

**BUDGET HEARING & REGULAR BOARD MEETING
NOVEMBER 22, 2021**

The Village Board of the Village of Raymond held a public hearing on Monday, November 22, 2021, at 7:30 pm, for their 2022 proposed Village Budget.

The Public Hearing was opened at 7:30 PM. With no one to speak on any matter of the proposed budget, the public hearing was **Closed at 7:32 PM, on a SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.**

Immediately following, the Board held another public hearing, to consider a request by August Hoppe, Hoppe Holdings New Berlin, LLC, for a Conditional Use Permit to allow the construction of a new building, recognize new ownership of the land and memorialize related conditions associated with the operation of a wood lab store and tree service facility at 195 S. 27th Street. The land is zoned M-3 Heavy Industrial District. Tax Parcel No. 1680421-01-004000.

With no one to speak on this matter, the Public Hearing was **Closed at 7:35 PM.**

Immediately following the above Public Hearing, the Board held another Public Hearing to consider a request by Ken Nelson, agent, Ronald and Cheryl Jorgensen Trust, and Kelly Jensen and Frank Wensing, owners, for a zoning amendment on portions of the Jorgensen property located north of CTH K and east of 43rd Street and all of the Jensen/Wensing property located at 3832 CTH K, from A-2 General Farming and Residential District II to B-5, Highway Business. Jorgensen Tax Parcel Nos. 1680421-24-024000 and 1680421-24-027000. Jensen/Wensing Parcel No. 1680421-25-015000. At the same time, they also held the public hearing to consider a request by Ken Nelson, agent, Peter Spiropoulos, owner, for a zoning amendment on the Spiropoulos property located at 3732 CTH K from A-2 General Farming and Residential District II to M-2, General Industrial District. Tax Parcel No. 1680421-25-014000. The Board held these two public hearings simultaneously due to the fact that they are being requested by the same agent.

Jason Kloss

After listening to the comments made at the Plan Commission meeting, he would suggest that the Board take this matter under serious consideration. There are many factors to consider – leaking fluid, dust, noise, light, etc. He doesn't want to have his property value drop because of this development.

Victor Joerndt

This will butt up against my property. I do not know what type of issues may arise or what kind of complaints will happen. Would like to keep this a rural area.

Erinne Lemery

Lives across the street and we were not notified. Has concerns with safety – this will increase traffic. There will be environmental impacts – ground water, noise; what about thefts. Will there be compensation for those of us who will lose property value. This is currently farm land and we would like to see it stay.

Wendy Cole

She thanked Raymond Board and said the board has always thought of the people. She would like to continue to trust the Board.

Joe Wren

I am known as Country Auto. I have been buying these types of vehicles for over 30 years. I feel that the ground would become contaminated. Co-Part had to have their top soil removed because of contamination. There would also be a lot of noise and light. I would oppose this use for this property.

Heidi Mitchel (Heidi Jorsensen)

This has been our homestead for many years. Mr. Wren is running this same type of business. We have developers that know what they are doing – we have DNR people, and the Army Corps of Engineers involved in this. These are cars that will be sold. The cars will be sold on-line.

Mr. Jorgensen

I have farmed this land all my life – and I am entitled to sell my property for my retirement.

Joe Wren

When I bring cars in, I bring them in a controlled environment. I am only allowed seven vehicles.

Jeremy Harcus

Lives right across the street from Ron Jorsensen. Would like to keep this a rural area. Doesn't want his property value to go down.

Jason Lawrence

He is listing the property for sale. This property and where it is located, is why businesses are looking at it. This property is next to the frontage road – at some point there will be a business here.

President Morgan

The Land Use Plan does show this as business in the future.

Greg Clark

If you look at the 2035 Land Use Plan, there are four or five homes that have been allowed to build where it is supposed to be business – how did this happen? A business park is not slated for 43rd Street. 43rd Street is called “urban reserve”.

Ken Nelson

As far as soil contamination, there are things called geo-fabrics to prevent any fluids from leaking. As far as light pollution – there will be a berm and modern street lights – they will be shining down.

Mike Pauers

Doesn't want to see a car lot there. There is already a water problem on the properties next to this. The traffic will be a huge problem.

Joe Spodik

If the Village brings in the DNR and all the other agencies – they will find more things wrong.

Bob Cole

We all know that times change and that we will have an interest in reasonable growth. Concerns have been brought up; the flowing, safety, ground water, etc., gravel parking. We already have flooding problems on 43rd Street. We have these concerns and we need to be prudent. The flooding is a real factor.

With no one else to speak for or against the matter, the Public Hearing was **ADJOURNED UNTIL JANUARY 24, ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.**

President Morgan stated that the matter will be on the agenda later on in the meeting for action. She urged people to stay.

At 8:15 PM, the Board moved to their regular meeting.

The Pledge of Allegiance was recited.

Roll call was taken as follows: Present were, Village 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 Asst. Fire/Rescue Chief, Kevan Leedle.

TREASURER’S REPORT

Community State Bank - General Checking
Beginning Balance

\$130,866.18

Deposits: 318,487.81

Disbursements: 371,288.54

ENDING BALANCE:

\$78,065.45

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market

96,170.55

State LGIP Fund - Tax Investment

824,732.37

TOTAL UNRESTRICTED SAVINGS

920,902.92

TOTAL UNRESTRICTED FUNDS

998,968.37

RESTRICTED

Community State Bank - Bond Escrow	95,641.13	
Community State Bank Storm Water Utility	51,010.94	
Community State Bank Cemetery Fund	28,959.66	
Community State Bank Perpetual Care Fund	6,512.26	
State LGIP Funds - Bond Escrow	60,365.64	
State LGIP Funds - Cemetery	15,109.50	
State LGIP Funds - Equipment Reserve	203,254.73	
State LGIP Funds - Land Reserve	24,345.56	
State LGIP Funds - Raymond SWUD	74,350.97	
State LGIP Funds - Fireworks Bonds	10,627.69	
State LGIP Funds - Fire & Rescue Equip Reserve	327.69	
State LGIP Funds - ARPA	207,431.75	
TOTAL RESTRICTED FUNDS		777,937.52
ALL VILLAGE BANK ACCOUNTS		\$ 1,776,905.89

Treasurer's report was APPROVE ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM: October 26, 2021 – November 22, 2022-Village=\$119,111.75; SWUD = \$19,625.61 WERE APPROVED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

MINUTES FROM PREVIOUS MEETINGS OF: October 25, 2021 were APPROVED ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

SHERIFF'S REPORT:

Lt. Kinservik was present for the meeting. He read the Sheriff's Report and stayed for the meeting.

PUBLIC COMMENT

Mr. Haffner:

Mr. Haffner has a business in Raymond. His business is next door to the property known as "Cale's". He handed all of the Board members some paperwork with pictures. He stated that two years ago he asked Mr. Barbeau to look at the zoning of Cale's property. Cale's is using old tow trucks as lawn ornaments. In 2014, Racine County Zoning said the property

was in violation. Mr. Haffner needed to hire an attorney to have Cale move tow trucks from his property. Cale is burning rubbish; he also graded the property without an erosion control permit – this is C-1 property. There should have been a cease and desist order on the property. Cale also knocked over 16 feet of Mr. Haffner’s fence. He has talked to the Racine County Sheriff’s Department. He would suggest that the Village start enforcing their Ordinances.

1) Fire Department Business:

**a. Discussion/Possible Decision regarding selling unused Fire/Rescue Equipment:
APPROVED ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 5-0.**

Mr. Leedle also reported that the new engine is in production. Tentative delivery date of January 5th. Also, the Fire/Rescue Association bought \$11,000.00 of new equipment for the new engine.

2) Storm Water Utility District:

There are four projects.
Also, Racine County Drainage is having a meeting.

3) Plan Commission:

a. Matthew Schattner, 4532 80th Street; Consideration and possible action on a request for approval of a Certified Survey Map to split lands located at 4532 80th Street. Tax Parcel No. 1680421-33-041000.

This is 77 acres split into two parcels.

APPROVED SUBJECT TO TECHNICAL CORRECTIONS AND GETTING OWNERSHIP CORRECTLY STATED, MADE ON A KASTENSON/THELEN MOTION. MOTION CARRIED 5-0.

b. Jay Sutton, S95 W13481 St. Andrews Dr., Muskego and Lee Lansinger, 1321 Waukesha Road; Discussion regarding potential land reconfiguration located on lands at and adjacent to 1321 Waukesha Road. Tax Parcel Nos. 1680421-10-053000 and 1680421-10-053001.

Mr. Barbeau stated that this is a matter of two parcels next to each other – they are simply moving the lines.

It was suggested that they should straighten out the lines. - this was discussion only.

c. Hoppe Tree Service, 1813 S. 73rd Street, by August Hoppe, owner; Consideration and possible action on a request for approval of a Conditional Use Permit for the operation of Hoppe Tree Service and The Wood Lab located at 195 27th Street to memorialize the change to a new owner and consider the addition of a building on site. Tax Parcel No. 1680421-01-004000.

There is a new owner there. The business has been there for a few years. There will be no change in the operation.

They will need a grading plan and landscape plan; and, this must go to Caledonia first. Also, they would like to have a 55 foot sign – but, Caledonia only allows 35 feet.

APPROVE CONDITIONAL USE PERMIT, SUBJECT TO CONDITIONS BASED ON ZONING ADMINISTRATOR, MADE ON A THELEN/GESZVAIN MOTION. MOTION CARRIED 5-0.

APPROVE BUILDING, SUBJECT TO ZONING ADMINISTRATOR COMMENTS, MADE ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.

DENY 55 FOOT SIGN, MADE ON A GESZVAIN/KASTENSON MOTION. MOTION CARRIED 5-0.

- d. Peter Spiropoulos, 3732 CTH K, owner by Ken Nelson, agent; Consideration and possible action on a request to amend the zoning map of the Village of Raymond from A-2 General Farming and Residential District II to M-2 General Industrial District on approximately 41 acres of land located at 3732 CTH K for a future semi-truck terminal. Tax Parcel Nos. 1680421-25-014000 and 1680421-24-026000.
- e. Jorgensen Trust, Ronald and Cheryl Jorgensen, 2864 43rd Street, owners by Ken Nelson, agent; Consideration and possible action on a request to amend the zoning map of the Village of Raymond from A-2 General Farming and Residential District II to B-5 Highway Business District on approximately 80 acres of land located north of CTH K and east of 43rd Street. Tax Parcel Nos. 1680421-24-027000 and 1680421-24-024000.
- f. Kelly Jensen and Frederick Wensing, 3832 CTH K, owners by Ken Nelson, agent; Consideration and possible action on a request to amend the zoning map of the Village of Raymond from A-2 General Farming and Residential District II to B-5 Highway Business District approximately 10.6 acres of land located at 3832 CTH K for a future automobile storage facility. Tax Parcel No. 1680421-25-015000.

Items d, e & f were all acted on together.

Trustee Geszvain would like to table this matter because the Plan Commission and the Village Board wanted additional information. **MOTION TO TABLE, MADE ON A GESZVAIN MOTION. MOTION DIED FOR LACK OF A SECOND.**

DENY REQUEST, MADE ON A SCHWARTZ/MORGAN MOTION. MOTION CARRIED 5-0.

4) Village Board:

a. Speed Limit on Waukesha Road between 43rd Street and 5 Mile Road:
No action required – since becoming a Village – all Village roads, by law, are 35 mph.

b. Discussion/Decision regarding Cale's Automotive LLC:
Tim Barbeau met with Cale a while ago and told him what the Village needed. To date, Mr. Barbeau has not received anything.

We believe Cale is non-compliant with the conditional use and **Authorize the Village Zoning Administrator and the Clerk to work with the Village Attorney to enforce the Violations, MADE ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.**

- c. Adopt Resolution 2021-11-22A: A resolution appropriating and levying the necessary funds for the operation of the Government and Administration of the Village of Raymond for the Fiscal Year 2022:

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

- d. Adopt Resolution 2021-11-22B: A resolution setting the 2022 Storm Water Management fee for the Village of Raymond Storm Water Utility District:

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

- e. Discussion/Possible Decision regarding Ordinance 2021-11-22 – an Ordinance creating Article VI of the Code of the Village of Raymond Creating a Board of Fire Commissioners:

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

- f. Discussion/Decision regarding setting December meeting date –
APPROVE DECEMBER 20, 2021, AS THE DECEMBER MEETING, MADE ON A KASTENSON/THELEN MOTION. MOTION CARRIED 5-0.

- g. Discussion/Decision regarding closing the Village Hall for one hour, from noon – 1:00 pm Tuesday, December 14, 2021, for Employees Christmas Luncheon:
APPROVED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

- h. Discussion/Decision regarding Operator License pending clear record check:
Tiffany Schalk

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

At 8:55 PM, the meeting was ADJOURNED ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

Respectfully submitted,

Linda M. Terry
Village Clerk
Village of Raymond