

PUBLIC HEARING & VILLAGE BOARD MEETING

FEBRUARY 28, 2022

On Monday, February 28, 2022, the Village Board of the Village of Raymond, held a Public Hearing. The purpose of the hearing was to consider a request by Eric Vesel, Vesel Services, 215 27th Street for an amendment to their Conditional Use Permit to allow an outdoor firewood processing operation, and semi-truck parking and servicing facility, in addition to their own construction offices and yard operation on lands located at 215 27th Street. Tax Parcel Nos. 1680421-01-007000 and 1680421-01-002000.

The Public Hearing was opened for comment at 7:45 PM.

With no one to speak for or against the request, the public hearing was **closed at 7:46 pm.**

Immediately following, the Board held their regular monthly meeting. The Pledge of Allegiance was recited. Roll call was taken as follows: Present were, President, Kari Morgan; Trustees, Doug Schwartz, Tim Geszvain, Mike Thelen and Keith Kastenson. Also present were, Village Clerk, Linda Terry; Village Zoning Administrator, Tim Barbeau; Village Engineer, Chris Stamborski; and Asst. Fire/Rescue Chiefs, Jake Dinauer and Kevan Leedle.

Treasurer's Report:

JANUARY 1 - JANUARY 31, 2022

Community State Bank - General Checking
Beginning Balance

\$245,860.94

Deposits: 4,741,028.33

Disbursements: 4,650,485.08

ENDING BALANCE:

\$336,404.19

OTHER ACCOUNTS:

UNRESTRICTED

Community State Bank - Money Market

1,931,622.10

State LGIP Fund - Tax Investment

869,875.89

TOTAL UNRESTRICTED SAVINGS

2,801,497.99

TOTAL UNRESTRICTED FUNDS

3,137,902.18

RESTRICTED

Community State Bank - Bond Escrow

94,653.52

Community State Bank Storm Water Utility	7,532.02	
Community State Bank Cemetery Fund	10,569.68	
Community State Bank Perpetual Care Fund	9,043.20	
State LGIP Funds - Bond Escrow	60,375.94	
State LGIP Funds - Cemetery	15,112.08	
State LGIP Funds - Equipment Reserve	128,283.79	
State LGIP Funds - Land Reserve	24,349.72	
State LGIP Funds - Raymond SWUD	74,363.66	
State LGIP Funds - Fireworks Bonds	10,629.50	
State LGIP Funds - Fire & Rescue Equip Reserve	327.75	
State LGIP Funds - ARPA	207,467.15	
TOTAL RESTRICTED FUNDS		642,708.01
ALL VILLAGE BANK ACCOUNTS		\$ 3,780,610.19

The Treasurer's Report was APPROVED ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

BILLS PAID FROM: 1/25/22 – 2/25/22 = VILLAGE = \$2,140,399.61; SWUD – \$22,741.44, were APPROVED ON A KASTENSON/GESZVAIN MOTION. MOTION CARRIED 5-0.

MINUTES FROM PREVIOUS MEETINGS OF: January 24, 2022 WERE APPROVED ON A THELEN/SCHWARTZ MOTION. MOTION CARRIED 5-0.

SHERIFF'S REPORT:

Sgt. Scott Litwin was present for the meeting. He reported that they are at the schools on a regular basis, just keeping an eye on things and having a presence there.

There have been no thefts or burglaries in the Village – it has been pretty quiet.

PUBLIC COMMENT

Ricky Baumann

Would like a fix to the pond – he feels the water should go to the ditch. He is open to other alternatives. He is concerned now, with additional lots that are being created, he will get more water. Maybe remove the culvert so that the water goes to the ditch.

John Eigenauer

The pond is just a sediment pond. The neighbors pay the price and the Village Board approves this. The water from this development will now go onto his property.

COMMUNICATIONS AND ANNOUNCEMENTS:

Billy Theys

Mr. Theys is the new Land fill siting committee liaison. He attended the committee meeting. Waste Management is running a gas pipe to keep the smell down. He also reported that when a person drives down Highway 45 and looks at the dump, it is not "garbage" that is being seen, it is co-mingled items. They have paved the driveway to the "active" area. They also sweep Highway 45. They are dumping clay to make a berm on Highway 45.

1) Fire Department Business:

Kevan Leedle informed the Board that the Department has taken delivery of the new engine.

They are looking to sell #422 through the State auction site, or, with a service out of Alabama. Kevan would suggest going with the service.

The consensus of the Village Board is to go through the service from Alabama.

Asst. Chief Leedle spoke regarding the issues that have been dealt with regarding private roads. Unfortunately, when private roads are created, there are times that the emergency services are left out of the loop as far as addresses are concerned. He is working with the Clerk and Racine County Dispatch to try to clear this matter up.

New radios will be arriving in March and we will have thirty days to get the matching funds.

2) Storm Water Utility District:

Trustee Schwartz stated that they are finishing up on the projects – they anticipate being done with the next week or so.

3) Plan Commission Business:

- a. Mark Gelhaus, Gelhaus Farms; Consideration and possible action on:
 1. Request for a waiver of regulation regarding the number of parcels that can be created by means of a minor land subdivision any five-year period of time as found in the definition of Minor subdivision under Section 26-189 of the Land Division and Development Code, to allow the approval two Certified Survey Maps to create seven parcels of land without the requisite five-year waiting period between land splits.

Mr. Barbeau stated that there has been discussion regarding allowing Mr. Gelhaus to finish the subdivision at this time, instead of waiting five more years. If this waiver is approved, Mr. Gelhaus will come back with two (2) Certified Survey Maps.

Trustee Schwartz doesn't really have a problem with this; however, he feels the drainage issues need to be addressed first.

Mr. Gelhaus stated that, as far as the drainage, he built the ponds the way that the Town Engineers designed it. This will reduce the outflow of the existing ponds and not put in a third pond.

Trustee Schwartz would suggest putting in a pipe (tile) to Waukesha Road.

Trustee Kastenson said a tile will not work.

Rick Baumann said that Racine County will not do anything on Mr. Gelhaus's property because it is not ag land.

Trustee Kastenson said a catch basin with a pipe is needed.

Mr. Baumann said that good engineers could laser it.

Chris Stamborski said the ponds are being re-calculated; the two ponds there are being changed to reflect not having a third pond.

Trustee Thelen asked what would happen if Mr. Gelhaus tiled Mr. Baumann's field and then Mr. Baumann would be responsible for the upkeep of the tile.

Mr. Baumann said that it is not his water and he should not be responsible for a tile if it is not his water going through it.

Mr. Stamborski said the tile sounds like a great option, but, it will take time. He does not suggest a catch basin.

Trustee Kastenson said that we need to see an as-built of the drain tile.

Alan Jasperson said that if you restrict the outflow, you will have overflow of the pond.

Kevan Leedle asked who is responsible for the erosion that it causes to the field?

Mr. Baumann asked if the culvert from the North side (of the pond) can come out. If you take out the 2 – 18 inch tiles and make it smaller; then the water will really shoot out and cause erosion.

Trustee Kastenson asked if we can take the culvert out?

Mr. Stamborski said that we cannot remove the culvert, because then it would not follow the Village's Ordinance. Somewhere, there needs to be a pond.

Mr. Gelhaus assured the Board that he will fix all of the drain tiles.

MOTION TO APPROVE THE WAIVER, MADE ON A KASTENSON/MORGAN MOTION. MOTION FAILED, 2-3, WITH THELEN, GESZVAIN AND SCHWARTZ OPPOSING.

Trustee Thelen feels that things should be fixed.

Jason, from Roman's Grading, would suggest getting rid of the ponds. Jason will be doing the work for Mr. Gelhaus. He said if he is going to re-route the tile around the pond, he has concerns regarding the age of a tile. He is wondering if a grass strip would work.

MOTION TO APPROVE THE WAIVER, MADE ON A THELEN/KASTENSON MOTION. MOTION CARRIED 4-1, WITH TRUSTEE GESZVAIN OPPOSING.

2. Preliminary consideration of the proposed land splits on lands at the west end of Westfield Way. Tax Parcel No. 1680421-15-013061.

The Board had no issues with the proposed land splits.

- b. Jay Sutton, S95 W13481 St. Andrews Dr., Muskego and Lee Lansinger, 1321 Waukesha Road; Consideration and possible action on a request for approval of a Certified Survey Map to reconfigure two parcels of land located at 1321 Waukesha Road. Tax Parcel No. 1680421-10-053000 and 1680421-10-053001

APPROVE SUBJECT TO STAFF RECOMMENDATIONS, MADE ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 5-0.

- c. Eric Vesel, Vesel Services, LLC; Consideration and possible action on a request for an amendment to their conditional use permit to allow for a firewood processing operation and a truck terminal with truck servicing on lands located at 215 S 27th Street, including the approval of the site plan and plan of operations for each business. Tax Parcel Nos. 1680421-01-002000 and 1680421-01-007000.

APPROVE CONDITIONAL USE FOR FIREWOOD FARMER AND TABLE TRANSPORT BUSINESS UNTIL WE RECEIVE ANSWERS FROM THEM, (30 DAYS), MADE ON A GESZVAIN/SCHWARTZ MOTION. MOTION CARRIED 4-1, WITH TRUSTEE KASTENSON OPPOSING.

Trustee Kastenson asked why no one has a problem with this person's drainage? It was asked if Mr. Vesel received a soil disturbance permit? He's moved a lot of dirt.

- d. Brandon Deden, 9920 2 Mile Road; Request for a waiver of the Land Development code requiring a 5 acre minimum lot size for a potential land split. Tax parcel No. 1680421-32-028010.

It was stated that Parcel 2 is conforming. Parcel 1 will not meet the 5 acre requirement. However, splitting it this way, is the orderly thing to do.

APPROVE SPLIT, MADE ON A THELEN/SCHWARTZ MOTION. MOTION CARRIED 4-1, WITH TRUSTEE GESZVAIN OPPOSING.

- e. Alan Jasperson, agent for Betty Jo McLeod, 10200 W. Bluemound Road, Milwaukee: Preliminary consideration of land splits along S. 60th Street and Sherwood Lane, south of 7 Mile Road. Tax Key. Nos. 1680421-10-001000 and 1680421-11-016000.

The potential land split will be Lot 1 into 2 lots; Lot 2 into 3 lots. We do not have a Certified Survey Map at this time.

President Morgan felt that as long as the Board is in consensus with this project, Mr. Jasperson can proceed.

- f. Village of Raymond; Consideration and possible action to amend the zoning code to incorporate Section 26-493 – Minimum Lot Sizes into the Village Zoning Code, Chapter 20.

The Board feels the same language should go into the zoning code. A-3 would be 35 acres and A-2 would be minimum 5 acres.

Mr. Barbeau stated that if the Board is inclined to do this, we need to have a public hearing to move forward.

MOTION TO MOVE FORWARD AND SET A PUBLIC HEARING, MADE ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.

- g. Village of Raymond; Discussion, consideration and possible action on code issues related to:

- electronic message boards
- requiring soil evaluation surveys prior to approval of plats and certified survey maps.

Mr. Barbeau stated that the current code does not allow these signs; but, Caledonia does allow them.

Regarding the soil testing – if we do not require soil testing, the County will allow holding tanks.

The Board directed Tim Barbeau to work on this.

- 4. Appointment of Board of Appeals Members:
APPROVE ADDING GARY KASTENSON AND DAVID SHIBILSKI to Board of Appeals, MADE ON A SCHWARTZ/THELEN MOTION. MOTION CARRIED 5-0.**
- 5. Discussion/Decision regarding request by Frontline Commercial Real Estate, LLC for an extension of time to start their project:
GRANT A NINE MONTH EXTENSION, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.**
- 6. Discussion/Decision regarding request by Ed Robinson, 2156-43rd Street to have second house on the property:**
Mr. Ed Robinson was present for the meeting.
Trustee Kastenson asked if they could put an addition on the existing home.
Mr. Robinson said it would not be feasible except out the front. This property has five acres. They would be considering a 1300 – 1400 square foot home.
Mr. Barbeau would prefer that this property be divided so that each home would have it's own parcel.
President Morgan suggested looking into splitting the lots.
- 7. Discussion/Decision regarding Granting Easement to Raymond Grade School**
Mr. Steve Harder and Mr. Jeff Peterson were present for the meeting.
Trustee Kastenson asked what the reason for the driveway is?
It was stated that this would alleviate the traffic congestion. More parents are bringing their children to school, and there are additional open enrollment children.
President Morgan asked how this would affect the DPW area?
Mr. Harder said that if the referendum that they are proposing fails, this will be a mute issue. He also said they are going from four diamonds to three diamonds.
Trustee Kastenson would suggest waiting to see what happens with the referendum.
President Morgan suggested meeting with the school on a quarterly basis.
- 8. Discussion/Decision regarding Village Hall Floors**
Trustee Schwartz was able to get a quote for less than what John Ertl received.
APPROVE CLEANING THE FLOORS WITH THE CHEAPEST QUOTE, MADE ON A KASTENSON/SCHWARTZ MOTION. MOTION CARRIED 5-0.
- 9. Discussion/Decision regarding authorization for getting quotes for Village Hall Roof**
The Board authorized for roof quotes to be received.
- 10. Discussion/Decision regarding approval of Assessor's request on behalf of the property owners, for parcel #168-04-21-10-034-009 for relief from excessive taxation / Cal Magnan:**
APPROVED ON A SCHWARTZ/GESZVAIN MOTION. MOTION CARRIED 5-0.
- 11. Discussion/Decision regarding the purchase of a new lawn mower from Cemetery Funds.**
Trustee Schwartz received a cheaper quote for a mower than what Mr. Ertl did.
APPROVE THE PURCHASE OF THE "S" SERIES MOWER, MADE ON A SCHWARTZ/KASTENSON MOTION. MOTION CARRIED 5-0.

12. Update regarding Cale's Automotive:

Mr. Barbeau said that Cale came into the office and complained; he will be passing things on to his attorney.

**At 9:41 PM, the meeting was ADJOURNED ON A SCHWARTZ/GESZVAIN MOTION.
MOTION CARRIED 5-0.**

Respectfully submitted,

Linda M. Terry

Village Clerk