flying close to their house and, by their windows?

He was instructed by the Sheriff's Department to call the Sheriff's Department – they will send squads out to look for it.

PUBLIC COMMENT :

Joe Pohlhammer

A few meetings ago, I requested that the meetings be recorded.

At the last meeting, the Town Engineer talked about the sewer extension, and it is not in the minutes.

The pond on Boldt Drive was redone in 2014.

When I was a board member, I stepped down because the minutes didn't reflect what was said at meetings.

I am suggesting that the Board do something about these minutes.

As far as the pond – the spillway is oversized; the baseball diamonds get flooded; the round-up from the fields goes on the diamonds.

Jean Qualler

Recently retired from the Federal Government.

All my meetings were recorded; I kept them for a certain amount of time.

We are looking for transparency and it affects all of the residents.

If it's good enough for the Federal Government it should be good enough for the Village.

Kevin Clark

Attorney for Excel LLC. I have submitted a letter to the Board. At the last meeting, the Cale Auto was tabled. I have requested Open Records Request through Racine County and they have nothing on a conditional use. There was a conditional use issued to DNE for storage of all vehicles in an 80 x 100 area; classic cars.

Please look at the pictures, all of this violates the B3 zoning.

There is no record of Racine County approving this sort of use.

Cales should not be able to violate the zoning code. A rezone is a lengthy process. There is no reason to allow existing violations to continue.

Greg Michel

Feels the Village Board should look over the existing building permit fees. This matter is on the agenda for tonight's meeting. It says the razing fee may be waived at the discretion of the building inspector. Why would he waive the permit when he gets 65% of that fee?

I am going to be razing a block building and putting up a home on that site. It makes no sense to charge me to take something down just to put something back up.

Sara Scharlau:

The zoning on a property that is asking to allow for temporary storage of vehicles, on 51st Street, is Ag. There is a polebarn on the property. The new owner owns a towing business – they are constantly going every single day to bring vehicles on the property already. They were supposed to have the vehicles off of the property by July 15th, but, that did not happen. This property is a wetland – the vehicles are leaking fuel and my well is very close to this property.

Tim Bauer

Has the same concerns as Sara. He has real environmental concerns regarding this matter.

Fire Department Business:

Kevan Leedle reported that there is a DOT meeting tomorrow. The department is putting together various projects for the ARPA money.

1) Storm Water Utility District:

Trustee Schwartz stated they are working on getting projects together for the winter.

2) Plan Commission:

- a. Cales Automotive, 1518 N 124th Street, (tabled 6/28/21) Re: Appearance by Cale Guschl to explain his current plan of operation, and consideration and possible action on whether the plan of operation meets the approved zoning and conditional use permit and consideration of any subsequent actions by the Village. Tax Parcel 1680421-07-026010.

Mr. Tim Barbeau said this matter was put on the agenda based on complaints that have been received.

The Plan of Operation that was previously approved by Racine county, doesn't match up with what is being done on the property right now.

The process that Cales would need to go through would be a Land Use Plan Change; and a Conditional Use Permit – both would be required, and, the Conditional Use Permit would also need to be recorded at the Register of Deeds office in Racine.

The Plan Commission gave him 30 days to get his application in order and turned into the Zoning Administrator.

Tim also reported that Cales has removed some of the cars from the site.

Trustee Schwartz doesn't want to see this property become a junk yard. There is a picture here of a pile of tires – that is not acceptable.

President Morgan asked if a number of vehicles can be placed on the conditional use?

Mr. Barbeau stated that if a number were put on the conditional use, it would be hard for Cales, due to the fact that he runs a towing business and it would be hard to police.

Motion to FOLLOW PLAN COMMISSION RECOMMENDATION TO ALLOW 30 DAYS TO GET PAPERWORK TO ZONING ADMINISTRATOR, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 5-0.

- b. William Halbach, 11708 4 ¼ Mile Road, Re: Consideration and possible action on a request for a conditional use permit to allow the parking of two commercial vehicles inside an existing fully enclosed accessory structure located at 11708-4 ¼ Mile Road. Tax Parcel No. 1680421-19-007000.

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

- c. Dawayne Gatzow, 4220 S. Taylor Ave, Milwaukee, WI, Re: Consideration and possible action on a request from Dawayne Gatzow to allow for the temporary storage of vehicles until August 31, 2021 on a partially vacant property located at 1509 51st Street.

Mr. Barbeau stated that the Plan Commission allowed him 15 days to remove the existing vehicles, and, no additional vehicles can be brought to the site.

ALL VEHICLES MUST BE REMOVED IN 15 DAYS, AND, NO NEW VEHICLES TO BE BROUGHT TO THE PROPERTY, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

3) Village Board:

- a. Discussion/Possible Decision regarding Building Permit Fees:

Trustee Schwartz said the Village has raised the rates for everything else – this should also be raised.

President Morgan said that right now, people are going through difficult financial issues. She feels the rates could remain the same for now.

MOTION TO KEEP RATES AS THEY ARE, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 5-0.

- b. Discussion/Decision regarding Cigarette License for Serenity 420 LLC:
APPROVED ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

- c. Discussion/Possible Decision regarding Appeal to Storm Water Management Pond at 4365-27th Street / Anderson Trailers, LLC:

The gentleman from Anderson Trailer stated that he tried to contact the Village Engineer, Chris Stamborski, but was unable to. It was Mr. Anderson's understanding that they did not need a retention pond, but, now it is required.

If the retention pond is required, it will kill the project – it will take 25% of the property. We have looked at alternatives – what about retaining wall instead of berm??

Trustee Kastenson asked if it would work if they kept the water on site?

Mr. Barbeau said they would flood their own parking lot. He also said that if the Board allows someone to have a lower requirement, the Board will need to get rid of the ordinance. Chris Stamborski (the Village Engineer) and I are here to make sure that people are meeting the codes that we have.

Ryan (from Anderson Trailer) said the pre-development run off was 5.8 cubic feet per second; and the Village wants them to have 2 cubic feet per second.

Kevin Anderson said that he sells trailers – he bought the property and, at no time was there any talk about a retention pond. I will need to bring in semi's and have them be able to turn around on the property.

The building needs to be as large as it is because I like to store my equipment in the building, with a bigger pond, I am unable to do that. I am asking for leniency on this pond. The property is only a bit over an acre in size, and I am being required to put in a pond that will take up 1/4 of an acre.

Trustee Thelen asked if the pond could be made deeper instead of wider?

Mr. Barbeau said that Mr. Stamborski will need to look at this.

Trustee Kastenson stated that all of the water would be going to Janicek's pond.

Trustee Schwartz stated that the water would run through the Blackhawk Development before reaching Janicek's pond.

TABLE UNTIL NEXT MONTH TO ALLOW MR. ANDERSON TO GET NUMBERS AND WORK WITH THE ENGINEER, MADE ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

- d.** Discussion/Possible Decision regarding Appointment of Liaisons for Village Departments:
Committees will be as follows:
1. Public Works: Trustee Keith Kastenson
 2. Fire Department Trustee Doug Schwartz
 3. Building Inspector Trustee Mike Thelen
 4. Clerk and Treasurer Office President Kari Morgan

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

At 8:35 PM, the meeting was ADJOURNED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

Respectfully submitted,

**Linda M. Terry
Village Clerk
Village of Raymond**